

## AGENDA

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, July 9, 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: 2531 956 5574

Password: Rj9PtH9hD9b

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

**Audio conference:** 1-415-655-0001 Access Code: 25319565574##

**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 June 25, 2024 Meeting Minutes / Discussion – Action **Pages 2-3**
5. Public Hearings
  - a. **Proposed Ordinance: File No. 24-25/042** to rezone 4.33 acres +/- from the A-3 Agricultural District to the A-2 Agriculture-Residential District. Owners: Chris & Ingrid Silewski. Applicant: Kris Sivertson. Legal: Part of Lot 2, CSM #3265, Vol 18, P 196, Document # 1143779, located in the SW ¼ of the NE ¼, Section 32, Township 27 North, Range 8 West, Town of Washington, Eau Claire County, WI. **RZN-0017-24**  
**Pages 4-20**
  - b. A conditional use permit request for use of two shipping containers for personal storage. Owner: Randy Fankhauser. Legal: Lot 1 of CSM #1646, Vol 9, P35, being a part of the NE ¼ of the NW ¼ of Section 27, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, WI. **CUP-0005-24**  
**Pages 21-31**
6. Committee Review– To reduce the required 100-feet of road frontage in an unzoned township from 100-feet to 46-feet. The proposed lot is part of NW ¼ of the NE ¼ of section 1, Township 27 North, Range 6 West, Town of Wilson, Eau Claire County, WI. (Chirhart) / Discussion – Action **Pages 32-38**
7. Proposed Future Agenda Items
  - a. Next scheduled meeting July 23, 2024
8. Director’s Update
9. Announcements
10. Adjourn

## MINUTES

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](mailto:Rod.Eslinger@eauclairecounty.gov) at least 60 minutes prior to the start of the meeting.**

*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, Robin Leary, James Dunning, Michele Skinner, Caleb Aichele(remote)

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Regan Watts, Hannah Wirth

### 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 June 11, 2024 Meeting Minutes / Discussion – Action

**ACTION:** Motion by James Dunning to approve the June 11, 2024, committee meeting minutes. Motion carried on a voice vote: 5-0-0.

### 5. Preliminary Plat for Heritage Estates / Discussion – Action

Director Eslinger presented the staff report for the Preliminary Plat of Heritage Estates. He described the location of the proposed subdivision within the Town of Seymour and went over the plat details with the committee. He stated that the Town of Seymour Town Board approved the preliminary plat at their meeting on June 10<sup>th</sup>. Mr. Eslinger recommended approval of the Preliminary Plat of Heritage Estates subject to staff's conditions.

Jeremy Skaw of Real Land Surveying, attended the meeting and noted that he did not have additional comments.

No one else requested to speak on the Preliminary Plat of Heritage Estates.

**ACTION:** Motion by Robin Leary to approve the Preliminary Plat of Heritage Estates as recommended by staff. Motion carried on a voice vote: 5-0-0.

Supervisor Skinner was excused and left the meeting at 6:15 pm.

6. Recycling & Sustainability Program Update by Recycling & Sustainability Coordinator Regan Watts /Discussion

Regan Watts, Recycling and Sustainability Coordinator, presented a recycling and sustainability program update to the committee. The committee and Mrs. Watts discussed the different types of plastics that can be recycled and those that cannot.

7. Violation Status Report / Discussion

Hannah Wirth, Zoning Technician, updated the committee on the status of zoning violations in the county. Ms. Wirth shared a PowerPoint presentation with the committee regarding a property in the Town of Lincoln where the Land Use team collaborated with Corporation Counsel, Health Department, Rowan Enterprises, and the Sheriff's Department to remove the junk from the property.

8. Review of May bills / Discussion

The committee reviewed the May bills.

9. Proposed Future Agenda Items

- a. Next scheduled meeting July 9, 2024

10. Director's Update

Mr. Eslinger informed the committee the GRAEF contract is in place that allows the county to contract with them for storm water consulting services. He indicated that the 2025 budget workbook is complete and submitted to Finance for preliminary review. He noted that the department managers are finalizing their employee performance evaluations.

11. Announcements

Director Eslinger announced the recruitment is still open for the Environmental Engineer and that so far, we have not received an acceptable application for the position. The department will collaborate with HR to develop a strategy for attracting more applications.

12. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 6:56 PM.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**REZONE NUMBER:** RZN-0017-24      **COMPUTER NUMBER:** 024110805020

**PUBLIC HEARING DATE:** July 9, 2024

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**STAFF CONTACT:** Matt Michels, Senior Planner

**OWNER:** Chris & Ingrid Silewski, 10590 Pine Rd, WI 54742

**AGENT:** Kris Sivertson, 3690 S Elco Rd, Fall Creek, WI 54742

**REQUEST:** Rezone 4.33 acres +/- from A-3 Agricultural District to the A-2 Agriculture-Residential District to add 3 +/- acres to the existing 5-acre parcel and 3 acres previously rezoned to A-2 to create a 12.5 acre +/- lot. The remainder of the A-3 zoned property to the north will remain in agricultural production.

Note that the 4.33 acres proposed to be rezoned was previously rezoned from A-P to A-3 with the intention of making it part of the northern parcel (RZN-0004-23). Since that time, the owner has decided to combine the 4.33 acres with the parcel containing the existing residence and agricultural outbuildings, as well as the and the 3 acres rezoned from A-P to A-2 with rezone RZN-0004-23.

**LOCATION:** West side of Elco Rd. and south of U.S. Highway 12

**LEGAL DESCRIPTION:** Portion of Lot 2 CSM #3265, Vol 18, Pg 196-197, #1143779, in the SW ¼ NE ¼, Section 32, T27N, R8W, Town of Washington, Eau Claire County, Wisconsin (complete legal description attached).

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**RECOMMENDATION**      Approval of request based on findings outlined on Page 4 of this report.

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## BACKGROUND

### SITE CHARACTERISTICS:

- The property to be rezoned includes a steeply sloped and wooded area on the south and agricultural fields on the north.

### EXISTING ZONING DISTRICT:

A-3 Agricultural District. *This district is established to protect the agricultural base of the county; preserve the county's natural resources and open space; provide an area for limited residential and hobby farm development in a rural atmosphere; and minimize urban sprawl and its associated public costs.*

**REQUESTED ZONING DISTRICT:**

A-2 Agriculture-Residential District. *This district is established to “provide an area for limited residential and hobby farm development in a rural atmosphere.”*

**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE
Subject	A-3	Woodlands; Agriculture
North	A-P	Agriculture
East	A-P	Residential; Agriculture
South	A-2/A-P	Residential; Agriculture
West	A-P	Agriculture

**COMPREHENSIVE PLANS:**

The Eau Claire County and the Town of Washington Future Land Use Maps both include the property in the Rural Lands (RL) planning area. Following are descriptions of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies.

**Eau Claire County:**

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
- **Applicable Policies:**
  1. *Farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utilities shall be established as the primary land uses within these areas. Other uses may be permitted if found to be compatible with these uses and existing uses adjacent to the property.*
  2. *The preferred housing density is one (1) unit per 20 or more acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per five (5) acres to one (1) unit per 35 acres.*
  3. *The following Eau Claire County Zoning Districts will be considered for approval within RL areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted below. The following additional policies shall apply to rezoning petitions:*
    - a. *Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm A-2 or A-3 parcels, unless rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.*

**Town of Washington:**

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs,*

*and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*

- Applicable Policies:
  - a. *Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.*
  - b. *Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*
  - c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. No more than 20% of any proposed new lot should contain Class I, II, or III soils, or the owner must demonstrate that the lands with prime agricultural soils are marginal for agriculture due to other factors. In addition, it is the preference of the Town of Washington that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

#### Eau Claire County Farmland Preservation Plan

The property is not included in the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. The proposed A-2 Zoning District is not a certified farmland preservation district and would not currently qualify for Farmland Preservation tax credits.

#### **ANALYSIS**

When rezoning land, a finding should be made that the purpose of the proposed zoning district and the uses that are allowed in that district are appropriate for the location; and that the rezoning will uphold the purpose of the zoning ordinance. A finding should also be made that the rezone is consistent with the County’s Comprehensive Plan.

Town Board Action: The Washington Town Board will consider the rezoning petition on Thursday, June 20, 2024.

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

- The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
- Existing uses in the area include agricultural uses, farmsteads, scattered farm and non-farm single-family residences, scattered woodlands, and commercial uses in proximity to Highway 12.

#### **CONCLUSION**

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

- Eau Claire County Comprehensive Plan future land use designation
- Eau Claire County Comprehensive Plan goals, objectives and policies
- Eau Claire County Farmland Preservation Plan

- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-2 District

In addition, the following factors have also been considered:

- Input of surrounding property owners. No correspondence in support or opposition to the proposed rezoning has been received, to date.

## **FINDINGS**

Findings in Favor:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. No additional lots would be created, and no land use changes are proposed with this rezoning.
3. Other similarly zoned lots are found in the vicinity of the subject property.



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

Application Accepted:	06/04/2024
Accepted By:	Matt Michels
Receipt Number:	077699
Town Hearing Date:	06/20/2024
Scheduled Hearing Date:	06/25/2024
Application No:	RZN-0017-24
Application Status:	Applied

## Rezoning Petition

**Owner/Applicant Name(s):**

**Owner:** INGRID SILEWSKI

**Applicant:** Chris & Ingrid Silewski, 10590 Pine Rd, Fall Creek, WI 54742

**Telephone:** 715-210-0818

**Email:** krisw3690@gmail.com

**RECEIVED**

**JUN 04 2024**

**COUNTY CLERK**

**Site Address(es):**

No Address Available

**Property Description:**

Sec 32 Twn 27 Rge 08

Town of Washington

**Zoning District(s):**

A2-A3 - Multiple Zoning Districts

**Lot Area(s) - Acres:**

35.48

**Overlay District(s):**

**PIN**

1802422708321309001

**Legal (partial)**

LOT 2 CSM 3265 (VOL 18 P 196 #1143779) SEE S-5574, S-4644

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the following Zoning District from:

Agent: Kris Sivertson, 3690 S Elco Rd, Fall Creek, WI 54742

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.



Department of Planning and Development

Eau Claire County Courthouse
721 Oxford Avenue, Room 3344
Eau Claire, Wisconsin 54703
(715) 839-4741

Office Use Only

Table with 2 columns: Field Name and Value. Fields include Application Accepted (6/4/24), Accepted By (JMN), Application Number (RZN-0017 24), Town Hearing Date (6/20/24), and Scheduled Hearing Date (6/25/24).

REZONING APPLICATION

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: A-3

Proposed Zoning District(s): A-2

Acres to be rezoned: 4.14 +/- acres

Property Owner Name: Chris and Ingrid Silewski

Phone# 303-945-6732

Mailing Address: 10590 Pine Rd, Fall Creek, WI 54742

Email Address: CSilewski@gmail.com

Agent Name: Kris Sivertson

Phone# 715-210-0818

Mailing Address: 3690 S Elco Rd, Fall Creek, WI 54742

Email Address: Krisw3690@gmail.com

SITE INFORMATION

Site Address: 3690 S Elco Rd, Fall Creek, WI 54742

Property Description: SW 1/4 NE 1/4 Sec. 32, T 27, N, R 8, W, Town of Washington

Zoning District: A-3

Code Section(s): 18.32

Overlay District: Check Applicable

- Shoreland, Floodplain, Airport, Wellhead Protection, Non-Metallic Mining

Computer #(s) or PIN #(s):

Tax ID 18024-2-270832-130-9001 tax parcel # 024110805020

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.

- Complete attached information sheet, Confirmed with the Town their submittal deadline and process, Provide legal description of property to be rezoned, Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). Send application to landuse@eauclairecounty.gov 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: [Handwritten Signature]

Date: 6/4/24

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.

## REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

### Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
  - Describe the reason for the request
  - Describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance
  - Explain and justify why this particular property is under consideration for rezoning
    - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
    - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
    - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

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

Describe the reason(s) for your rezoning request:

[Empty text box for describing the reason(s) for the rezoning request.]

When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is 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. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

[Large empty text box for describing how the proposed zoning district and uses are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.]



DESCRIBE REASON(S) FOR YOUR REZONING REQUEST

Parcel 1 (see attached map) was previously approved for a rezone from A-P to A-2 on September 19, 2023. This is the shaded area on the map. This request is to rezone the area crosshatched on the map which is 4.14+/- acres in size. We would like to add the 4.14 +/- acres to the 3 +/- acre parcel along with the original 5.27 acre to create a 12.43+/- acre parcel.

The proposed rezoning request from A3 to A2 of the referenced parcel is 100% appropriate for this location. There is no incompatibility with property that is immediately adjacent to this land nor with properties within this area.

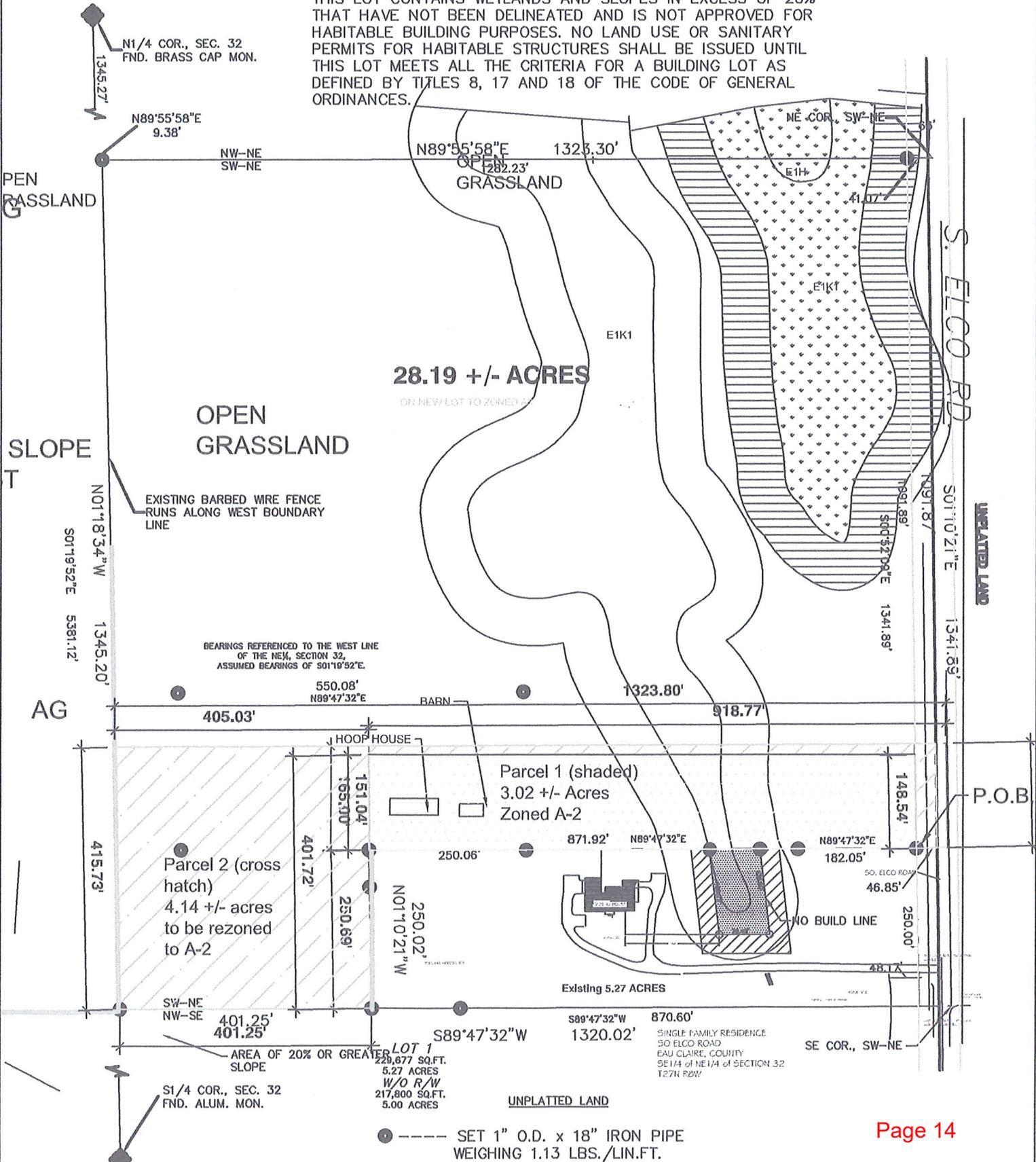
The proposed rezone from A3 to A2, as stated, is completely compatible with surrounding zoning and uses. There is a small area of active farming immediately to the east which is owned by the Schumacher family and a small piece at the corner of US12 and S Elco rd.

CERTIFIED SURVEY MAP, No. \_\_\_\_\_

IN THE SW<sup>1</sup>/<sub>4</sub> OF THE NE<sup>1</sup>/<sub>4</sub>,  
SECTION 32, T27N, R8W,  
TOWN OF WASHINGTON, EAU CLAIRE COUNTY,  
WISCONSIN

CONC

**OUTLOT RESTRICTION**  
THIS LOT CONTAINS WETLANDS AND SLOPES IN EXCESS OF 20% THAT HAVE NOT BEEN DELINEATED AND IS NOT APPROVED FOR HABITABLE BUILDING PURPOSES. NO LAND USE OR SANITARY PERMITS FOR HABITABLE STRUCTURES SHALL BE ISSUED UNTIL THIS LOT MEETS ALL THE CRITERIA FOR A BUILDING LOT AS DEFINED BY TITLES 8, 17 AND 18 OF THE CODE OF GENERAL ORDINANCES.



--- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT.

Commencing at the Southwest Corner of said LOT 2, which is also the Point of Beginning; Thence N1°18'34"W 415.73 feet; Thence N89°47'32"E 1321.02 feet to a point on the East line of said LOT 2; Thence S1°09'51"E 23.40 feet along said East line of LOT 2; Thence S89°47'32"W 918.77 feet; Thence S1°10'21"E 392.28 feet to the South line of LOT 2; Thence S89°47'32"W 401.25 along the South line of LOT 2 to the Point of Beginning.

LOT 2

024110805020  
A3

N89°47'32"E  
1,321.02

S89°47'32"W  
918.77

024110805020  
A2

S1°00'51"E  
23.40

N1°18'34"W  
415.73

S1°10'21"E  
392.28

LOT 1

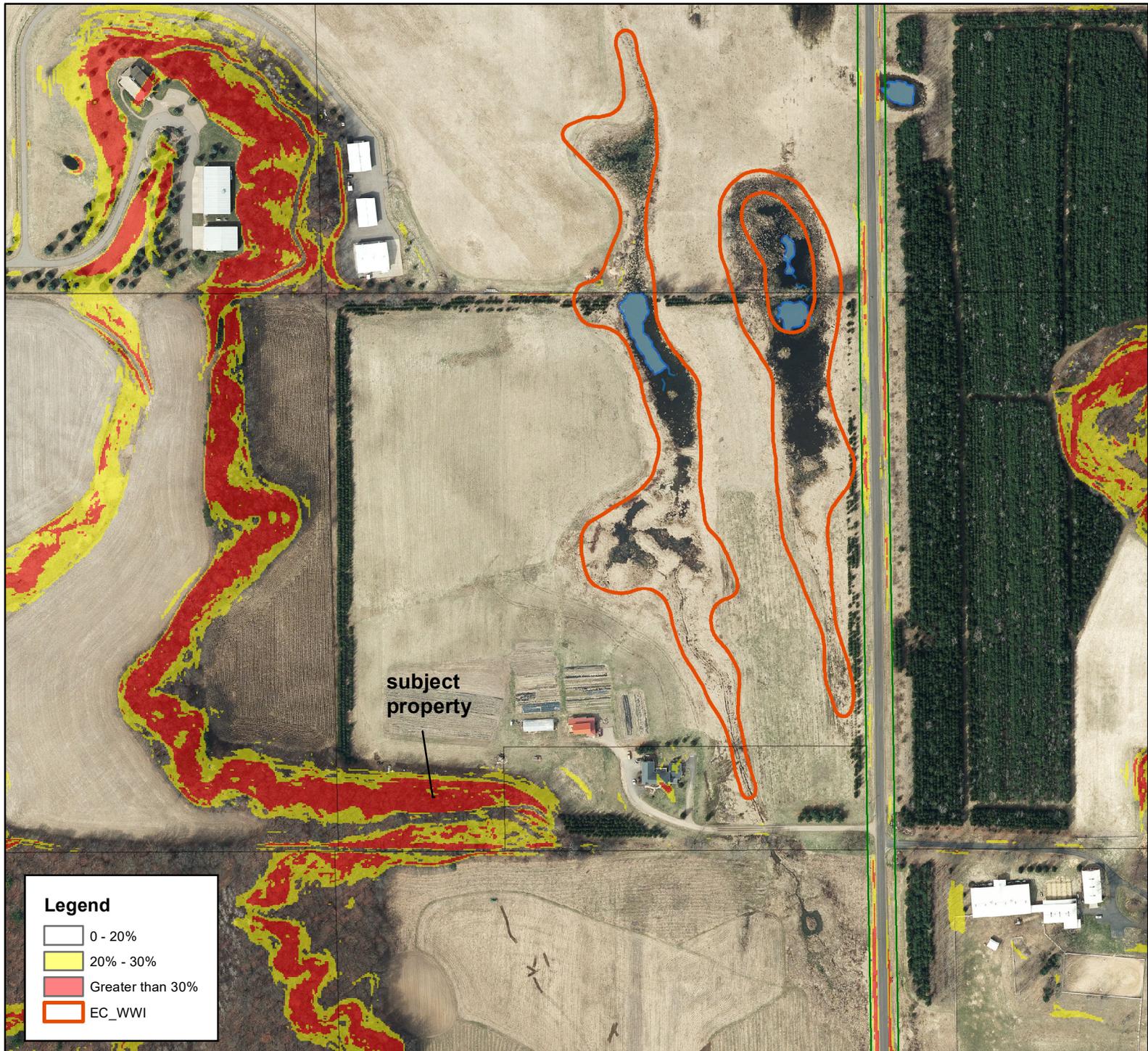
**POB**

S89°47'32"W  
401.25

32

024110902000  
A2

# SILEWSKI-SIVERTSON REZONE AERIAL MAP



**Legend**

- 0 - 20%
- 20% - 30%
- Greater than 30%
- EC\_WWI

**Parcel Mapping Notes:**

The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_Adj\_WI\_EauClaire\_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

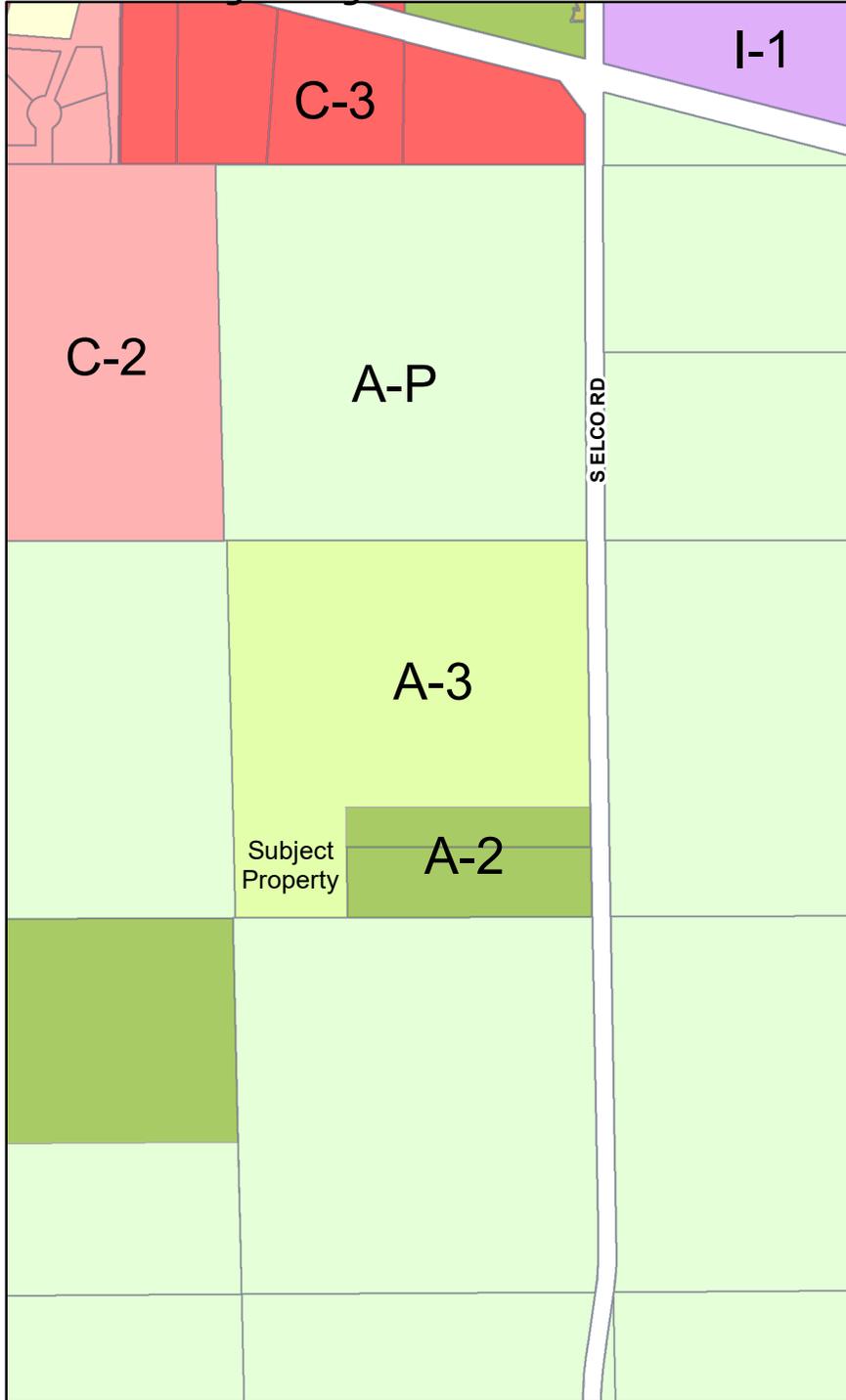




# Silewski Rezoning: RZN-0017-24

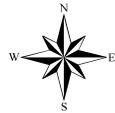
## Existing Zoning

1 inch = 666.666667 feet



- Legend
- A1 - Exclusive Agricultural District
  - A2 - Agriculture-Residential District
  - A3 - Agricultural District
  - AP - Agricultural Preservation
  - AR - Floating Agricultural-Residential District
  - C1 - Neighborhood Business District
  - C2 - General Business District
  - C3 - Highway Business District
  - F1 - Exclusive Forestry District
  - F2 - Forestry District
  - I1 - Nonsewered Industrial District
  - I2 - Sewered Industrial District
  - R1L - Single-Family Residential District, Large Lot
  - R1M - Single-Family Residential District
  - R2 - Two-Family Residential District
  - R3 - Multiple-Family Residential District
  - RH - Rural Homes District

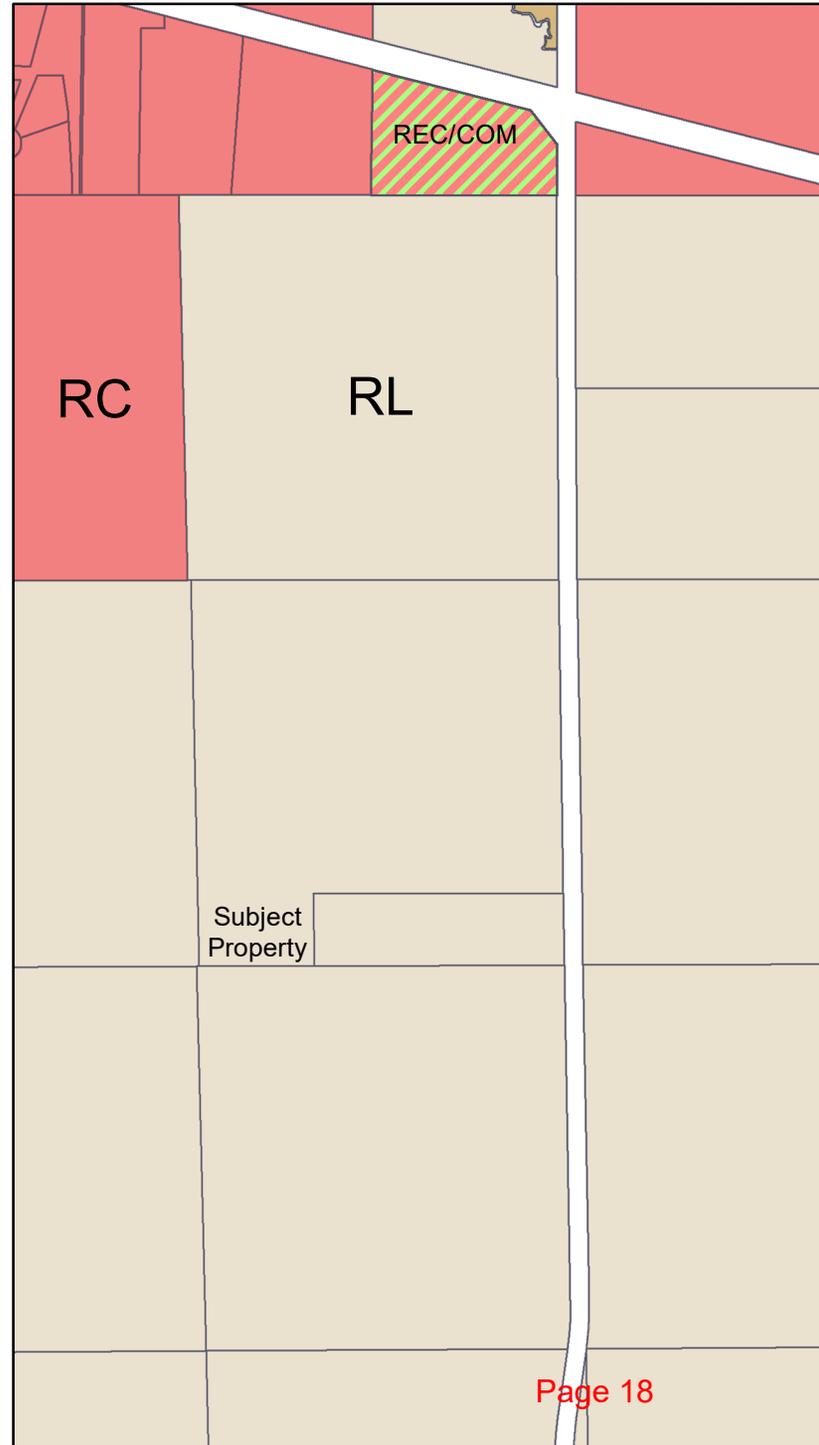
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use



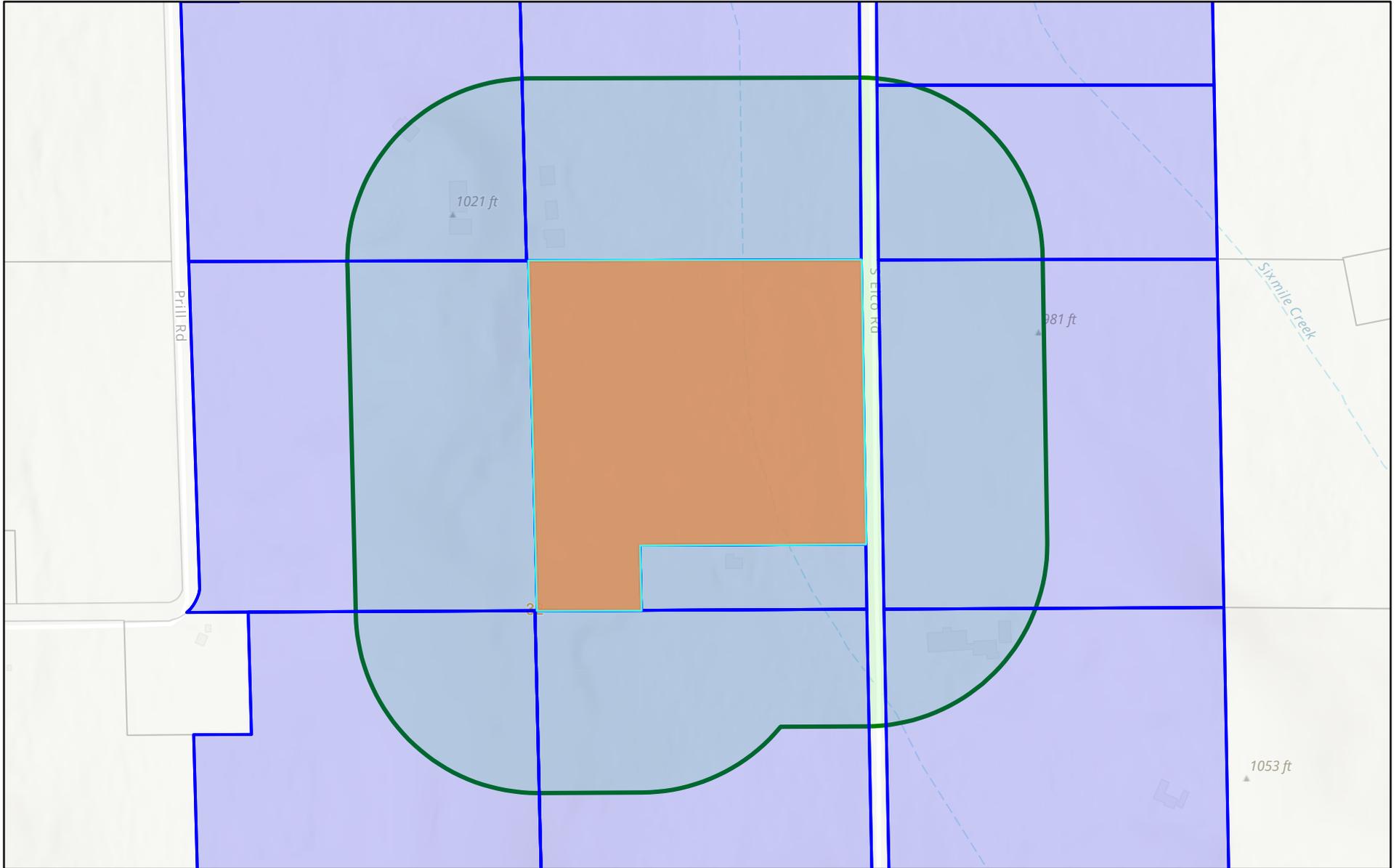
**Parcel Mapping Notes:**  
 The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_Adj\_WI\_EauClaire\_Feet.  
 This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.  
 Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

## Future Land Use

1 inch = 667 feet

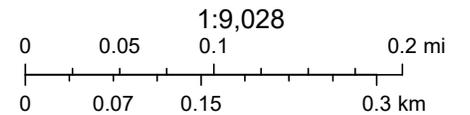


# Public Notification



6/4/2024, 2:42:32 PM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

FirstName LastName	Address	City State Zip
JOHN P & HELEN S DRAWBERT	3697 S ELCO RD	FALL CREEK WI 54742-9300
MANAGEMENT SELECT LLC	PO BOX 156	ALTOONA WI 54720-0156
CHRIS SILEWSKI	1828 EMERY ST	EAU CLAIRE WI 54701-4307
JOSE A & WENDY S PADILLA TRUST	4188 S ELCO RD	FALL CREEK WI 54742-9345
WINRICH FAMILY IRREVOCABLE TRUST	7519 PRILL RD	EAU CLAIRE WI 54701-8220
MICHAEL WARBURTON	910 JEFFERSON AVE N	PULASKI VA 24301-3106
MARVIN H & SHIRLEY I SCHUMACHER TRUST	7300 PRILL RD	EAU CLAIRE WI 54701-8219



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**CONDITIONAL USE PERMIT NUMBER:** CUP-0005-24

**COMPUTER NUMBERS:** 004-1090-08-040

**PUBLIC HEARING DATE:** July 9, 2024

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

**OWNER:** Randy and Janet Fankhauser, S8540 Betz Rd, Eau Claire, WI 54701

**AGENT:** Owner

**REQUEST:** The placement of two 8'x20' storage containers for the personal storage of lawn and animal care items. The total area of the structures is 320 square feet.

**LOCATION:** S8540 Betz Rd, Eau Claire, WI 54701

**LEGAL DESCRIPTION:** Lot 1 of CSM #1646, Vol 9, P35, being a part of the NE ¼ of the NW ¼ of Section 27, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, WI.

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## SUMMARY

The placement of two storage containers that will be used for personal storage on a lot zoned A2. The area of the proposed containers will total 320 square feet.

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## BACKGROUND

The request would allow the owner to place the storage containers rather than construct a shed or garage. There are currently two other detached garages on the property in addition to the applicants dwelling. Since the property is zoned A2 there is no maximum accessory structure square foot requirements specified in county code. Due to ample vegetative screening the containers will be most visible from the South property line which borders an agricultural field, so visual impacts on all other neighboring property owners will be minimal. The proposed containers are red in color, so if there are concerns of negative visual impacts on a neighboring property, the committee may consider attaching a condition to screen the containers or have them painted a neutral earthtone (green or brown).

The application materials include a site plan, container dimensions, and the application.

## SITE CHARACTERISTICS:

- The lot size is approximately 15.2 acres.
- The lot is located on the East side of Betz Road, South of Landell Road.
- The container location will not have an impact on wetlands or floodplain.

**CURRENT ZONING:** A2 Agriculture-Residential District. The A-2 Agriculture-Residential district is established to: provide an area for limited residential and hobby farm development in a rural atmosphere; and preserve the county's natural resources and open space.

**ADJACENT ZONING & LAND USES:**

	ZONING	LAND USE
North	A2	Residential
West	AP	Agricultural
South	AP	Agricultural
East	A2	Agricultural

**LAND USE PLANS:** The County Land Use Plan and Town of Union Comprehensive Plan include this property in a Rural Lands area.

**Rural Lands (RL)**

**Intent and Description:** The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.

**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 18.15.010 Purpose.** The A2 rural homes district was established to provide an area for limited residential and hobby farm development in a rural atmosphere and preserve the county's natural resources and open space.

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

**Chapter 18.103 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; 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.

**ANALYSIS:** The request meets the standards for conditional use permits. This request does not appear to be injurious to the use and enjoyment of other properties in the immediate vicinity. The lot is large enough to accommodate the additional storage containers without negatively impacting neighboring properties or the environment while meeting and exceeding the minimum setbacks as required by code.

**TOWN BOARD ACTION:** The Town of Brunswick Board met June 11, 2024, and voted to recommend approval of the request.

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff concludes that the request for the placement of two storage containers for personal storage, will meet the standards for approval of conditional use permits; and will be consistent with the purpose of the zoning code, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

Staff recommends that the committee approve the conditional use permit with the following conditions:

1. The site plan, floor plan, and elevation drawings submitted with the application shall be attached to and made a part of the permit. The containers shall be placed in accord with drawings submitted and located on the property as shown on the site plan.
2. Prior to placement, the applicant shall obtain all necessary permits including but not limited to a land use permit from the Department of Planning and Development.
3. Use of the containers shall be limited to personal storage and shall not contain any living areas.
4. The containers cannot be used for commercial or manufacturing purposes.
5. The applicant shall notify the Land Use Manager upon placement of the containers so staff can verify compliance with the terms of this approval.
6. The Land Use Manager can approve minor alterations from the terms of the permit. A major change requires the approval of the committee at a public hearing.
7. The owners shall allow staff from the Department to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
8. The permit is subject to Sections 18.155 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.



**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:	
Accepted By:	
Receipt Number:	077459
Town Hearing Date:	
Scheduled Hearing Date:	

**CONDITIONAL USE PERMIT APPLICATION**

Property Owner Name:	Randy Fankhauser	Phone#	515 320 3993
Mailing Address:	5-8540 Betz Rd		
Email Address:			

Agent Name:		Phone#	
Mailing Address:			
Email Address:			

**SITE INFORMATION**

Site Address:			
Property Description:	NE 1/4 NW 1/4 Sec. 27 T 26N R 10 W, Town of Brunswick		
Zoning District:	Code Section(s): 18.33.010		
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):			

**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.
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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 Randy Fankhauser Date 05/14/24

**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.

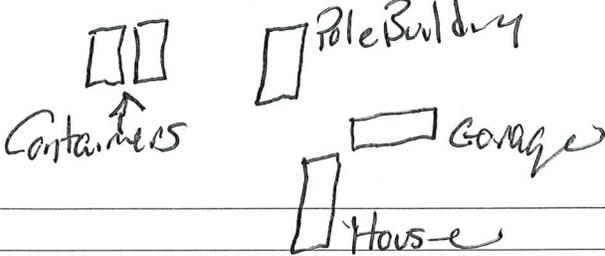
**SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT**

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).

Park 2 8x20 containers on Conex boxes  
on property for farm storage of lawn and  
animal care



The diagram consists of several hand-drawn shapes representing structures. On the left, two small squares are stacked vertically, with an upward-pointing arrow below them and the word 'Containers' written underneath. To the right of these is a larger, vertical rectangle labeled 'Pole Building'. Further right is a smaller horizontal rectangle labeled 'Garage'. Below the garage is another vertical rectangle labeled 'House'.

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

Description of the type of business activity:

Equipment used in the business activity:

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

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

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)

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.

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

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

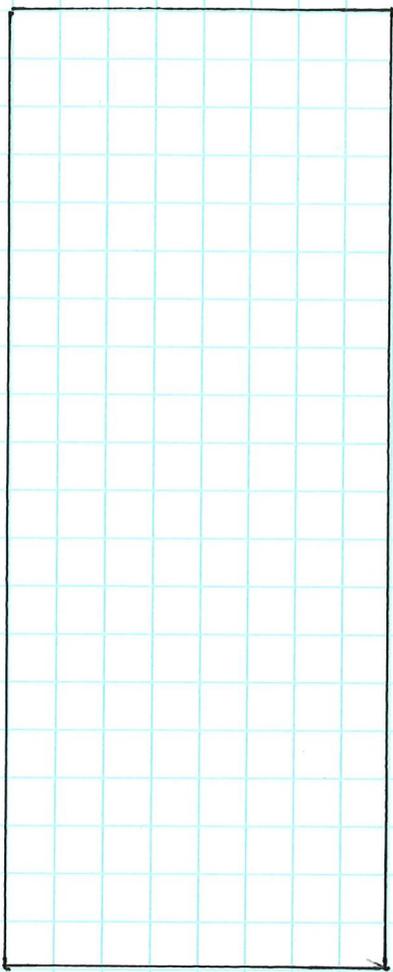
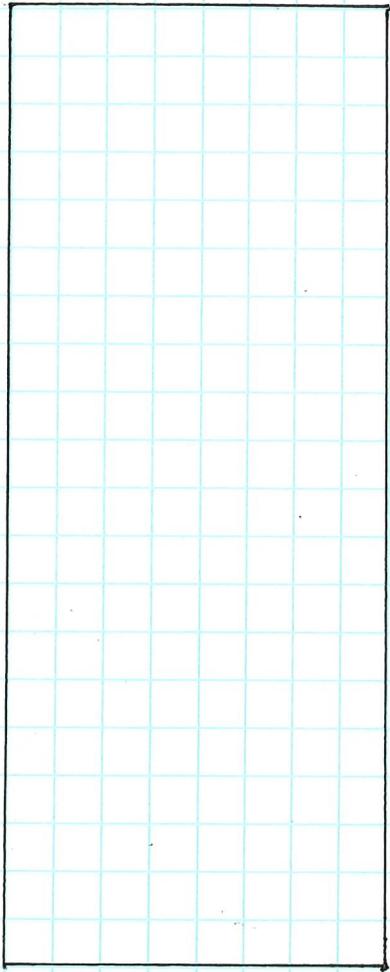
- |   |   |
|---|---|
| <input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures  | <input type="checkbox"/> Landscape and screening plans  |
| <input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning  | <input type="checkbox"/> 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 |

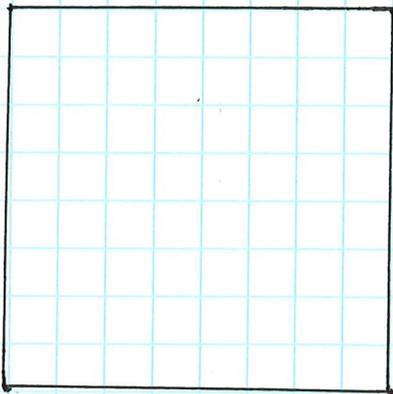
8'

8'



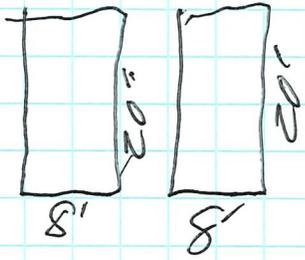
20'

8'

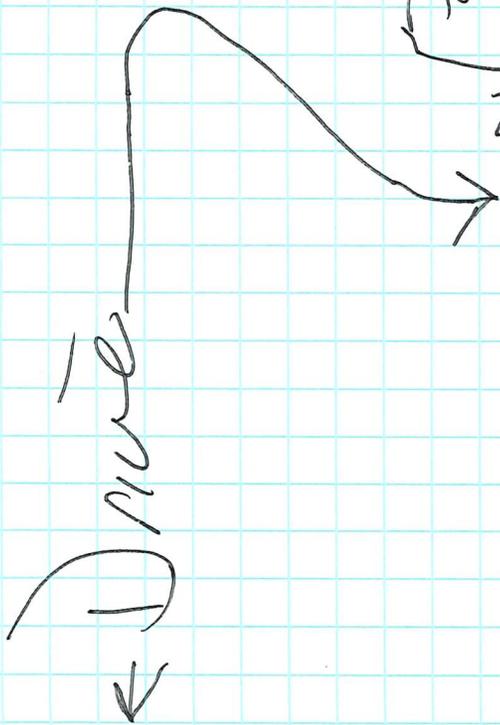
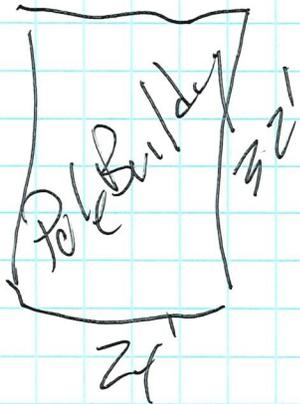


8'

8 feet Tall



Red Steel siding

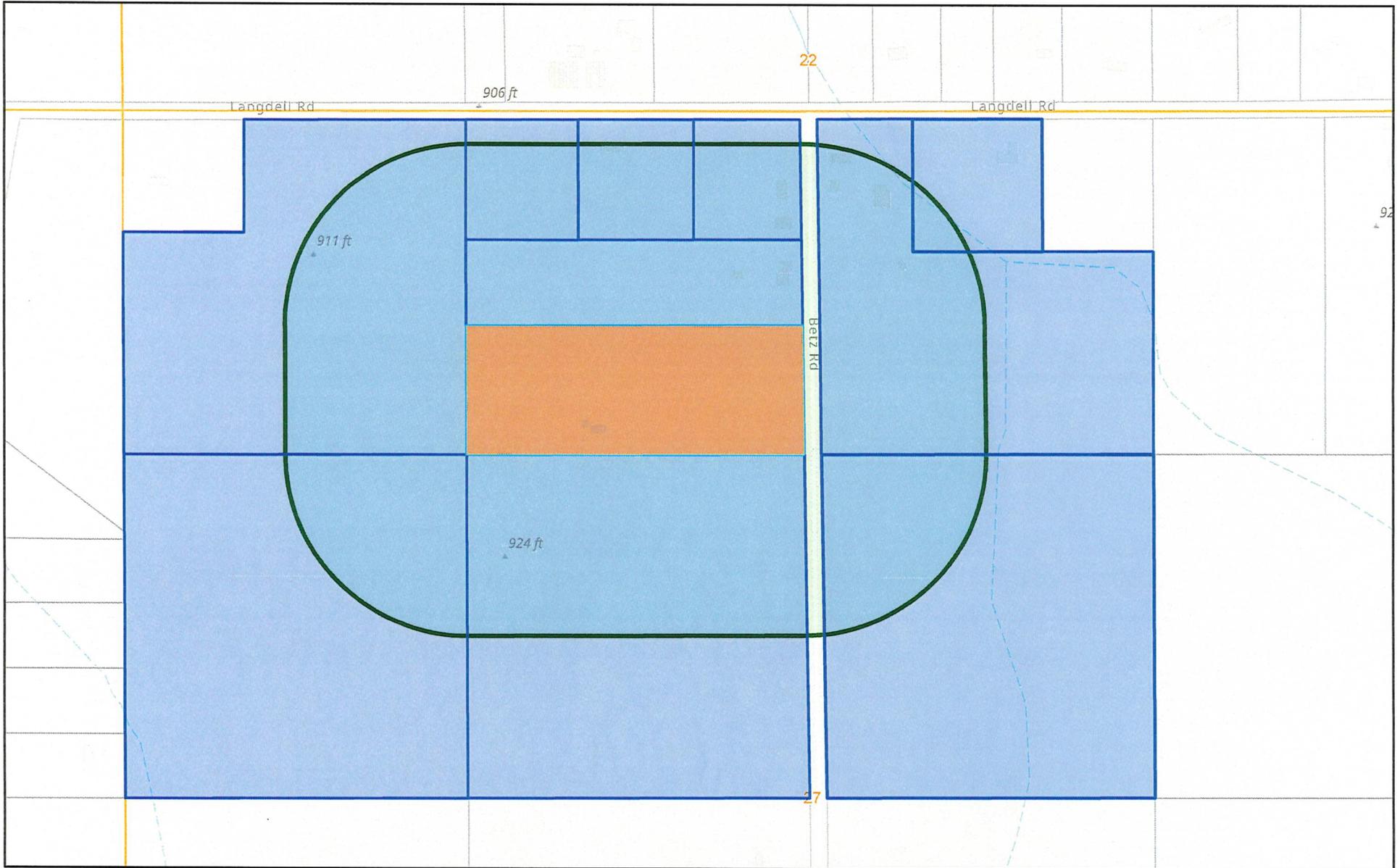




- Addresses
- Address Labels
- ▭ Parcels
- Parcel Numbers
- ▭ Parks
- ▭ Towns
- Surrounding Counties
- ▭ Eau Claire
- ▭ Surrounding
- ▭ Sections
- Rivers and Streams
- ▭ Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

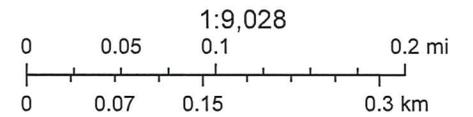
Date created: 5/16/2024  
 Last Data Uploaded: 5/16/2024 1:55:36 AM  
 Developed by  


# Public Notification



5/21/2024, 8:36:41 AM

- County Boundary
- Tax Parcel
- Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

FirstName LastName	Address	City State Zip
STEVEN ZEMPEL	W4499 LANGDELL RD	EAU CLAIRE WI 54701-9575
DENISE HAYDEN	W 4635 LANGDELL RD	EAU CLAIRE WI 54701-9576
ANDERSON TRUST	S8637 COUNTY ROAD B	EAU CLAIRE WI 54701
TROY P & MARIANNA M GILBERTSON	S8890 BETZ RD	EAU CLAIRE WI 54701-9578
RANDY L & DEBORAH A PATROW	W 4365 LANGDELL RD	EAU CLAIRE WI 54701-9573
ROGER HOLLISTER	S 8350 BETZ RD	EAU CLAIRE WI 54701-9578
JEFFREY LEONARD	W5793 COUNTY HIGHWAY A	SPOONER WI 54801-7249



**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

**MEETING DATE:** July 9, 2023

**RE:** Request to reduce the required 100-feet of road frontage in an unzoned township from 100-feet to 46-feet.

Patrick and Lisa Chirhart, property owners, have submitted a concept CSM proposing to divide 1.5 acres from the owners existing approximately 74 acres. The proposed lot is part of NW ¼ of the NE ¼ of section 1, T27N-R6W, Town of Wilson. 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 indicates there is a maximum of 46-feet of frontage. The proposed frontage is all the frontage the current owner has on any road. The application identifies the lack of road frontage and the need for estate planning as the existing hardship. The owner intends to remain in the house and maintain ownership of the remaining property. The intent is to separate the house from the remaining property as part of the owner's estate planning. The remaining property may have zero road frontage under the updated subdivision code, but it's understood that it's considered unbuildable without the road frontage on a public road.

### **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 the current conditions of the property and the available road frontage.
2. The purpose of the Subdivision Control Code will be upheld.
3. 46-feet of frontage is the minimum relief necessary.
4. The division of land will be approved by Eau Claire County Planning and Development if this request is granted, meeting the requirements of the subdivision code.



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:	
Accepted By:	
Receipt Number:	
Scheduled Hearing Date:	

COMMITTEE REVIEW APPLICATION

Property Owner Name: <u>Patrick, Lisa Chirhart</u>	Phone# <u>715-313-3376 Pat</u>
Mailing Address: <u>E23499 County Line Rd. Cadott</u>	<u>715-313-0423 Lisa</u>
Email Address: <u>lisachirhart@icloud.com</u>	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

Site Address: <u>E23499 County Line Rd. Cadott, WI 54727</u>
Property Description: _____ ¼ _____ ¼ Sec. _____, T _____ N, R _____ W, Town of _____
Zoning District: _____ Code Section(s): _____
Overlay District: <input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining Check Applicable
Computer #(s): <u>026108603000</u>
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 \$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 Patrick Lisa Chirhart

Date 5/6/24

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.

Pat Chirhart and myself (Lisa Chirhart) are requesting approval of relotting for our new home. Please review certified survey map as we are requesting 1.5 acres is lotted off to be separate from our other land.

Currently all of our land and house would be in one lot and we would like to separate it so if in the future we want to keep the house but sell the land we would also have that option or we could sell the house if needed.

Due to the location of our land which intersects Eau Claire County and Chippewa County, the minimum road footage and access has been pre-existing prior to building our house and is the only access point to our land. Since this point is the only access to our land and connected acreage we also have a lifetime easement in place for other shared owners that also require access to the property.

# BILSKI & FRENCH, LLC.

ATTORNEYS AT LAW

50556 S. CHARLES STREET

P.O. BOX 218

OSSEO, WI 54758

PHONE: (715) 597-5300

FAX: (715) 597-5304

THOMAS J. BILSKI  
MOLLY C. FRENCH  
ADAM C. STICHT

June 17, 2024

Ben Bublitz  
Land Use Manager  
Eau Claire County

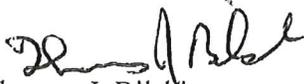
Dear Ben:

Per the e-mail from John Michesh, he clarified that there is 46 feet of frontage on the road and adjusted the Certified Survey Map to be one and a half acres to the right of way. I hope that clarifies the issues regarding the Certified Survey Map.

Regarding the Committee Review Application process, the Chirharts want to survey off the 1.5 acres to exclude it from the rest of their hunting land as well as the hunting land owned by other family members. This is done in anticipation of their estate planning. They believe their children will not be interested in continuing to own the house or rent out the house. The Chirharts believe their children will want to sell the house and retain the hunting land.

Regarding the 46 feet of road frontage, this is already served by two other land owner combinations related to the Chirharts. They have only ever had 46 feet of road frontage with a shared driveway easement. They never met the frontage requirements at any time nor is there a possibility of meeting the road frontage unless Eau Claire County is putting in a road in front of their 40. As I understand it, this land is all marshland, only good for hunting. This land will never be developed. Again, the Chirhart family/the Chirhart extended family owns the surrounding 120 acres to the Chirharts 40 acres. Their intent is to continue to own the land simply for hunting purposes. We request that you approve the Eau Claire Certified Survey Map as submitted by John Mickesh. Thank you for your consideration.

Very Truly Yours  
BILSKI & FRENCH, LLC



Thomas J. Bilski  
TJB/dcb

cc: Patrick and Lisa Chirhart



EAU CLAIRE COUNTY CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_

*BEING PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 27 NORTH, RANGE 6 WEST, TOWN OF WILSON, EAU CLAIRE COUNTY, WISCONSIN.*

I, John D. Mickesh, Professional Land Surveyor, hereby certify :

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and AE – 7 of the Wisconsin Administrative Code and the Subdivision Regulations of the Committee on Planning and Development of Eau Claire County and under the direction of Patrick and Lisa Chirhart, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is part of the Northwest Quarter of the Northeast Quarter of Section 1, Township 27 North, Range 6 West, Town of Wilson, Eau Claire County, Wisconsin.

Commencing at the North Quarter Corner of Section 1 and the point of beginning, thence N 89° 33' 59" E along the north line of the Northeast Quarter, 256.00 feet, thence S 0° 15' 25" E 256.00 feet, thence S 89° 33' 59" W 256.00 feet to the west line of the Northeast Quarter, thence N 0° 15' 25" W along said line, 256.00 feet to the point of beginning.

**CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT**

I, Rodney J. Eslinger, Director of the Eau Claire 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.

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Rodney J. Eslinger

Date