

## AMENDED AGENDA

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, August 27, 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: 2530 625 5122

Password: v876PwHPsX8

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

**Audio conference:** 1-415-655-0001 Access Code: 25306255122##

**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 August 13, 2024 Meeting Minutes / Discussion – Action **Pages 3-6**
5. Review/Approval of August 13, 2024 Joint Meeting on Planning & Development and Finance & Budget Committee Minutes / Discussion – Action **Pages 7-8**
6. Public Hearings
  - a. **Proposed Ordinance: File No. 24-25/060** to rezone 259.63 acres +/- from A-P Agricultural Preservation to the R-L Residential Large Lot. Owner: Betty Lou Minton Trust / Edgar & Christine Henricks. Applicant: Jeremy Skaw, Real Land Surveying. Legal: The NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$  SE  $\frac{1}{4}$  (including all of Lot 1 CSM #521, Vol 3, P7), and W  $\frac{1}{2}$  NW  $\frac{1}{4}$  SE  $\frac{1}{4}$ , Section 17, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. **RZN-0022-24 Pages 9-35**
  - b. **Proposed Ordinance: File No. 24-25/059** to rezone .81 acres +/- from A-P Agricultural Preservation to the A-2 Agriculture-Residential. Owners: Wesley & Charlene Vlcek. Applicant: Jeremy Skaw, Real Land Surveying. Legal: The NW  $\frac{1}{4}$  SW  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , SE Located in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 35, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, Wisconsin including part of Lot 1 CSM #3661, Vol 21, P 43, Doc #1209171, and being more particularly described as follows: all of Lot 1, CSM #3661, Vol 21, P 43, Doc #1209171, lying in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said section 35. **RZN-0021-24 Pages 36-55**
  - c. **Proposed Ordinance: File No. 24-25/051** to rezone 5 acres +/- from RH – Rural Homes District to the A-2 Agricultural-Residential District. Owner: JTH Enterprises LLC. Applicant: Real Land Surveying. Legal: Located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , Section 12, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, Wisconsin. **RZN-0019-24 Pages 56-71**

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. **Page 1**

7. **Proposed Ordinance: File No. 24-25/065** regarding amendments to Title 2 of the County Code related to Local Emergency Planning Committee and Emergency Management / Discussion – Action **Pages 72-74**
8. Review of July bills / Discussion **Page 75**
9. Proposed Future Agenda Items
  - a. Next scheduled meeting September 10, 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

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, August 13, 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: 25321987892

Password: 8UPx3TpqgF3

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

**Audio conference:** 1-415-655-0001 Access Code: 25321987892##

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

*\*Please mute personal devices upon entry*

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

Members Present: Dane Zook, Robin Leary, James Dunning, Caleb Aichele, Michele Skinner (Webex)

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz, 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:

Gary Eslinger, 5434 Olsen Drive, addressed the committee regarding the JTH rezone petition. Chair Zook informed Mr. Eslinger that he would have an opportunity to address the committee during the public hearing portion of the meeting.

#### 4. Review/Approval of July 23, 2024, Meeting Minutes / Discussion – Action

The committee reviewed the July 23, 2024, meeting minutes.

**ACTION:** Motion by James Dunning to approve the July 23, 2024, committee meeting. Motion carried on a voice vote: 5-0-0.

#### 5. Public Hearings

- a. **Proposed Ordinance: File No. 24-25/051** to rezone 5 acres +/- from RH – Rural Homes District to the A-2 Agricultural-Residential District. Owner: JTH Enterprises LLC. Applicant: Real Land Surveying. Legal: Located in the SW ¼ of the NE ¼, Section 12, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, Wisconsin. **RZN-0019-24**

Director Eslinger introduced the rezone petition and indicated that he received a request to postpone the petition from Jeremy Skaw, applicant's surveyor earlier in the day. Reasons given for the

postponement were that his client needed additional time to consider the findings in favor and against the petition and to consider their options.

Jeremy Skaw, Professional Land Surveyor with Real Land Surveying, clarified for the committee why he and his client were requesting that the rezoning petition and final plat of Heritage Estates to be postponed until the August 27<sup>th</sup> planning and development committee meeting.

**ACTION:** Motion by James Dunning to approve to postpone the Proposed Ordinance: File No. 24-25/051 to the committee's August 27<sup>th</sup> meeting. Motion carried on a voice vote: 5-0-0.

- b. **Proposed Ordinance: File No. 24-25/049** to rezone 74.75 acres +/- from A-P Agricultural District to the A-3 Agricultural District. Owner: Robert Baumgart. Applicant: Timothy Baumgart. Legal: Being all of the NW ¼ of the NE ¼ and NE ¼ of the NW ¼ except lot 1 of CSM 1800, Vol 9, P 376-377, Section 8, Township 25 North, Range 10 West, Town of Drammen, Eau Claire County, Wisconsin. **RZN-0020-24**

Evan Maki, Planning Intern for Eau Claire County, introduced the petition to the committee. He indicated that the applicant is requesting to rezone 74.75 acres of land from the A-P District to the A-3 District to allow the family to create three lots for building purposes. The property is in the Town of Drammen and contains woodlands and agricultural fields. Mr. Maki reviewed the zoning and future land use maps with the committee along with the aerial for the area. He noted that the Town of Drammen recommended approval of the petition at their meeting on July 8<sup>th</sup>. Mr. Maki indicated that the petition was reviewed against the town and county comprehensive plans for consistency purposes and the uses allowed in the A-3 District.

Staff recommended approval of the petition subject to the following findings:

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 A-2 zoned lots adjacent to the subject property.
3. Existing farmland on the subject property is already fragmented by steep slopes; rezoning will not result in significant fragmentation of farmland.
4. The subject property contains only a small amount of class III soils; rezoning will not result in a significant loss of prime farmland

No one spoke in favor or against the petition.

**ACTION:** Motion by Caleb Aichele to approve the Proposed Ordinance: File No. 24-25/049. Motion carried on a voice vote: 5-0-0.

- c. A conditional use permit request for cumulative area of all accessory structures to exceed 1,800 sq. ft. on a lot with an area between 1 and 2.99 acres. Owners: David & Audrey Moon. Legal: Part of the NE ¼ of the NE ¼, Section 15, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, Wisconsin. **CUP-0007-24**

Ben Bublitz, Land Use Manager for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,800 square feet on a lot with an area between 1 and 2.99 acres in the R-H District. Mr. Bublitz indicated that the applicant is requesting to construct a 30' by 48' pole shed with a 12-foot attached lean-to. Ben reviewed with the committee the property's location in the Town of Seymour, the site plan, and drawings of the new building. The proposed garage will be north of the existing garage and home on the property and will be well screened from adjacent

neighboring properties. The shed will meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the residence, and that the lot is large enough to support the garage.

On July 8, 2024, the Town of Seymour Town Board met and recommended approval of the conditional use permit.

Staff concluded its presentation and recommended approval of the conditional use permit request subject to the conditions in the staff report.

David Moon, 3794 North Shore Drive, applicant and property owner further clarified his request and stated that it will be used to store his personal belongings.

No one else spoke in favor of or against the request.

**ACTION:** Motion by Robin Leary to approve the conditional use permit CUP-0007-24 request for cumulative area of all accessory structures to exceed 1,800 sq. ft on a lot with an area between 1 and 2.99 acres subject to staff's conditions. Motion carried on a voice vote: 5-0-0.

- d. **Proposed Ordinance: File No. 24-25/056** regarding the following changes to the Eau Claire County Code: To create section 18.230.170 of the code: Groundwater Protection Overlay District – City of Altoona

Director Eslinger presented the ordinance to the committee. He noted that the City of Altoona is requesting that the county create a wellhead protection overlay districts for their water recharge areas that are outside its municipal boundary due to the construction of two new wells on their east side. He noted that on August 1<sup>st</sup>, the Groundwater Advisory Committee voted 5-0 to recommend approval of the City of Altoona's Wellhead Protection Map to the committee and county board. The City of Altoona adopted its wellhead ordinance on April 11, 2024. The Wisconsin Department of Natural Resource has approved the maps as well.

**ACTION:** Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/056. Motion carried on a voice vote: 5-0-0.

## 6. Final Plat for Heritage Estates / Discussion – Action

The applicant's surveyor requested to postpone action on the final plat to the August 27<sup>th</sup> Planning and Development Committee meeting.

**ACTION:** Motion by Robin Leary to postpone action on the Final Plat of Heritage Estates to the committee's August 27, 2024, regular meeting as requested by the applicant's surveyor. Motion carried on a voice vote: 5-0-0.

## 7. Proposed Future Agenda Items

- a. Next scheduled meeting August 27, 2024

8. Director's Update: No further updates provided outside of the budget presentation.

9. Announcements: None

10. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 6:42 PM

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development

## MINUTES

Eau Claire County

### JOINT MEETING

- PLANNING & DEVELOPMENT COMMITTEE AND FINANCE AND BUDGET COMMITTEE •

**Date:** Tuesday, August 13, 2024

**Time:** 4:00 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 2545 853 6034

Password: hxTcwib28r9

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

**Audio conference:** 1-415-655-0001 Access Code: 25458536034##

**For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@co.eau-claire.wi.us](mailto:Rod.Eslinger@co.eau-claire.wi.us) at least 60 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.**

*\*Please mute personal devices upon entry*

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

Members Present: Dane Zook, Robin Leary, James Dunning, Caleb Aichele, Michele Skinner, Stella Pagonis, Jim Schumacher, Bob Swanson

Members Absent:

Ex officio Present:

Other County Board Members: Chair Nancy Coffey, Supervisor Connie Russel

Staff Present: Rodney Eslinger, Tina Pommier, Jason Szymanski, Amy Weiss, Kathryn Schauf, Ben Bublitz, Peter Strand, Tyler Esh,

1. Call to Order and confirmation of meeting notice

Chair Zook called the meeting to order for the committee on planning and development at 4:01 p.m. and confirmed with Director Eslinger that the meeting was properly noticed. The finance and budget committee continued from their regular 3:00 p.m. meeting.

2. Roll Call

- a. Committee on Planning & Development – Chairperson Zook, Supervisor Leary, Supervisor Dunning, Supervisor Aichele, Supervisor Skinner
- b. Committee on Finance & Budget – Chairperson Pagonis, Supervisor Zook, Supervisor Dunning, Supervisor Schumacher, Supervisor Swanson

3. Public Comment **(15-minute maximum):** None

4. 2025 Register of Deeds Budget / Discussion – Action

Tina Pommier, Register of Deeds, presented the 2025 Register of Deeds budget to the committees. She reported that the increases with her 2025 budget over her 2024 budget was due to the county's

compensation project. Ms. Pommier reported that she has seen an increase in the overall number of recorded documents in 2024 over 2023. She noted that higher interest rates are keeping homes sales down and she anticipates this trend to continue through 2024. Tina noted that her office has completed scanning all the land records documents, which are now digitally accessible. Tina concluded by answering questions from the committees.

**ACTION:** Motion by Robin Leary to approve the 2025 Register of Deeds Budget as presented. Motion carried on a roll call vote: 5-0-0.

5. 2025 Planning & Development Budget / Discussion – Action

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented the 2025 Planning and Development operational and capital budgets to the committees. Mr. Eslinger stated that the 2025 overall Planning and Development budget shows an 7% increase. The increase is mainly associated with the county's compensation project. He noted other than increase due to the compensation project, the proposed 2025 P&D budget was very similar to the past three approved budgets. He further reviewed with the committees how his programs align with the county board budget section summaries. Mr. Eslinger highlighted for the committees the different revenue sources his department receives and its effect it has on lowering the request for county funding from his department.

Mr. Eslinger indicated that the 2025 P&D budget includes funding for the Assistant Surveyor position through the end of 2025. He updated the committees on the recruitment for the vacant Environmental Engineer position.

He concluded by reviewing the 2025 capital improvement projects with the committees and answering questions.

**ACTION:** Motion by Robin Leary to approve the 2025 Planning & Development Budget as presented. Motion carried on a roll call vote: 5-0-0.

Adjourn Committee on Finance & Budget and the Committee on Planning & Development

**ACTION:** Meeting adjourned by unanimous consent at 5:36 PM.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

---

**REZONE NUMBER:** RZN-0022-24                      **COMPUTER NUMBERS:** 024118802000  
024118801000  
024118705000  
024118704000  
024118703000  
024118702000  
024118709000  
024118802010

**PUBLIC HEARING DATE:** August 27, 2024

---

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

**OWNERS:** Betty Lou Minton Trust, 4012 Ponderosa Dr E, Eau Claire, WI 54701  
Edgar A and Christine A Henricks, 7200 Balsam Rd, Eau Claire, WI 54701

**AGENT:** Real Land Surveying, 1356 International Dr., Eau Claire, WI 54701

**REQUEST:** Rezone 259.63 acres +/- of land from A-P (Exclusive Agricultural) District to RL (Residential Large Lot) District to enable the development of a single-family residential subdivision.

**LOCATION:** West side of Balsam Rd. approximately three-quarters (¾) mile south of Deerfield Rd. (CTH II)

**LEGAL DESCRIPTION:** Portion of Section 17, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin (complete legal description attached).

---

**RECOMMENDATION**                      Approval of request based on findings outlined on Page 10 of this report

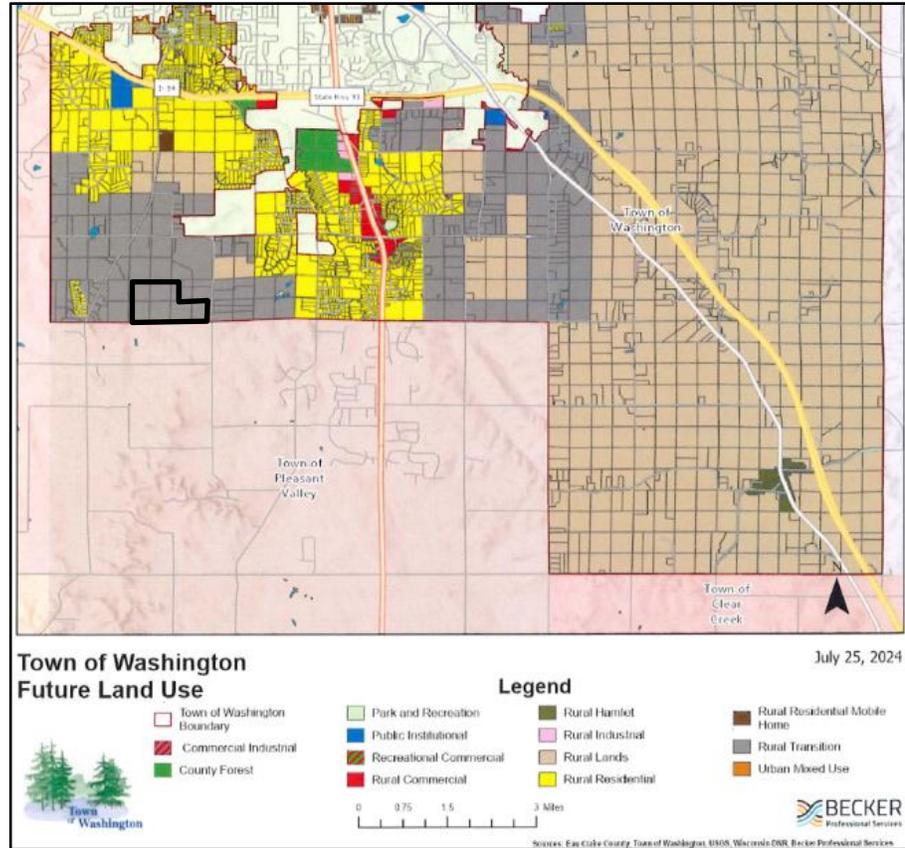
---

## BACKGROUND

### TOWN OF WASHINGTON COMPREHENSIVE PLAN FUTURE LAND USE AMENDMENT

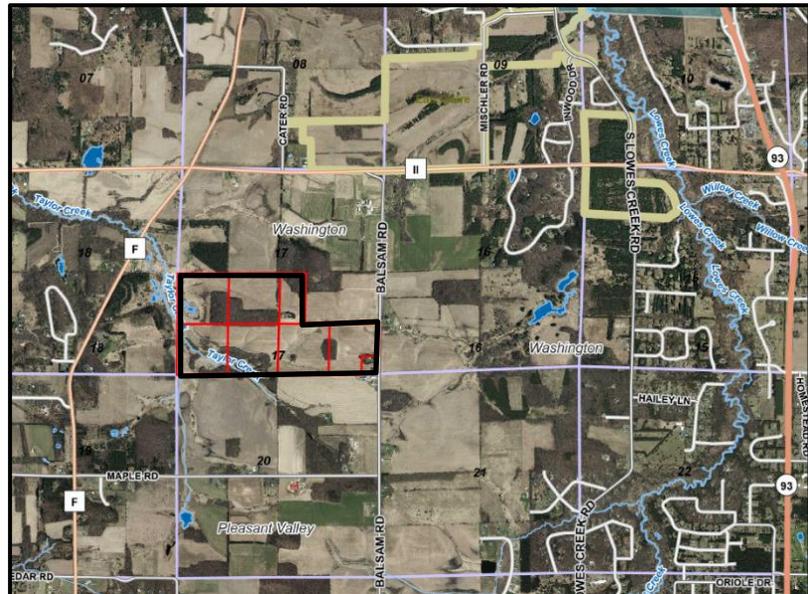
**Town Board Action:** The Town of Washington Plan Commission considered a town-initiated amendment to the Town of Washington Comprehensive Plan Future Land Use Map on Wednesday, July 10, and the Town of Washington Board approved the amendment on Thursday, July 18, 2024. The approved amendments – primarily Rural Lands (RL) to Rural Transition (RT), including the subject property (outline) - are depicted on the *Town of Washington Future Land Use* map on the next page.

Note that on April 10, 2018, the Eau Claire County Committee on Planning & Development approved a policy to recognize town comprehensive plans when there are inconsistencies between the County Comprehensive Plan and the town comprehensive plan future land use maps. In practice, this means that the county will follow the town's amended comprehensive plan future land use map and will amend the county's future land use map during the next comprehensive plan update.



**REGIONAL CONTEXT:**

- The subject property is located approximately two (2) miles west of Highway 93, three-quarters (¾) of a mile south of Deerfield Road and ¼ mile East of West Lowes Creek Rd.
- The northern property line of the subject property is approximately one-half (½) mile south of the City of Eau Claire Boundary on Deerfield Road, where the future Orchard Hills development may be built.
- The land use context in the area includes agricultural uses, including Ferguson's Orchards to the north, as well as numerous rural residential subdivisions and scattered non-farm residential development.



**SUBJECT PROPERTY CHARACTERISTICS:**

- There are scattered woodlands throughout the subject property.
- The southeast 4.63-acre parcel is developed with a single-family residence.
- There are several areas of Environmentally Sensitive Areas (ESAs), including steep (20%+) slopes (shown in yellow on the map to the right) and mapped wetlands (outlined in orange on the map to the right) in the south and southwestern portions of the property.
- Taylor Creek runs through the southwest portion of the property.
- The property has approximately one-quarter (¼) mile (1,320 feet) of frontage on Balsam Road.
- Most of the property has been cultivated for agricultural uses.
- The property is outside of the Chippewa-Eau Claire Sewer Service Area (SSA) but is within the 3-mile City of Eau Claire Extraterritorial Jurisdiction (ETJ) for City of Eau Claire plat review.



**POTENTIAL FUTURE SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT:**

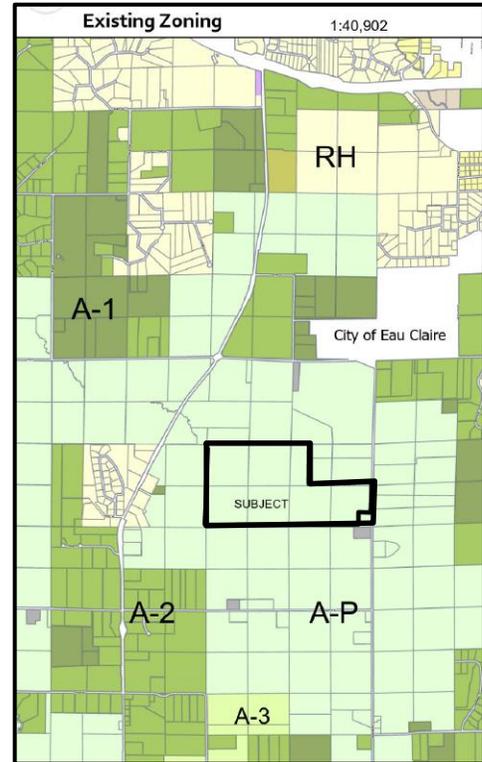
- The proposed zoning district is Residential Large Lot (RL), which has a minimum lot size of 20,000 square feet in areas not served by public water and sewer.
- As noted, the applicant intends to provide a community septic system servicing all lots, with a centralized collection and wastewater treatment facility, similar to the existing system at the Trilogy subdivision southeast of Deerfield Road and Highway 93.
- It is staff's understanding that a community septic system be required by the Town of Washington as part of the subdivision approval process.
- Overall density is limited by the terms of the Intergovernmental Agreement (IGA) between the City of Eau Claire and Town of Washington to a maximum density of 1 dwelling unit per 2 acres for subdivisions within the Extraterritorial Jurisdiction (ETJ) but outside the Sewer Service Area (SSA).
- Subdivision of land will entail separate preliminary and final plat processes, including review by the town, county staff, and the County P&D Committee at public meetings.

**EXISTING ZONING DISTRICT:**

A-P Agricultural Preservation District. The A-P Agricultural Preservation District is established to:

- A. *Preserve and protect those areas best suited for agricultural, forestry or open space uses by minimizing fragmentation of contiguous agricultural or forest lands for the benefit and use of current and future generations;*
- B. *Provide for a wide range of agricultural uses typically associated with the continued production of food and fiber while recognizing that such uses may involve noise, dust, odor, or operation of heavy equipment for long periods of time;*

- C. Strengthen and diversify a predominately agricultural and forestry-based economy by providing for a range of economic opportunities for property owners which are generally compatible with and supportive of agriculture or forestry operations as either permitted or conditional uses;
- D. Comply with standards contained in Wis. Stat. ch. 91 to permit eligible landowners to receive tax credits under Wis. Stat. § 71.09, in conjunction with their agricultural operations;
- E. Preserve rural character and promote the efficient use of public infrastructure and utilities by minimizing the adverse effects of urban sprawl along with its associated expense;
- F. Promote environmental quality through the use of conservation practices designed to minimize erosion of productive soils and deter the delivery of sediment and nutrients to the waters of our state;
- G. Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and
- H. Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County’s permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.



**REQUESTED ZONING DISTRICT:**

RL Residential Large Lot District. The R-L Residential-Large Lot district is established to provide an area for suburban, large lot development on public sewer and water systems or where public facilities may be feasibly extended.

**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE(S)
<b>Subject</b>	A-P	Agricultural; Woodlands; Wetlands
<b>North</b>	A-P	Agricultural; Woodlands
<b>East</b>	A-P	Agricultural
<b>South</b>	A-P	Agricultural
<b>West</b>	A-P	Agricultural; Woodlands

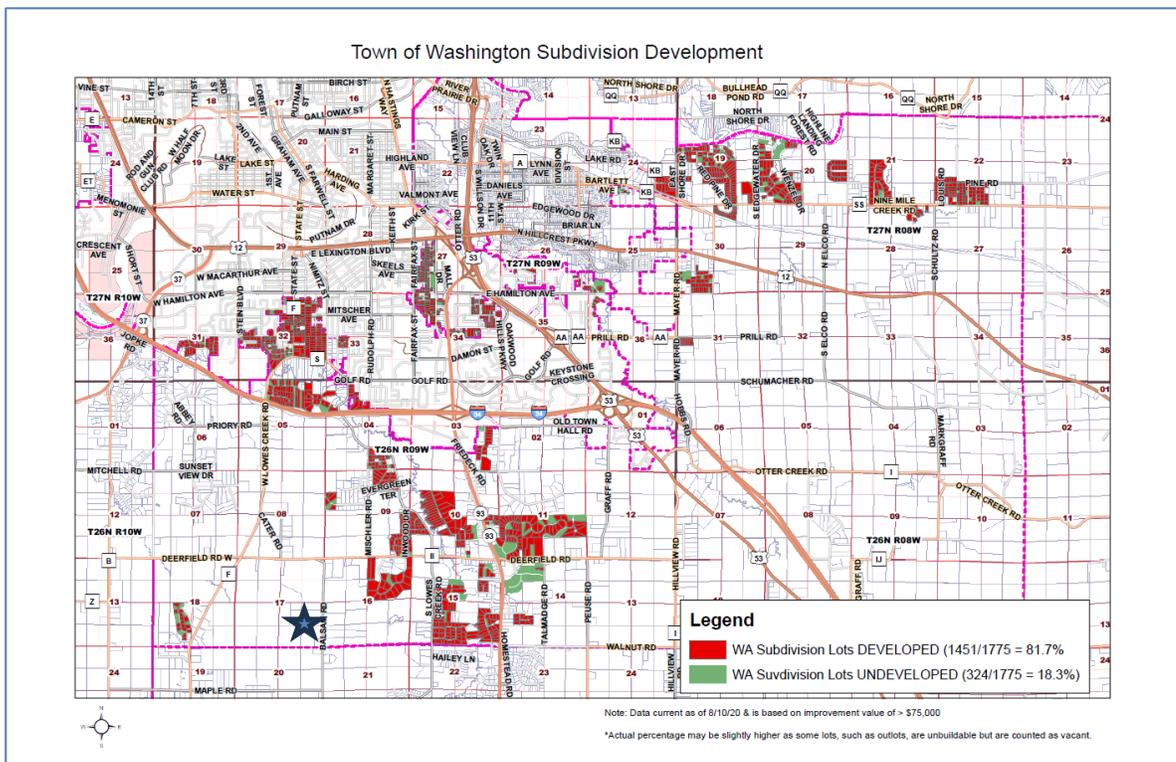
**COMPREHENSIVE PLANS:**

The Town of Washington Future Land Use Map includes the property in the Rural Transition (RT) planning area and the Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area. As discussed, on April 10, 2018, the Eau Claire County Committee on Planning & Development approved a policy to recognize town comprehensive plans when there are inconsistencies between the County Comprehensive Plan and the town comprehensive plan future land use maps. Therefore, the county will evaluate the rezoning petition based on the Town’s and County’s Rural Transition planning designation. The County Comprehensive Plan Future Land Use Map will be updated to reflect the Town’s map as

Following are descriptions of the intent of the applicable Town and County comprehensive plan future land use categories and applicable policies. Staff analysis is provided below each policy, as applicable.

**Town of Washington:**

- Rural Transition Comprehensive Plan Intent and Description: *The primary intent of this classification is to manage residential growth and reduce sprawl, with its attendant infrastructure costs, by identifying lands in proximity to developed areas to be maintained in mainly agricultural and open space uses until such time as more intensive residential development may be appropriate. As mapped, this designation may include farmland, open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low density residential development. These lands are also outside of the certified Farmland Preservation area and are recognized as transitional areas within the 2015 Eau Claire County Farmland Preservation Plan. Within the horizon of this Plan, future development in the RT areas is expected to be consistent with the existing pattern of development. However, it is anticipated that over time these lands may be transitioned to more intensive residential development as Rural Residential lands are developed and built out.*
- Applicable Policies:
  1. *Within the RT classification, new development shall be limited in accordance with all policies applicable to the Rural Lands classification, until such time when the Town identifies that particular mapped area as appropriate for more intensive residential development using the following criteria.*



- a. *The Town shall limit residential subdivision development until 75% of the lots within all existing improved residential subdivisions are developed and occupied, calculated at the time the development request is submitted. As shown in the map developed in 2022, below, the proposal conforms to this standard, with over 75% of the existing subdivision lots developed and occupied. The map was generated based on a GIS analysis of the improvement status of all lots within existing residential subdivisions in the Town of Washington.*

- b. *Rural Commercial uses shall require an amendment to the Future Land Use Map. The Town may limit commercial development to areas where the parcel is adjacent to existing business development, incorporated areas or along collector or arterial roadways. Not applicable to this rezone petition as Rural Residential uses are not intended to require a separate amendment to the Future Land Use Map prior to approval of a rezone petition, but rather should be updated “as part of annual or decennial updates to this Plan” to correctly reflect transitions in land use in RT areas deemed warranted and appropriate by the Town.*
  - c. *Within the planned 2025 Eau Claire Sewer Service Area, development should be arranged for potential re-subdivision into City-sized lots to facilitate the efficient and economical delivery of future municipal utilities.*  
The subject property is not located within the Sewer Service Area.
2. *When additional residential development is warranted, properties within the RT classification shall be considered for transition to the Rural Residential Future Land Use classification as part of annual or decennial updates to this Plan and shall be subject to the following criteria:*

As noted under Policy 1.b, above, the intention is not to require a separate Future Land Use Map amendment prior to rezoning; but rather to require that the Town consider a “transition to the Rural Residential Future Land Use classification”, subsequent to rezoning to reflect the transition in land use if found to be warranted and appropriate by the Town through a public hearing process and consideration of all applicable comprehensive plan goals, objectives, and policies.

- a. *Areas to be transitioned to Rural Residential should be contiguous to existing Rural Residential properties.*  
Although the subject property is not contiguous, there are several RR properties in relatively close proximity (1/2 mile +/-) to the subject property.
- b. *Lower density residential development (<1 dwelling unit per 2 acres) or additional open space buffers should be considered when adjacent to active agriculture or silviculture operations.*  
This policy should be considered when developing the preliminary plat for the property but cannot be evaluated at the rezoning stage.
- c. *Single-family residential subdivisions should be located along major collector or arterial roadways.*  
Balsam Road is a rural road and traffic capacity will need to be determined through a Traffic Impact Analysis (TIA) as part of the subdivision platting process.

### **Eau Claire County:**

As noted, the county has adopted a policy to recognize town comprehensive plans when there are inconsistencies between the County Comprehensive Plan and the town comprehensive plan future land use maps. In practice, this means that the county will follow the town’s amended comprehensive plan future land use map and will amend the county’s future land use map during the next comprehensive plan update.

- 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.*

Based on the above review, the application has been found to be substantially consistent with the intent, description, and the applicable policies of the Town of Washington Rural Transition Future Land Use designation. As discussed, the Town of Washington will determine if the proposed rezone and associated development is “warranted” and “appropriate”, consistent with the Town’s Comprehensive Plan. If findings are made in support of a recommendation for approval, and the rezoning petition is ultimately approved by the County Board, the Town’s Future Land Use Map should be updated as part of the Town’s next comprehensive plan review to reflect the approved transition in land use.

**FARMLAND PRESERVATION PLAN:**

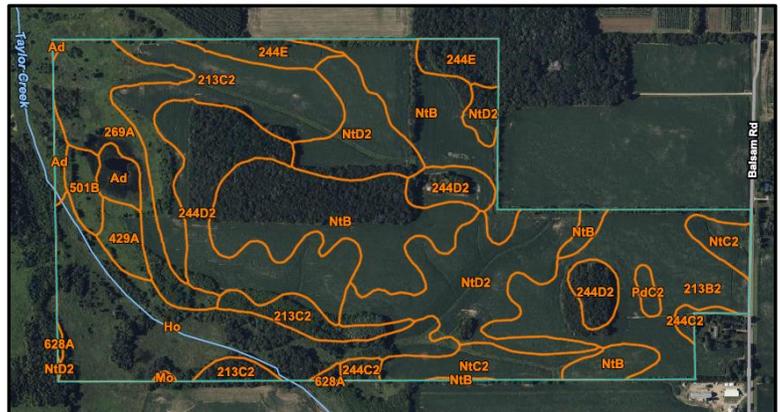
The property is included in the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. However, the town’s recent comprehensive plan amendment to Rural Transition makes the property ineligible for participation in the program. Further, the proposed RL Zoning District is not a certified farmland preservation district and would not qualify for farmland preservation tax credits.

**A-P Rezoning Standards**

In addition, there are four standards for approving a rezoning of land from the A-P Agricultural Preservation zoning district to any other district. The following provides an analysis of this rezoning petition based on those standards:

**Standard 1 -** *The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses.*

- **Soil Types** – Approximately 40% of the property has prime agricultural soils, which is defined as NRCS Capability Class 1 to 3. These soils include Hilton silt loam, 2-6% slopes (approx.. 11%; Class 2); Hixton silt loam, 6-12% slopes (approx. 11%; Class 3); and Northfield silt loam, 2-6% slopes (approx.. 18%; Class 3).
- **Historical Productivity** – Approximately ½ of the property has been tilled for agriculture.
- **Site Location** – The property is located on Balsam Road.



<b>Map Unit Legend</b>			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
213B2	Hixton silt loam, 2 to 6 percent slopes, moderately eroded	28.7	10.9%
213C2	Hixton silt loam, 6 to 12 percent slopes, moderately eroded	30.0	11.4%
244C2	Elkmount loam, 6 to 12 percent slopes, moderately eroded	2.2	0.8%
244D2	Elkmount loam, 12 to 20 percent slopes, moderately eroded	32.3	12.3%
244E	Elkmount loam, 20 to 45 percent slopes	8.6	3.3%
288A	Veendum muck, 0 to 2 percent slopes	16.9	6.4%
428A	Lows loam, 0 to 2 percent slopes, rarely flooded	3.7	1.4%
501B	Finchford loamy sand, 2 to 6 percent slopes	3.4	1.3%
628A	Orion silt loam, 0 to 3 percent slopes, occasionally flooded	0.6	0.2%
Ad	Adrian muck	4.3	1.6%
Ho	Houghton muck	35.6	13.5%
Mo	Morocco loamy sand	0.2	0.1%
NtB	Northfield silt loam, 2 to 6 percent slopes	48.5	18.4%
NtC2	Northfield silt loam, 6 to 12 percent slopes, eroded	10.5	4.0%
NtD2	Northfield silt loam, 12 to 20 percent slopes, eroded	36.5	13.9%
PdC2	Plainbo loamy sand, 6 to 12 percent slopes, eroded	1.2	0.4%
<b>Totals for Area of Interest</b>		<b>263.1</b>	<b>100.0%</b>

- **Adjacent Land Uses** – Uses in the area include a mixture of farm and non-farm single-family residences, farmland, woodlands, wetlands, and vacant open areas.

**Standard 2** - *The rezoning is consistent with any applicable comprehensive plans.*

The proposed rezoning substantially conforms to the future land use intent, purpose, and policies for the Town of Washington Comprehensive Plan based on the plan amendment approved by the town on July 18, 2024.

**Standard 3** - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The Town’s comprehensive amendment from Rural Lands to Rural Transition for the subject property is not reflected in the current Farmland Preservation Plan, but will be included in the update, which is currently ongoing.

**Standard 4** - *The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.*

The proposed rezoning will not likely impair or limit current or future agricultural use of surrounding parcels, although the subject property is in close proximity to Ferguson's apple orchards.

### **Summary**

As discussed above, the proposed RL zoning district is consistent with the intent and description and the applicable policies of the Town of Washington Comprehensive Plan Rural Transition Planning Area and properties in vicinity of the subject property. The existing development context is a mix of farm and non-farm development.

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.

The rezoning petition has been evaluated for consistency with the purpose of the RL 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 consistent with the intent and purpose of the Town of Washington Future Land Use plan.
- Existing uses in the area include agricultural uses, single-family residential subdivisions, and scattered woodlands.
- Zoning in the area is predominantly A-P, A-2, RH and A-1.

**Town Board Action:** The Washington Town Board consider the rezoning petition on Thursday, August 15, 2024 and recommended approval (5-0 vote). There were 3 speakers in opposition to the rezoning petition.

### **CONCLUSION**

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

- Eau Claire County Comprehensive Plan future land use designation and 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 RL Zoning District.

In addition, the following factors have also been considered:

- Input of surrounding property owners. Staff has not received any correspondence from neighbors regarding this submittal, to date.

## FINDINGS

### Findings in Favor:

1. The request is substantially consistent with the intent, description, and policies of the Town of Washington Rural Transition Future Land Use classification.
2. Town of Washington staff concurs that the proposed rezone is substantially consistent with the Town's Comprehensive Plan Rural Transition Future Land Use Designation.
3. The Washington Town Board recommends approval (5-0) vote of the rezoning petition.
4. The recent annexation of the 235-acre Orchard Hills property north of the subject property makes locations such as the subject property one of the only remaining viable areas for residential growth in the Town of Washington.
5. The maximum permitted density of future subdivision development (.5 dwelling units (d.u.)/acre, or 1 d.u. per 2 acres) is similar to that of existing residential development in the vicinity of the subject property and substantially lower than what is proposed for the Orchard Hills development to the north of the subject property.
6. The proposed development will be required to preserve Environmentally Sensitive Areas (ESA), including steep slopes, mapped wetlands, and adjacent areas.

### Findings Against:

1. Although the Town's Comprehensive Plan includes the property in the Rural Transition Future Land Use planning area, the existing land uses adjacent to the subject property are primarily agricultural, which could potentially create land use conflicts between farm and non-farm uses.
2. The property only has frontage on Balsam Road. A traffic study would be useful to evaluate traffic volumes and impacts on the road, and any improvements or mitigation that would be required.
3. Site is not consistent with the Town of Washington Rural Transition Future Land Use policy 2.c, that states, "*Areas to be transitioned to Rural Residential should be contiguous to existing Rural Residential properties.*"



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

Application Accepted:	07/30/2024
Accepted By:	Matt
Receipt Number:	78240
Town Hearing Date:	08/15/2024
Scheduled Hearing Date:	08/27/2024
Application No:	RZN-0022-24
Application Status:	Applied

## Rezoning Petition

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

Owner: BETTY MINTON SURV TRUST (Multiple Owners)

Applicant:

Telephone: EMail:

**Site Address(es):**

7200 BALSAM RD  
 No Address Available  
 No Address Available

**Property Description:** Sec 17 Twn 26 Rge 09  
 Town of Washington

**RECEIVED**  
**JUL 30 2024**  
**COUNTY CLERK**

**Zoning District(s):**

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

**Overlay District(s):**

AP - Agricultural Preservation District  
 4.63  
 40.00  
 40.00  
 35.00  
 40.00  
 20.00  
 40.00  
 40.00

PIN	Legal (partial)
1802422609174409000	PRT SE-SE THE S 466.4' OF THE E 467' NOW PLATTED AS LOT 1 OF CSM V.3 PG.7 #52
1802422609173400001	SE-SW
1802422609173100001	NE-SW
1802422609174400001	SE-SE EX THE S 464.4' OF THE E 467' (PLATTED AS LOT 1 OF CSM VOL 3 PG 7)
1802422609173300001	SW-SW
1802422609174200002	THE W 1/2 OF THE NW-SE
1802422609174300001	SW-SE
1802422609173200001	NW-SW

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**

Application Accepted:	7/30/24
Accepted By:	mm
Application Number:	RZN-0022-24
Town Hearing Date:	8/15/24
Scheduled Hearing Date:	8/27/24

**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: AP	Proposed Zoning District(s): RL
Acres to be rezoned: 260±	

Property Owner Name: BETTY LOU MINTON TRUST	Phone#
Mailing Address: 4012 POWDEROSA DR. E, EAU CLAIRE, WI 54701	
Email Address: EDGAR A. & CHRISTINE A. HENRICKS / 7200 BALSAM RD, EAU CLAIRE, WI 54701	

Agent Name: JEREMY SKAW	Phone# 715-514-4116
Mailing Address: 1356 INTERNATIONAL DRIVE	
Email Address: JSKAW@RLSWI.COM / PGARTMANN@RLSWI.COM	

**SITE INFORMATION**

Site Address: 7200 BALSAM RD, EAU CLAIRE, WI 54701  
 NE-SW / NW-SW / SW-SW / SE-SW  
 Property Description: SW-SE / 1/4 SE-SE 1/4 Sec. 17, T 26 N, R 9 W, Town of WASHINGTON

Zoning District: AP NW-SE Code Section(s):

Overlay District:  Shoreland  Floodplain  Airport  Wellhead Protection  Non-Metallic Mining

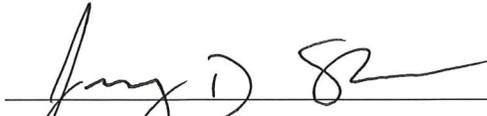
Check Applicable

Computer #(s):	180242260917440000	180242260917440001	180242260917430001
PIN #(s):	180242260917340001	180242260917330001	180242260917320001
	180242260917310001	180242260917420002	

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.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> or to the address above.

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

Owner/Agent Signature:  Date 7-30-24

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:

DEVELOPMENT FOR SINGLE FAMILY RESIDENTIAL WITH ACCESS  
OFF BALSAM ROAD.

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.

COMPREHENSIVE PLAN ALLOWS FOR RESIDENTIAL IN THIS  
AREA, MAJORITY OF THE SITE IS UNSUITABLE FOR FARMING

Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 1) The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses;
- 2) The rezoning is consistent with any applicable comprehensive plans;
- 3) The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan; and
- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

If you are petitioning to rezone land from an A-P District to another district, please describe how the proposed change in zoning will be consistent with the four findings listed here.

OVER 60% OF SITE IS CONSIDERED NOT PRIME FARMLAND  
35% IS COVERED IN WETLANDS & STEEP SLOPES

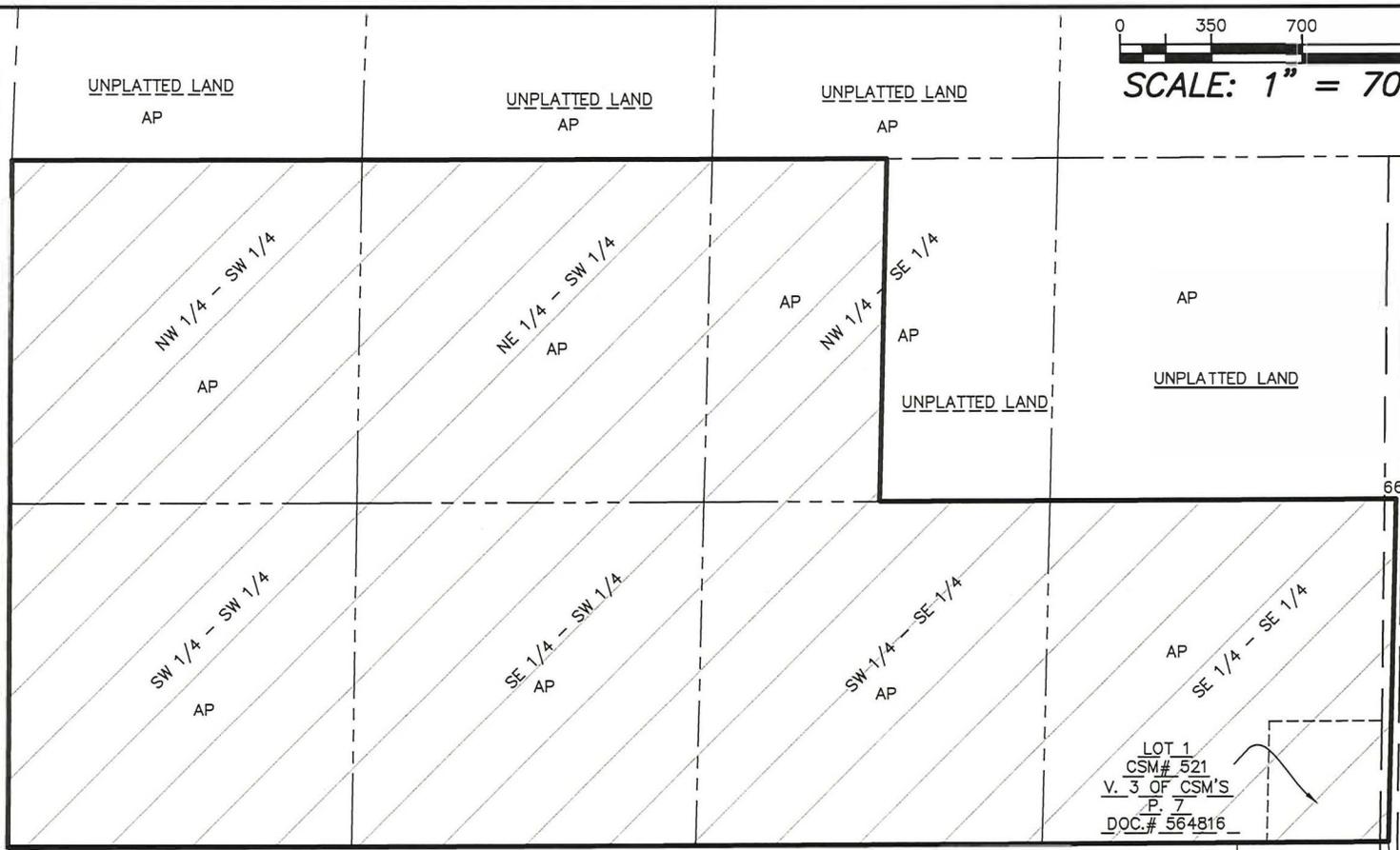
TOWN IS IN SUPPORT & HAS CHANGED THEIR COMPREHENSIVE  
PLAN IN THIS AREA

THE SITE IS WITHIN 3/4 MILE OF CITY OF EAU CLAIRE  
CONTIGUOUS CITY LIMITS

THE EXISTING INFRASTRUCTURE IS IN PLACE TO SUPPORT THE DEVELOPMENT  
THERE WILL BE LARGE ON SITE PRIVATE SEPTIC & WELL SYSTEMS



SCALE: 1" = 700'

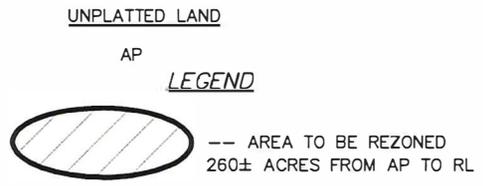


ABBREVIATIONS:  
 CSM# - CERTIFIED SURVEY MAP NUMBER  
 DOC.# - DOCUMENT NUMBER  
 E. - EAST  
 N. - NORTH  
 NE - NORTHEAST  
 NW - NORTHWEST  
 O.D. - OUTSIDE DIAMETER  
 S. - SOUTH  
 SE - SOUTHEAST  
 SEC. - SECTION  
 SW - SOUTHWEST  
 V.# - VOLUME #  
 P. - PAGE #  
 W. - WEST

**REZONE DESCRIPTION:**

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE OF SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, INCLUDING LOT 1 OF CSM# 521, V. 3 OF CSM'S, P. 7, DOC.# 564816, ALL IN SECTION 17, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE OF SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17.



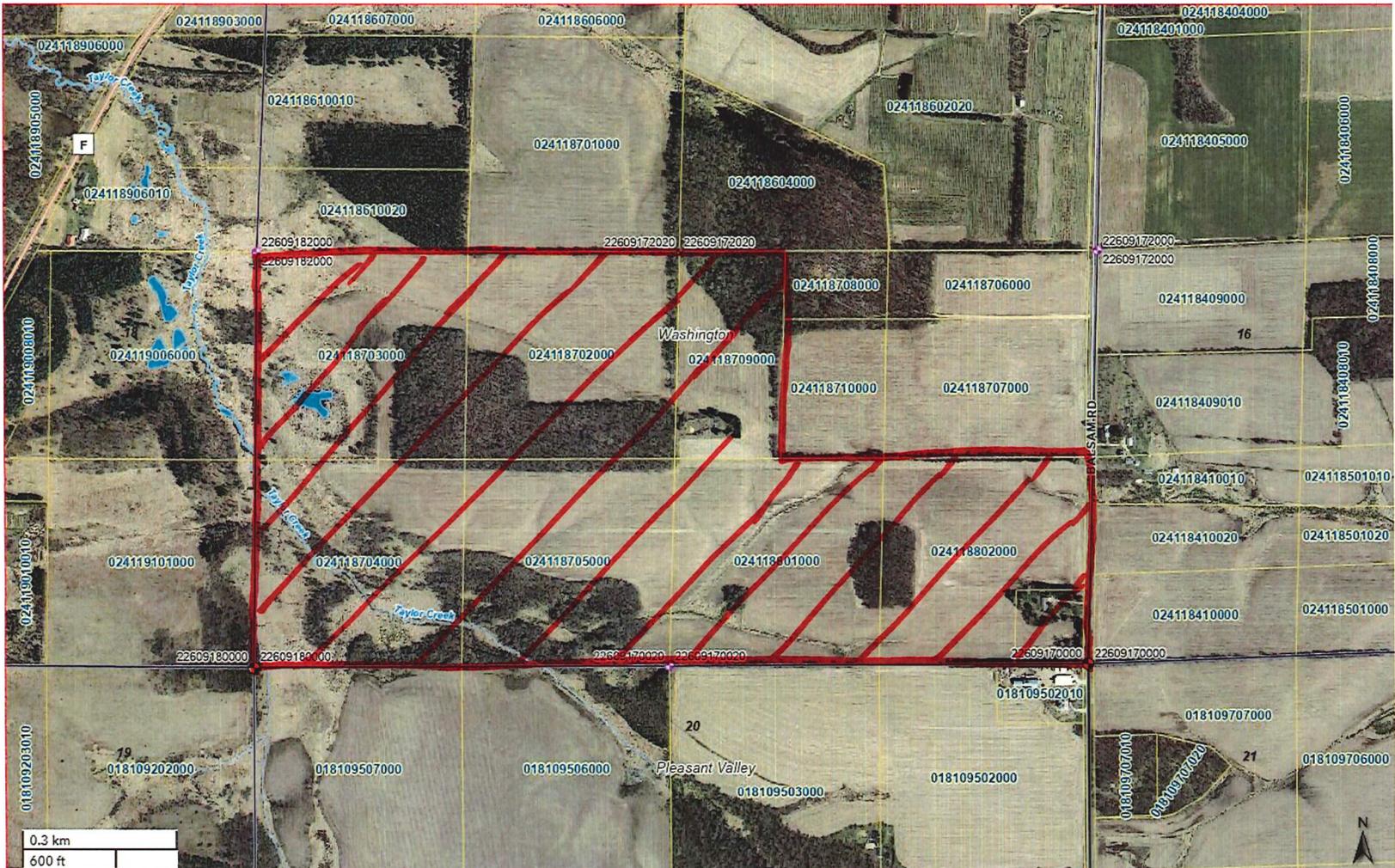
**AP REZONE**

**LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, INCLUDING LOT 1 OF CSM# 521, V. 3 OF CSM'S, P. 7, DOC.# 564816 ALL IN SECTION 17, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN**

REAL LAND SURVEYING, LLC  
 1356 INTERNATIONAL DRIVE  
 EAU CLAIRE, WI 54701  
 (715)514-4116  
 rlswi.com  
 CADD No. 24200 REZONE

LOT 1  
 CSM# 521  
 V. 3 OF CSM'S  
 P. 7  
 DOC.# 564816

LOT 1  
 CSM# 3487  
 V. 19 OF CSM'S  
 P. 327  
 DOC.# 1178537



- SurveySearch
- PLSS Corners
  - Center Of Section
  - Meander Corner
  - Quarter Corner
  - Section Corner
  - Witness Corner
- Parcels
- Parcel Numbers
- Parks
- Towns
- Surrounding Counties
  - Eau Claire
  - Surrounding
- Corners
  - Center Of Section
  - Meander Corner
  - Quarter Corner
  - Section Corner
  - Witness Corner
- Sections
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Cities (Low)

Date created: 7/30/2024  
 Last Data Uploaded: 7/30/2024 12:53:32 AM  
 Developed by



# Eau Claire County, WI

## Summary

Parcel Number 1802422609174409000  
 Alternate No 024118802010  
 Property Address 7200 BALSAM RD  
 EAU CLAIRE, WI 54701  
 Legal Description PRT SE-SE THE S 466.4' OF THE E 467' NOW PLATTED AS LOT 1 OF CSM V.3 PG.7 (#521) CONT 4.63 AC WITHOUT R/W  
 Sec-Twp-Rng S17-T26N-R9W  
 Acres 4.63  
 School District EAU CLAIRE AREA SCHOOL DISTRICT  
 Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

Mailing Address EDGAR A & CHRISTINE A HENRICKS  
 7200 BALSAM RD  
 EAU CLAIRE, WI 54701  
 Owner EDGAR A & CHRISTINE A HENRICKS

## Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$69,600.00	\$50,500.00	\$50,500.00	\$50,500.00
Building Value	\$219,100.00	\$149,000.00	\$149,000.00	\$149,000.00
Total Value	\$288,700.00	\$199,500.00	\$199,500.00	\$199,500.00
Estimated Fair Market Value	\$285,500.00	\$260,800.00	\$229,800.00	\$215,900.00

## Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$3,004.73	\$2,932.75	\$2,826.59	\$2,758.67
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	(\$56.89)	(\$53.78)	(\$52.64)	(\$52.85)
Lottery Credit	(\$211.76)	(\$176.51)	(\$186.69)	(\$129.51)
Net Property Tax	\$2,736.08	\$2,702.46	\$2,587.26	\$2,576.31
Other Fees	\$27.00	\$27.00	\$27.00	\$22.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$2,763.08	\$2,729.46	\$2,614.26	\$2,598.31

No data available for the following modules: Sales.

The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 7/29/2024, 11:53:32 PM

[Contact Us](#)



# Eau Claire County, WI

## Summary

Parcel Number 1802422609174400001  
 Alternate No 024118802000  
 Property  
 Address  
 Legal SE-SE EX THE S 464.4' OF THE E 467' (PLATTED AS LOT 1 OF CSM  
 Description VOL 3 PG 7)  
 Sec-Twp-Rng S17-T26N-R9W  
 Acres 35  
 School District EAU CLAIRE AREA SCHOOL DISTRICT  
 Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

**Mailing Address**  
[BETTY MINTON TRUST](#)  
 4012 PONDEROSA DR E  
 EAU CLAIRE, WI 54701

**Owner**  
[BETTY LOU MINTON TRUST](#)

## Sales

Description	Document Number	Recorded Date	Document Date	Vol./Pg.
DEED	951771	6/29/2006	6/23/2006	-

## Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$14,350.00	\$10,250.00	\$10,650.00	\$10,750.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$14,350.00	\$10,250.00	\$10,650.00	\$10,750.00
Estimated Fair Market Value	\$12,600.00	\$11,900.00	\$10,500.00	\$9,900.00

## Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$149.35	\$150.68	\$150.89	\$148.64
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	\$0.00	\$0.00	\$0.00	\$0.00
Lottery Credit	\$0.00	\$0.00	\$0.00	\$0.00
Net Property Tax	\$149.35	\$150.68	\$150.89	\$148.64
Other Fees	\$0.00	\$0.00	\$0.00	\$0.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$149.35	\$150.68	\$150.89	\$148.64

The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 7/29/2024, 11:53:32 PM

Contact Us

Developed by



# Eau Claire County, WI

## Summary

Parcel Number 1802422609174300001  
 Alternate No 024118801000  
 Property Address  
 Legal Description SW-SE  
 Sec-Twp-Rng S17-T26N-R9W  
 Acres 40  
 School District EAU CLAIRE AREA SCHOOL DISTRICT  
 Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

Mailing Address  
[BETTY MINTON TRUST](#)  
 4012 PONDEROSA DR E  
 EAU CLAIRE, WI 54701

Owner  
[BETTY LOU MINTON TRUST](#)

## Sales

Description	Document Number	Recorded Date	Document Date	Vol./Pg.
DEED	951771	6/29/2006	6/23/2006	-

## Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$18,600.00	\$13,400.00	\$13,700.00	\$13,800.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$18,600.00	\$13,400.00	\$13,700.00	\$13,800.00
Estimated Fair Market Value	\$23,400.00	\$22,200.00	\$19,700.00	\$18,400.00

## Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$193.58	\$196.98	\$194.11	\$190.82
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	\$0.00	\$0.00	\$0.00	\$0.00
Lottery Credit	\$0.00	\$0.00	\$0.00	\$0.00
Net Property Tax	\$193.58	\$196.98	\$194.11	\$190.82
Other Fees	\$0.00	\$0.00	\$0.00	\$0.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$193.58	\$196.98	\$194.11	\$190.82

The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 7/29/2024, 11:53:32 PM

[Contact Us](#)



# Eau Claire County, WI

## Summary

Parcel Number 1802422609174200002  
 Alternate No 024118709000  
 Property Address  
 Legal Description THE W 1/2 OF THE NW-SE  
 Sec-Twp-Rng S17-T26N-R9W  
 Acres 20  
 School District EAU CLAIRE AREA SCHOOL DISTRICT  
 Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

Mailing Address  
[BETTY MINTON TRUST](#)  
 4012 PONDEROSA DR E  
 EAU CLAIRE, WI 54701

Owner  
[BETTY LOU MINTON TRUST](#)

## Sales

Description	Document Number	Recorded Date	Document Date	Vol./Pg.
DEED	951771	6/29/2006	6/23/2006	-

## Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$18,400.00	\$13,300.00	\$13,400.00	\$13,400.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$18,400.00	\$13,300.00	\$13,400.00	\$13,400.00
Estimated Fair Market Value	\$31,300.00	\$29,900.00	\$26,300.00	\$24,700.00

## Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$191.51	\$195.52	\$189.85	\$185.29
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	\$0.00	\$0.00	\$0.00	\$0.00
Lottery Credit	\$0.00	\$0.00	\$0.00	\$0.00
Net Property Tax	\$191.51	\$195.52	\$189.85	\$185.29
Other Fees	\$0.00	\$0.00	\$0.00	\$0.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$191.51	\$195.52	\$189.85	\$185.29

The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 7/29/2024, 11:53:32 PM

[Contact Us](#)



# Eau Claire County, WI

## Summary

Parcel Number 1802422609173400001  
 Alternate No 024118705000  
 Property Address  
 Legal Description SE-SW  
 Sec-Twp-Rng S17-T26N-R9W  
 Acres 40  
 School District EAU CLAIRE AREA SCHOOL DISTRICT  
 Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

Mailing Address **BETTY MINTON TRUST**  
 4012 PONDEROSA DR E  
 EAU CLAIRE, WI 54701

Owner **BETTY LOU MINTON TRUST**

## Sales

Description	Document Number	Recorded Date	Document Date	Vol./Pg.
DEED	951771	6/29/2006	6/23/2006	-

## Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$33,000.00	\$24,500.00	\$24,700.00	\$24,800.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$33,000.00	\$24,500.00	\$24,700.00	\$24,800.00
Estimated Fair Market Value	\$56,200.00	\$55,500.00	\$49,000.00	\$45,900.00

## Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$343.45	\$360.17	\$349.95	\$342.94
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	\$0.00	\$0.00	\$0.00	\$0.00
Lottery Credit	\$0.00	\$0.00	\$0.00	\$0.00
Net Property Tax	\$343.45	\$360.17	\$349.95	\$342.94
Other Fees	\$0.00	\$0.00	\$0.00	\$0.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$343.45	\$360.17	\$349.95	\$342.94

The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 7/29/2024, 11:53:32 PM

[Contact Us](#)



# Eau Claire County, WI

## Summary

Parcel Number 1802422609173100001  
 Alternate No 024118702000  
 Property Address  
 Legal Description NE-SW  
 Sec-Twp-Rng S17-T26N-R9W  
 Acres 40  
 School District EAU CLAIRE AREA SCHOOL DISTRICT  
 Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

Mailing Address [BETTY LOU MINTON SURV TRUST](#) Owner [BETTY LOU MINTON SURV TRUST](#)  
 4012 PONDEROSA DR E  
 EAU CLAIRE, WI 54701

## Sales

Description	Document Number	Recorded Date	Document Date	Vol./Pg.
DEED	951771	6/29/2006	6/23/2006	-

## Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$34,200.00	\$24,600.00	\$24,900.00	\$24,900.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$34,200.00	\$24,600.00	\$24,900.00	\$24,900.00
Estimated Fair Market Value	\$57,200.00	\$54,500.00	\$48,000.00	\$45,100.00

## Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$355.94	\$361.63	\$352.79	\$344.30
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	\$0.00	\$0.00	\$0.00	\$0.00
Lottery Credit	\$0.00	\$0.00	\$0.00	\$0.00
Net Property Tax	\$355.94	\$361.63	\$352.79	\$344.30
Other Fees	\$0.00	\$0.00	\$0.00	\$0.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$355.94	\$361.63	\$352.79	\$344.30

The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 7/29/2024, 11:53:32 PM

[Contact Us](#)



# Eau Claire County, WI

## Summary

Parcel Number 1802422609173200001  
 Alternate No 024118703000  
 Property Address  
 Legal Description NW-SW  
 Sec-Twp-Rng S17-T26N-R9W  
 Acres 40  
 School District EAU CLAIRE AREA SCHOOL DISTRICT  
 Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

Mailing Address [BETTY LOU MINTON SURV TRUST](#)  
 4012 PONDEROSA DR E  
 EAU CLAIRE, WI 54701

Owner [BETTY LOU MINTON SURV TRUST](#)

## Sales

Description	Document Number	Recorded Date	Document Date	Vol./Pg.
DEED	951771	6/29/2006	6/23/2006	-

## Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$57,900.00	\$42,000.00	\$42,200.00	\$42,200.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$57,900.00	\$42,000.00	\$42,200.00	\$42,200.00
Estimated Fair Market Value	\$108,600.00	\$104,200.00	\$91,900.00	\$86,200.00

## Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$602.61	\$617.42	\$597.90	\$583.53
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	\$0.00	\$0.00	\$0.00	\$0.00
Lottery Credit	\$0.00	\$0.00	\$0.00	\$0.00
Net Property Tax	\$602.61	\$617.42	\$597.90	\$583.53
Other Fees	\$0.00	\$0.00	\$0.00	\$0.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$602.61	\$617.42	\$597.90	\$583.53

The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 7/29/2024, 11:53:32 PM

[Contact Us](#)



# Eau Claire County, WI

## Summary

Parcel Number 1802422609173300001  
 Alternate No 024118704000  
 Property Address  
 Legal Description SW-SW  
 Sec-Twp-Rng S17-T26N-R9W  
 Acres 40  
 School District EAU CLAIRE AREA SCHOOL DISTRICT  
 Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

Mailing Address  
[BETTY MINTON TRUST](#)  
 4012 PONDEROSA DR E  
 EAU CLAIRE, WI 54701

Owner  
[BETTY LOU MINTON TRUST](#)

## Sales

Description	Document Number	Recorded Date	Document Date	Vol./Pg.
DEED	951771	6/29/2006	6/23/2006	-

## Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$48,500.00	\$35,700.00	\$35,800.00	\$35,900.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$48,500.00	\$35,700.00	\$35,800.00	\$35,900.00
Estimated Fair Market Value	\$89,600.00	\$87,200.00	\$76,800.00	\$72,200.00

## Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$504.78	\$524.81	\$507.23	\$496.42
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	\$0.00	\$0.00	\$0.00	\$0.00
Lottery Credit	\$0.00	\$0.00	\$0.00	\$0.00
Net Property Tax	\$504.78	\$524.81	\$507.23	\$496.42
Other Fees	\$0.00	\$0.00	\$0.00	\$0.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$504.78	\$524.81	\$507.23	\$496.42

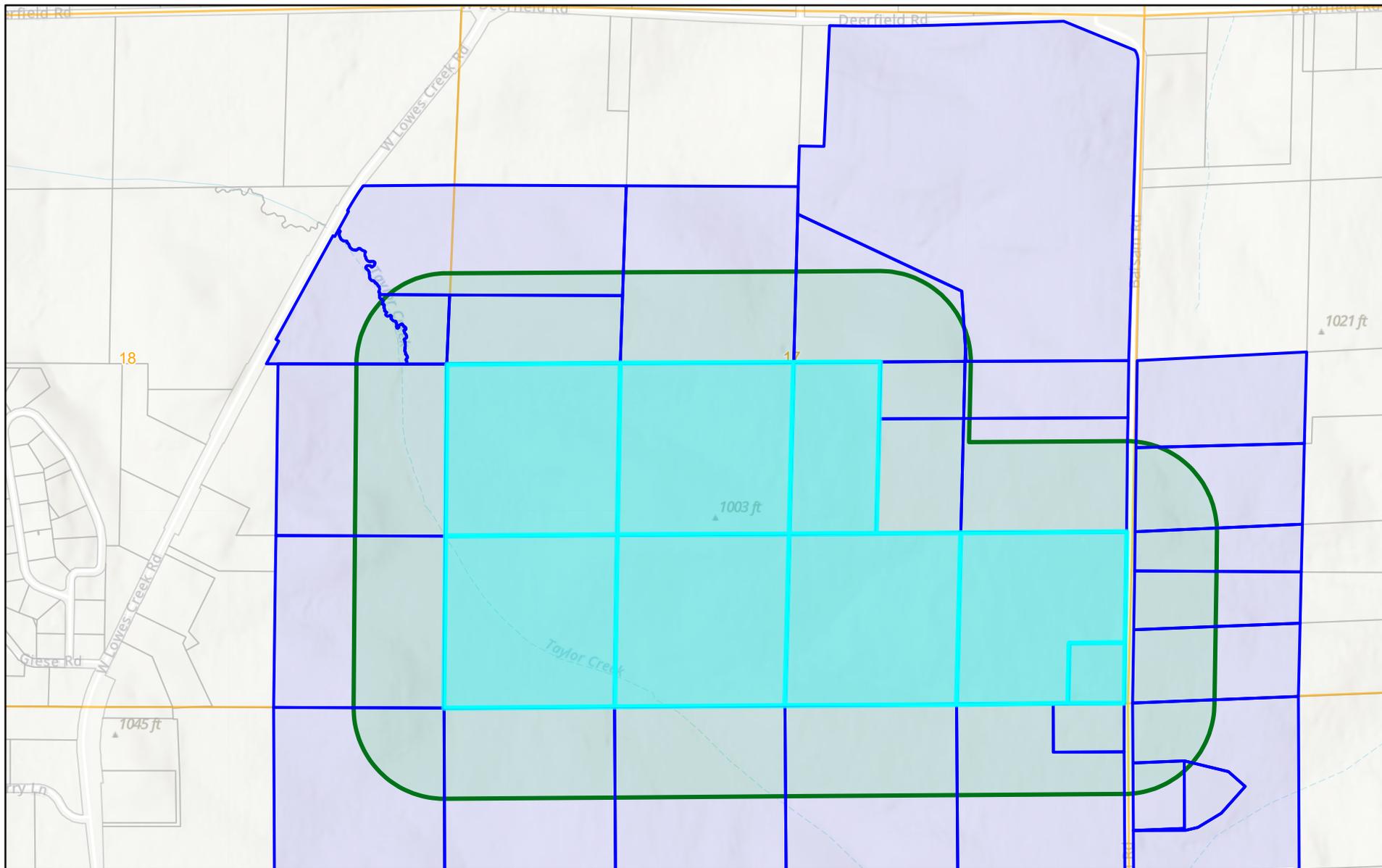
The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 7/29/2024, 11:53:32 PM

[Contact Us](#)

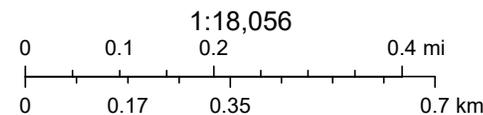
Developed by  
 Schneider  
 GEOSPATIAL

# Public Notification



7/30/2024, 2:23:50 PM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

FirstName LastName	Address	City State Zip
RICHARD B & KATHLEEN A HALVORSON	S 7540 BALSAM RD	EAU CLAIRE WI 54701-9169
JEFFREY W & JEANNE R MILLER	6989 W LOWES CREEK RD	EAU CLAIRE WI 54701-8903
PATRICK SCHAFFER	S 7635 BALSAM RD	EAU CLAIRE WI 54701-9154
KAYLA WYTTENBACH	S 7475 BALSAM RD	EAU CLAIRE WI 54701-9154
CHAD DALHOE	S7350 BALSAM RD	EAU CLAIRE WI 54701-9153
CHRISTINE SCHAFFER	25752 NICOLAI AVE	CANNON FALLS MN 55009-9152
LINDA THOMPSON	PO BOX 883	MENOMONEE FALLS WI 53052-0883
FERGUSON'S MORNINGSIDE ORCHARD LLC	N17543 GROVER LN	GALESVILLE WI 54630-8258
JEREMY RAINVILLE	6820 BALSAM RD	EAU CLAIRE WI 54701-9108
ERIC DUNN	4035 MILL RUN RD	EAU CLAIRE WI 54703-4631
JOY SCHUMACHER	509 DEERFIELD RD	EAU CLAIRE WI 54701-8939
TODD MORGAN	6731 W LOWES CREEK RD	EAU CLAIRE WI 54701-8903
GALSTAD IRREVOC TRUST	6971 BALSAM RD	EAU CLAIRE WI 54701-9109
ETHAN GALSTAD	W9314 BIG COULEE RD	ARKANSAW WI 54721-8610

**REZONE NUMBER:** RZN-0021-24                      **COMPUTER NUMBER:** 004111006020

**PUBLIC HEARING DATE:** August 27, 2024

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

**OWNER:** Wesley J. & Charlene K. Vlcek, W 3151 County Road HH, Eau Claire, WI 54701

**AGENT:** Jeremy Skaw, 1356 International Dr., Eau Claire, WI 54701

**REQUEST:** Rezone .81 acres +/- from A-P Agricultural Preservation to A-2 Agriculture-Residential to match the zoning of the rest of the 9.19-acre parcel, which is A-2.

**LOCATION:** Southeast corner of Luer Road and County Road HH

**LEGAL DESCRIPTION:** Portion of the NE ¼ of the NE ¼, Section 18, T26N, R10W, Town of Brunswick, Eau Claire County, WI

**RECOMMENDATION**                      Approval of request based on findings outlined on Page 5 of this report

**BACKGROUND**

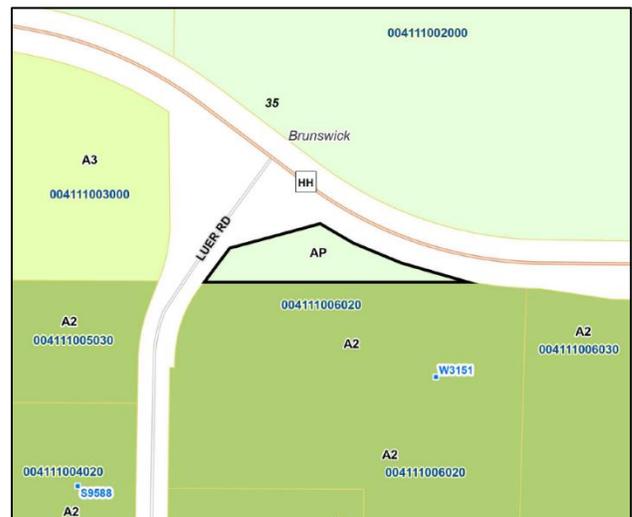
SITE CHARACTERISTICS:

- The property is undeveloped and partially wooded
- The property contains no Environmentally Sensitive Areas (ESAs), including steep slopes, mapped wetlands, or floodplains
- There are no agricultural uses on the property

EXISTING ZONING DISTRICT:

A-P Agricultural Preservation District. The A-P Agricultural Preservation District is established to:

- A. *Preserve and protect those areas best suited for agricultural, forestry or open space uses by minimizing fragmentation of contiguous agricultural or forest lands for the benefit and use of current and future generations;*
- B. *Provide for a wide range of agricultural uses typically associated with the continued production of food and fiber while recognizing that such uses may involve noise, dust, odor, or operation of heavy equipment for long periods of time;*



- C. *Strengthen and diversify a predominately agricultural and forestry-based economy by providing for a range of economic opportunities for property owners which are generally compatible with and supportive of agriculture or forestry operations as either permitted or conditional uses;*
- D. *Comply with standards contained in Wis. Stat. ch. 91 to permit eligible landowners to receive tax credits under Wis. Stat. § 71.09, in conjunction with their agricultural operations;*
- E. *Preserve rural character and promote the efficient use of public infrastructure and utilities by minimizing the adverse effects of urban sprawl along with its associated expense;*
- F. *Promote environmental quality through the use of conservation practices designed to minimize erosion of productive soils and deter the delivery of sediment and nutrients to the waters of our state;*
- G. *Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and*
- H. *Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County’s permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.*

**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:**

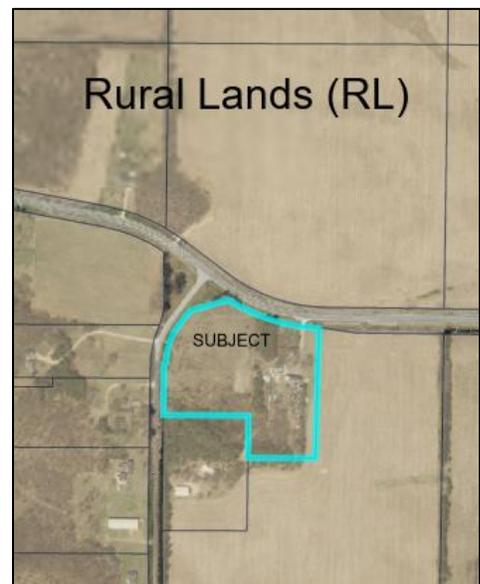
LOCATION	ZONING	LAND USE
Subject	A-P	Woodlands; Previous residential use
North	A-P	Residential
East	A-P/A-2	Road right-of-way
South	A-2	Existing residence; Vacant land
West	A-2; A-3	Single-family residential

**COMPREHENSIVE PLANS:**

The Eau Claire County Comprehensive Plan includes the property in the Rural Lands (RL) planning area and the Town of Brunswick Comprehensive Plan includes the property in the Rural Preservation (RP) 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 Brunswick:**

- Rural Preservation Comprehensive Plan Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas. However, the term rural preservation is not intended to imply that changes in land use will not occur in these areas. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and limited low density single-family residential development. Future development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP areas and other policies included in this Plan. Any new development shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses.*
- Applicable Policies:
  - a. *Non-farm residential lots shall be a minimum of two (2) acres per unit, with the number of lots allowed being based upon a gross density of one (1) residential dwelling unit per five (5) acres held in single ownership. The balance of the land not included in the residential lots shall be placed in a permanent conservation easement for agriculture, forestry, and open space use.*
  - 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. At least 80% of any proposed new lot shall not contain Class I, II, or III soils. In addition, it is the preference of the Town of Brunswick 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 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 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.

#### A-P Rezoning Standards

In addition, there are four standards for approving a rezoning of land from the A-P Agricultural Preservation zoning district to any other district. The following provides an analysis of this rezoning petition based on those standards:

**Standard 1** - *The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses.*

- **Soil Types** – Although one of the soils (Meridian silt loam, 0-3% slopes) is considered a productive agricultural soil, there is no evidence of agricultural use on the property.
- **Historical Productivity** – As mentioned, there is no evidence of agricultural use on the property.
- **Site Location** – The property is located on County Road HH and Luer Road.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmlands, woodlands, farm and non-farm single-family residences, and vacant open areas.

**Standard 2** - *The rezoning is consistent with any applicable comprehensive plans.*

The proposed rezoning substantially conforms to the future land use intent, purpose, and policies for the Eau Claire County Comprehensive Plan, including policies related to limiting residential density in rural areas of the County and limiting conversion of productive farmland. No new development is proposed with this rezoning.

**Standard 3** - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning would not remove productive farmland from cultivation.

**Standard 4** - *The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.*

The proposed rezoning will not likely impair or limit current or future agricultural use.

Town Board Action: The Brunswick Town Board considered the rezoning petition on Wednesday, August 14, 2024 and recommended approval (2-0 vote with Town Chair Vlcek recusing himself).

The rezoning petition has been evaluated for consistency with the purpose of the A-2 District and the uses allowed in the districts. 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 woodlands, agricultural uses, and farm and non-farm single-family residences.

## 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. The remainder of the 9.19-acre parent parcel is zoned A-2 and rezoning this property will resolve the issue of the parcel having two zoning districts.
3. There are numerous A-2 zoned parcels in proximity to the subject property.
4. The rezoning will have no impact on agricultural land.



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

Application Accepted:	07/29/2024
Accepted By:	Matt Michels
Receipt Number:	7568370
Town Hearing Date:	08/13/2024
Scheduled Hearing Date:	08/27/2024
Application No:	RZN-0021-24
Application Status:	Applied

## Rezoning Petition

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

**Owner:** WESLEY VLCEK

**Applicant:** Jeremy Skaw, Real Land Surveying, 1356 International Dr, Eau Claire, WI 54701

**Telephone:** (715) 514-4116

**EMail:** jskaw@rlswi.com

**RECEIVED**

**JUL 29 2024**

**COUNTY CLERK**

**Site Address(es):**

W 3151 COUNTY ROAD HH

**Property Description:**

Sec 35 Twn 26 Rge 10  
 Town of Brunswick

**Zoning District(s):**

AP-A2 - Multiple Zoning Districts

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

9.19  
 9.19

**Overlay District(s):**

**PIN**

1800422610351409001

**Legal (partial)**

LOT 1 CSM 3661 (VOL 21 P 43 #1209171)

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:

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

Application Accepted:	7/29/24
Accepted By:	WJM
Application Number:	R2N-0021-24
Town Hearing Date:	8/13/24
Scheduled Hearing Date:	8/27/24

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: AP	Proposed Zoning District(s): A2
Acres to be rezoned: 0.81±	

Property Owner Name: WESLEY J. & CHARLENE K. VLCEK	Phone#
Mailing Address: W.3151 COUNTY ROAD HH, EAU CLAIRE, WI 54701	
Email Address:	

Agent Name: JEREMY SKAW	Phone# 715-514-4116
Mailing Address: 1356 INTERNATIONAL DR., EAU CLAIRE, WI 54701	
Email Address: JSKAW@RLSWI.COM	

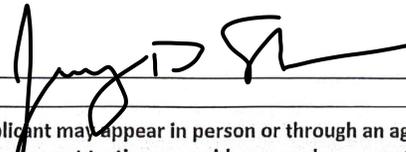
SITE INFORMATION

Site Address: W. 3151 COUNTY ROAD HH, EAU CLAIRE, WI 54701	
Property Description: NE ¼ NE ¼ Sec. 35, T26 N, R10 W, Town of BRUNSWICK	
Zoning District:	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	1800422610351409001

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.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> or to the address above.

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

Owner/Agent Signature:  Date 07/29/24

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.



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:	7/29/24
Accepted By:	WJM
Application Number:	R2N-0021-24
Town Hearing Date:	8/13/24
Scheduled Hearing Date:	8/27/24

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: AP	Proposed Zoning District(s): A2
Acres to be rezoned: 0.81±	

Property Owner Name: WESLEY J. & CHARLENE K. VLCEK	Phone#
Mailing Address: W.3151 COUNTY ROAD HH, EAU CLAIRE, WI 54701	
Email Address:	

Agent Name: JEREMY SKAW	Phone# 715-514-4116
Mailing Address: 1356 INTERNATIONAL DR., EAU CLAIRE, WI 54701	
Email Address: JSKAW@RLSWI.COM	

SITE INFORMATION

Site Address: W. 3151 COUNTY ROAD HH, EAU CLAIRE, WI 54701	
Property Description: NE ¼ NE ¼ Sec. 35, T26 N, R10 W, Town of BRUNSWICK	
Zoning District:	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	1800422610351409001

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.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> or to the address above.

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

Owner/Agent Signature: \_\_\_\_\_ Date \_\_\_\_\_

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:

REST OF THE CSM IS ZONED A2

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.

SURROUNDING PROPERTIES ARE ZONED A2

Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 1) The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses;
- 2) The rezoning is consistent with any applicable comprehensive plans;
- 3) The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan; and
- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

If you are petitioning to rezone land from an A-P District to another district, please describe how the proposed change in zoning will be consistent with the four findings listed here.

PROPERTY TO SAMLL TO EFFECTIVELY FARM

SURROUNDING PROPERTIES SOUTH OF ROAD HH AND WEST OF LUER ROAD ARE A2

LAND IS NOT FARMED

NO AFFECT TO FARMLAND



REAL LAND SURVEYING



LOT 1  
CSM# 1333  
V. 7 OF CSM'S  
P. 87

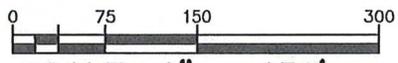
A3

LOT 1  
CSM# 2399  
V. 13 OF CSM'S  
P. 116  
DOC.# 952402

A2

UNPLATTED LAND  
NE 1/4 - NE 1/4  
AP

LUER ROAD  
R/W WIDTH VARIES



SCALE: 1" = 150'

LOT 1  
CSM# 3661  
V. 21 OF CSM'S  
P. 43  
DOC.# 1209171

A2

LEGEND  
--- AREA TO BE REZONED

- ABBREVIATIONS:  
CSM# - CERTIFIED SURVEY  
MAP NUMBER  
DOC.# - DOCUMENT NUMBER  
E. - EAST  
MON. - MONUMENT  
N. - NORTH  
NE - NORTHEAST  
NW - NORTHWEST  
R/W - RIGHT OF WAY  
S. - SOUTH  
SE - SOUTHEAST  
SEC. - SECTION  
SW - SOUTHWEST  
V.# - VOLUME #  
P. - PAGE #  
W. - WEST

UNPLATTED LAND

A2

LOT 1  
CSM# 415  
V. 2 OF CSM'S  
P. 232

A2

LOT 1  
CSM# 2159  
V. 11 OF CSM'S  
P. 365  
DOC.# 900383

A2

UNPLATTED LAND

**REZONE**

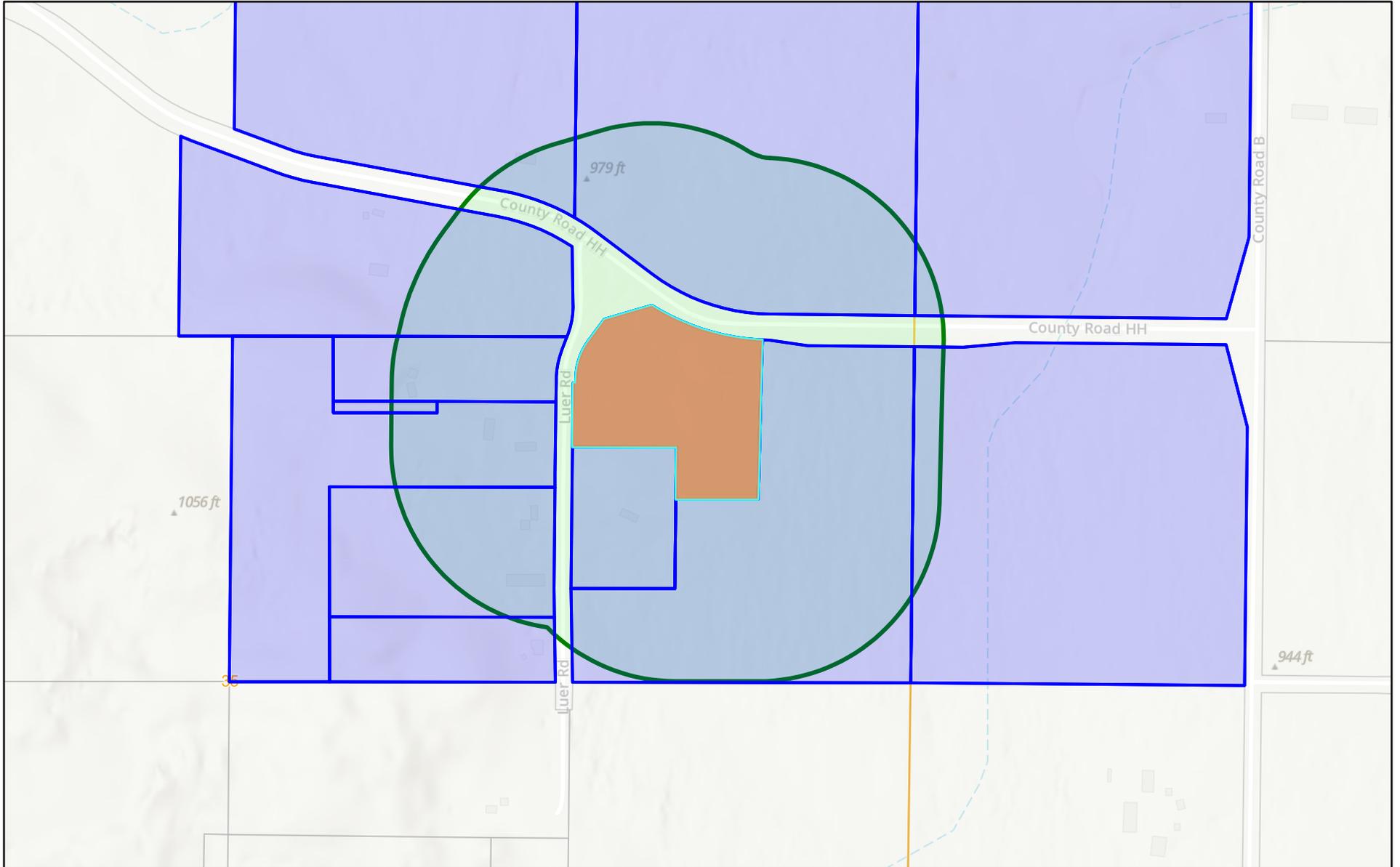
LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,  
SECTION 35, TOWNSHIP 26 NORTH, RANGE 10 WEST,  
TOWN OF BRUNSWICK, EAU CLAIRE COUNTY, WISCONSIN  
INCLUDING PART OF LOT 1, CSM# 3661, V. 21 OF CSM'S, P. 43, DOC.# 1209171

REZONE DESCRIPTION

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,  
SECTION 35, TOWNSHIP 26 NORTH, RANGE 10 WEST, TOWN OF  
BRUNSWICK, EAU CLAIRE COUNTY, WISCONSIN INCLUDING PART  
OF LOT 1, CSM# 3661, V. 21 OF CSM'S, P. 43, DOC.# 1209171,  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

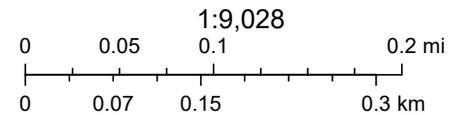
- ALL OF LOT 1, CSM# 3661, V. 21 OF CSM'S, P. 43, DOC.# 1209171 LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35.

# Public Notification



7/30/2024, 9:57:57 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
PATRICK R & JOAN M KLIMEK	W 3290 COUNTY ROAD HH	EAU CLAIRE WI 54701-1816
MELVIN J & SHAWN R SEUFERER	W 3393 COUNTY ROAD HH	EAU CLAIRE WI 54701-9595
LUCAS PLANK	S9570 LUER RD	EAU CLAIRE WI 54701-9596
MARLIN M & DOROTHY A PLANK	S9588 LUER RD	EAU CLAIRE WI 54701-9596
CASEY KOHLS	S9780 LUER RD	EAU CLAIRE WI 54701-9732
DAVID L & KIMBERLY R VLCEK	S9695 LUER RD	EAU CLAIRE WI 54701-9596
TROY GILBERTSON	S8890 BETZ RD	EAU CLAIRE WI 54701-9578
TERRY EMERSON	S9700 LUER RD	EAU CLAIRE WI 54701-9596



# Town of Brunswick

## Eau Claire County, Wisconsin

### *Town Board Meeting Minutes*

August 14, 2024

Brunswick Town Hall

**Present:** Chairman Wes Vlcek, Supervisors John Helwig and Don Jaquish, Clerk, Debby Grinde and Treasurer, Deb Heath.

- **Call to order** at 7:00 p.m. by Chairman Vlcek. He led the Pledge of Allegiance to the Flag.
- Motion made by Jaquish/Helwig to approve the July 9, 2024 meeting minutes. Motion carried.
- **Informal Public Comment Time:** Chippewa Valley Tree Service will drop the tree alongside the Fire Station in early Sept. at a cost of \$200.00. The 2<sup>nd</sup> pass of roadside mowing will be done in October. Ben Johnson reported on the WHYS Music Festival to be held on August 18<sup>th</sup> at the 4-Mile Restaurant and Bar outside only. No parking signs will be placed along Hwy 37 and a portion of Jene Rd. Parking is available across the road from 4-Mile. The line-up consists of all local musicians. Sean Bohan, Engineer for the Rim Rock Road project delivered a progress report. Special meetings will be held at the Town Hall on August 27<sup>th</sup> and 28<sup>th</sup> to open and award bids. The project may start after Labor Day, with substantial completion by mid-November. Supervisor Jaquish commended Mr. Bohan for his exemplary work thus far on the project meetings held with the public in attendance.
- Motion by Jaquish/Vlcek to renew a Resolution in lieu of a bond pursuant to Section 70.26(2) Wisconsin Statutes. Motion carried. Resolution adopted, dated September 13, 2022 and renewed August 14, 2024. Ordinance 09/2022 70.67(2)\*Exemption from Treasurer's bond adopted Oct.11, 2022 and renewed August 14, 2024.
- Thaler Oil Co. propane agreement for 2024-2025 pre-pay program was decided upon with a motion by Vlcek/Helwig to pre-pay Thaler \$2,000.00. Motion carried.
- **Motion by Helwig/Jaquish to recommend approval of the rezoning petition for Wes and Charlene Vlcek at W3151 County Road HH. Motion passed with Chairman Vlcek recusing himself from the vote.**
- Motion by Helwig/Vlcek to replace the water heater at the Fire Station for a total cost of \$1345.00. Motion passed.
- Motion by Vlcek/Helwig to send a letter of support to the Town of Washington for their incorporation of a Town into a Village. Motion passed.
- Motion by Vlcek/Jaquish to increase the deductible to \$5,000.00 and building limits to \$755,089.00 on our Rural Mutual Insurance Company policy. Motion passed.
- Town Roads: patching has been completed. New Rim Rock Road project accepting bids until August 27<sup>th</sup>.
- Motion by Vlcek/Helwig to pay the bills. Motion carried.
- The Treasurer's report was approved with a motion by Helwig/Jaquish. Motion carried.



# Town of Brunswick

## Eau Claire County, Wisconsin

- Next meeting to be held on Tuesday, September 10, 2024 at the Town Hall commencing at 7p.m.
- Adjournment with motion by Helwig/Jaquish. Motion carried. Time: 7:56 p.m.

Respectfully submitted,

Debra Grinde

Town Clerk

# Vlcek Rezoning

Created by: MM



- Addresses
- Address Labels
- Parcels
- Parcel Numbers
- Parks
- County Zoning
- Not Zoned By County
- Zoned by City
- Zoned by Town
- Unzoned
- A1 - Exclusive Agricultural District
- A2 - Agriculture-Residential District
- A3 - Agricultural District
- AP - Agricultural Preservation District
- 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
- I1
- RH - Rural Homes District
- 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
- Cities (Low)

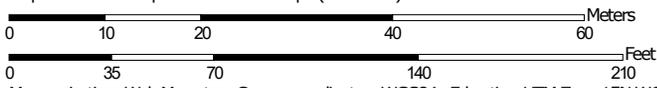
Date created: 8/19/2024  
 Last Data Uploaded: 8/19/2024 12:38:33 AM  
 Developed by



Soil Map—Eau Claire County, Wisconsin



Map Scale: 1:784 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eau Claire County, Wisconsin

Survey Area Data: Version 22, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
423A	Meridian silt loam, 0 to 3 percent slopes	0.4	56.8%
GoB	Gotham loamy sand, 1 to 6 percent slopes	0.0	0.0%
GoC2	Gotham loamy sand, 6 to 12 percent slopes, eroded	0.3	43.2%
<b>Totals for Area of Interest</b>		<b>0.7</b>	<b>100.0%</b>



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

08/22/2024

## Final Plat – Heritage Estates

Good afternoon,

As the applicant for both the Final Plat of the Heritage Estates subdivision and a rezone of a future lot of Heritage Estates, I wish to table both items from the 27-August Planning and Development Committee meeting to the one on 24-September.

The initial final plat and rezone applications were submitted on July 2, 2024. Since that submittal date, it was discovered that wetlands occur with the bounds of Heritage Estates. Since these wetlands have been unaccounted for at this juncture, we must postpone both the final plat and rezone until the meeting on 24-September.

I am currently working with the civil engineering firm, the developer, and the WI DNR regarding the wetlands and how we must alter the development to meet the developer's criteria, regarding new road placement, as well as rearranging several lots. We plan to re-submit all final plat and rezone materials on Friday, 30-September.

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

Field Supervisor

715.514.4116 Office  
715.895.8211 Direct  
715.225.4572 Mobile

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



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

**REZONE NUMBER:** RZN-0019-24      **COMPUTER NUMBER:** 020110505000

**PUBLIC HEARING DATE:** August 27, 2024 (Note: Rezoning was tabled at August 13, 2024 meeting to the August 27 meeting at applicant’s request to provide opportunity to review staff findings)

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

**OWNER:** JTH Enterprises, 5972 Heathermoor Ln, Eau Claire, WI 54703

**AGENT:** Real Land Surveying, 1356 International Dr, Eau Claire, WI 54701

**REQUEST:** Rezone a 5-acre +/- lot in the proposed *Heritage Estates* subdivision (Lot 4) from RH - Rural Homes to the A-2 Agriculture-Residential District to operate a repair business for off-highway vehicles, which would be approved by a separate conditional use permit for a cottage industry. Cottage Industries are not permitted in the RH Zoning District.

**LOCATION:** North side of County Hwy Q approximately one-quarter mile west of County Hwy P

**LEGAL DESCRIPTION:** Portion of the SW ¼ of the NE ¼, Section 12, T27N, R9W, Town of Seymour, Eau Claire County, Wisconsin (Complete legal description attached).

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

## BACKGROUND

### SITE CHARACTERISTICS:

- The property to be rezoned is mostly wooded.
- The property is generally flat and does not contain any environmentally sensitive areas.

### EXISTING ZONING DISTRICT:

RH Rural Homes District. The RH Rural Homes District is established to “*provide for suburban large-lot development with individual on-site water and sewage disposal facilities.*”

Permitted principal uses include single-family detached residential dwellings. As noted, cottage industries are not allowed.

### 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.*”

Examples of permitted uses include agricultural uses and keeping and raising of animals, including livestock facilities up to 150 animal units. Examples of conditional uses include sawmills; bulk storage, processing, and/or distribution of local agricultural products; kennels, daycare & boarding facilities; private racetracks, RV parks & campgrounds; and commercial auctions and flea markets.

**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE
Subject	RH	Undeveloped woodland
North	RH	Proposed <i>Heritage Estates</i> Outlot 1
East	RH	Vacant land
South	RH	Proposed <i>Heritage Estates</i> Lot 3 (future single-family residential)
West	RH	Proposed <i>Heritage Estates</i> Lot 5 (future single-family residential)

**COMPREHENSIVE PLANS:**

The Eau Claire County Future Land Use Map and the Town of Seymour Future Land Use Map both include the property in the Rural Residential (RR) 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 Residential Intent and Description:** *“The primary intent of this classification is to identify areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.”*
- **Applicable Policies:** The following policies are applicable to this rezoning petition:
  1. *The preferred housing density is one (1) unit per two (2) acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per two (2) acres to one (1) unit per 10 acres.*
  - ...
  2. *For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential.*

Note that while neither the County nor the town comprehensive plan specifically list A-2 Agricultural-Residential as a zoning district to be considered for approval, past rezoning petitions for A-2 in the RR area have been approved based on the principle that the planning areas primarily establish maximum permissible density and intensity of development, and that lower density development, if demonstrated to be compatible with nearby uses and consistent with the intent of the planning area, may be approved.

**Town of Seymour:**

- **Rural Residential Intent and Description:** *“The primary intent of this classification is to identify areas suitable for future rural residential neighborhoods. Rural Residential areas include lands with existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These*

*additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.”*

- Applicable Policies: The following policies are applicable to this rezoning petition:
  1. *Within the RR classification, limit new development to a maximum gross density of one residential dwelling unit per two (2) acres held in single ownership.*
  - ...
  4. *The following Eau Claire County zoning districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential Large Lot (with approved conservation subdivisions).*

#### Eau Claire County Farmland Preservation Plan

The property is not included in the Farmland Preservation Plan Map since it is not planned or zoned for agricultural uses.

#### **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 Seymour Town Board consider the rezoning petition on Monday, July 8, 2024 and recommended approval (3-0 vote). There were no speakers in opposition to the rezoning petition.

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 intent of the Rural Residential Future Land Use area is, “*to identify areas suitable for future non-farm residential development*”, which is not consistent with a number of the permitted, accessory, and conditional uses of the Agricultural-Residential (A-2) Zoning District.

#### **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 of or opposition to the proposed rezoning has been received, to date.

## FINDINGS

### Findings in Favor:

1. The Seymour Town Board recommended unanimous approval of the rezoning petition at the July 8 meeting (3-0 vote).
2. There are several A-2 zoned parcels in proximity to the subject property.
3. The impacts of the proposed Cottage Industry would be evaluated during the Conditional Use Permit review process and mitigation measures, such as screening and limitations on the maximum number of vehicles, equipment, etc. could be established by the Committee on Planning and Development to potentially reduce adverse impacts on future residents.

### Findings Against:

1. As previously stated, the applicant proposes to operate a business to repair off-highway vehicles, which would be approved by a separate conditional use permit for a cottage industry. Staff is concerned that the proposed non-residential accessory use, which is permitted in the A-2 District where lots are at least 5 acres, is potentially inappropriate in the *Heritage Estates* residential subdivision composed of 1-2 acre lots, where the proposed Cottage Industry would not be permitted.
2. Some of the permitted and conditional uses in the A-2 Zoning District may be incompatible with the residential use of the proposed *Heritage Estates* subdivision. As discussed, examples of permitted uses include agricultural uses and keeping and raising of animals, including livestock facilities up to 150 animal units. Examples of conditional uses include sawmills; bulk storage, processing, and/or distribution of local agricultural products; kennels, daycare & boarding facilities; private racetracks, RV parks & campgrounds; and commercial auctions and flea markets.
3. The proposed rezoning would create an island of A-2 zoning surrounded by RH zoning, which, as noted, could be incompatible with single family residential uses and character and could have adverse impacts on surrounding residential properties.



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

Application Accepted:	07/02/2024
Accepted By:	Matt Michels
Receipt Number:	077991
Town Hearing Date:	07/08/24
Scheduled Hearing Date:	08/13/2024
Application No:	RZN-0019-24
Application Status:	Applied

## Rezoning Petition

**Owner/Applicant Name(s):**  
**Owner:** JTH ENTERPRISES LLC  
**Applicant:** Real Land Surveying, 1356 International Dr, Eau Claire, WI 54701  
**Telephone:** 715-514-4116      **Email:** jskaw@rlswi.com

**RECEIVED**

**JUL 03 2024**

**COUNTY CLERK**

**Site Address(es):** 5606 OLSON DR      **Property Description:** Sec 12 Twn 27 Rge 09  
 Town of Seymour

**Zoning District(s):** RH - Rural Homes District      **Lot Area(s) - Acres:** 29.50      **Overlay District(s):**

**PIN:** 1802022709121300001      **Legal (partial):** SW-NE EX 1/2 AC IN THE SE COR OF THE SW-NE, EX THE S 33' FOR RD R/W, EX R/W

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:

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**

Application Accepted:	7/3/24
Accepted By:	mm
Application Number:	RZN-0019-24
Town Hearing Date:	7/8/24
Scheduled Hearing Date:	8/13/24

**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: RH	Proposed Zoning District(s): A2
Acres to be rezoned: 5	

Property Owner Name: JTH Enterprises	Phone# 715-271-7158
Mailing Address: 5972 Heathermoor Lane, Eau Claire, WI 54703	
Email Address: joshua_wnh@yahoo.com	

Agent Name: Real Land Surveying	Phone# 715-514-4116
Mailing Address: 1356 International Drive, Eau Claire, WI 54701	
Email Address: jskaw@rlswi.com	

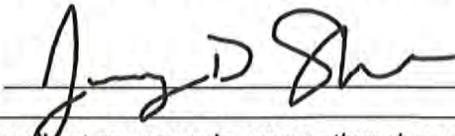
**SITE INFORMATION**

Site Address: 5606 Olson Drive	
Property Description: SW ¼ NE ¼ Sec. 12, T27 N, R9 W, Town of Seymour	
Zoning District: RH	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	1802022709121300001

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.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> or to the address above.

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

Owner/Agent Signature:  Date 07/01/24

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:

The request to zone the proposed 5-acre (proposed) lot 4, Heritage Acres to A2 is being requested with intentions of running a home based business that falls under the zoning code of 18.23.30 "cottage industries". Specifically, under 18.23.035 It states, "The repair of motor vehicles, small engines, and boat repair including the construction and operation of racing machines such as stock cars, snowmobiles, and tractors is considered a cottage industry." The owner would like to repair off-highway vehicles from my home. If approved to re-zone to A2, the owners understand and are aware that the next step for would be to obtain a conditional use permit.

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.

The A2 zoning district is not uncommon in this area of Seymour. Within 0.50 miles of the site, there are 12 different parcels that are also zoned A2. As this future lot contain a large/mature stand of white pines, the larger setbacks (primary and accessory structures) of the A2 district will help protect these trees and the intrinsic value they possess.

This would not be considered spot zoning as the A2 zoning district is still considered a low-density residential district, but with agricultural characteristics.

Rezone description: Being all of lot 4 of Heritage Estates



**OUTLOT NOTE:**  
 OUTLOTS 1 AND 2 WILL BE JOINTLY OWNED BY ALL LOTS. DURING 1/16TH DIMENSION, 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 B, 17 AND 18 OF THE EAU CLAIRE COUNTY CODE.

**PRIVATE STORMWATER EASEMENTS:**  
 PRIVATE STORMWATER EASEMENTS ARE FOR THE BENEFIT OF LOTS 1-15 AND ARE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION. SAID EASEMENT IS FOR THE CONVEYANCE OF STORMWATER AND THE MAINTENANCE, ACCESS, AND STORAGE OF STORMWATER FACILITIES.

**UTILITY EASEMENTS:**  
 UTILITY EASEMENTS ARE FOR THE USE OF THOSE GRANTED PERMISSION IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES OR FACILITIES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER.

DATE	LOT NO.	LENGTH	BEARING	WIDTH	AREA	TO BE BORN	TO BE BORN	TO BE BORN
A-B	LOT 1	78.17'	S23.24°E	60.74'	4,749.25	100%	100%	100%
A-B	LOT 2	25.81'	S22.88°E	107.92'	2,782.37	100%	100%	100%
B-C	LOT 2	62.44'	S22.88°E	62.44'	3,892.98	100%	100%	100%
B-C	LOT 3	498.32'	S42.24°E	107.92'	53,213.74	100%	100%	100%
B-C	LOT 4	174.33'	S42.24°E	107.92'	18,842.57	100%	100%	100%
B-C	LOT 5	186.25'	S42.24°E	107.92'	20,173.77	100%	100%	100%
B-C	LOT 6	154.37'	S42.24°E	107.92'	16,642.97	100%	100%	100%
B-C	LOT 7	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 8	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 9	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 10	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 11	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 12	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 13	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 14	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 15	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 16	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 17	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 18	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 19	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%
B-C	LOT 20	141.17'	S42.24°E	107.92'	15,124.27	100%	100%	100%

**SURVEYOR'S NOTE:**  
 THE BOUNDARY OF THIS SUBDIVISION PLAT IS A RETRACEMENT OF A MAP OF SURVEY, PERFORMED BY W.R. ROOS, DATED AUGUST 30, 2006. (EAU CLAIRE COUNTY MAP INDEX #1-1087)

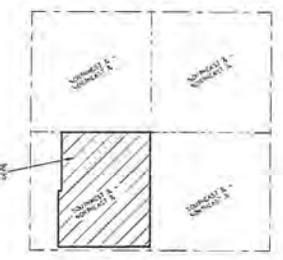
SCALE: 1" = 80'

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats, as provided by a s. 236.12, Wis. Stats.

Certified  
 20  
 Department of Administration

LOCATION SKETCH OF THE NORTHEAST 1/4 OF SECTION 12 (WIS. 16 5442)



- LEGEND**
- FOUND 1" DIAMETER IRON PIPE
  - SET 1" O.D. x 18" IRON PIPE
  - WEIGHING 11.3 POUNDS/LINEAR FOOT
  - SET 1-1/2" x 18" REBAR
  - WEIGHING 4.20 POUNDS/LINEAR FOOT
  - SET 1" O.D. x 18" IRON PIPE
  - WEIGHING 11.3 POUNDS/LINEAR FOOT
  - AT ALL OTHER LOT CORNERS
  - ENVIRONMENTALLY SENSITIVE AREAS (SEE NOTE)

**LANDOWNER/SUBDIVIDER:**

- JTH ENTERPRISES  
 5805 BLOWN DRIVE  
 EAU CLAIRE, WI 54701

**APPROVING AUTHORITIES:**

- CITY OF EAU CLAIRE  
 - TOWN OF SEWADUR  
 - EAU CLAIRE COUNTY

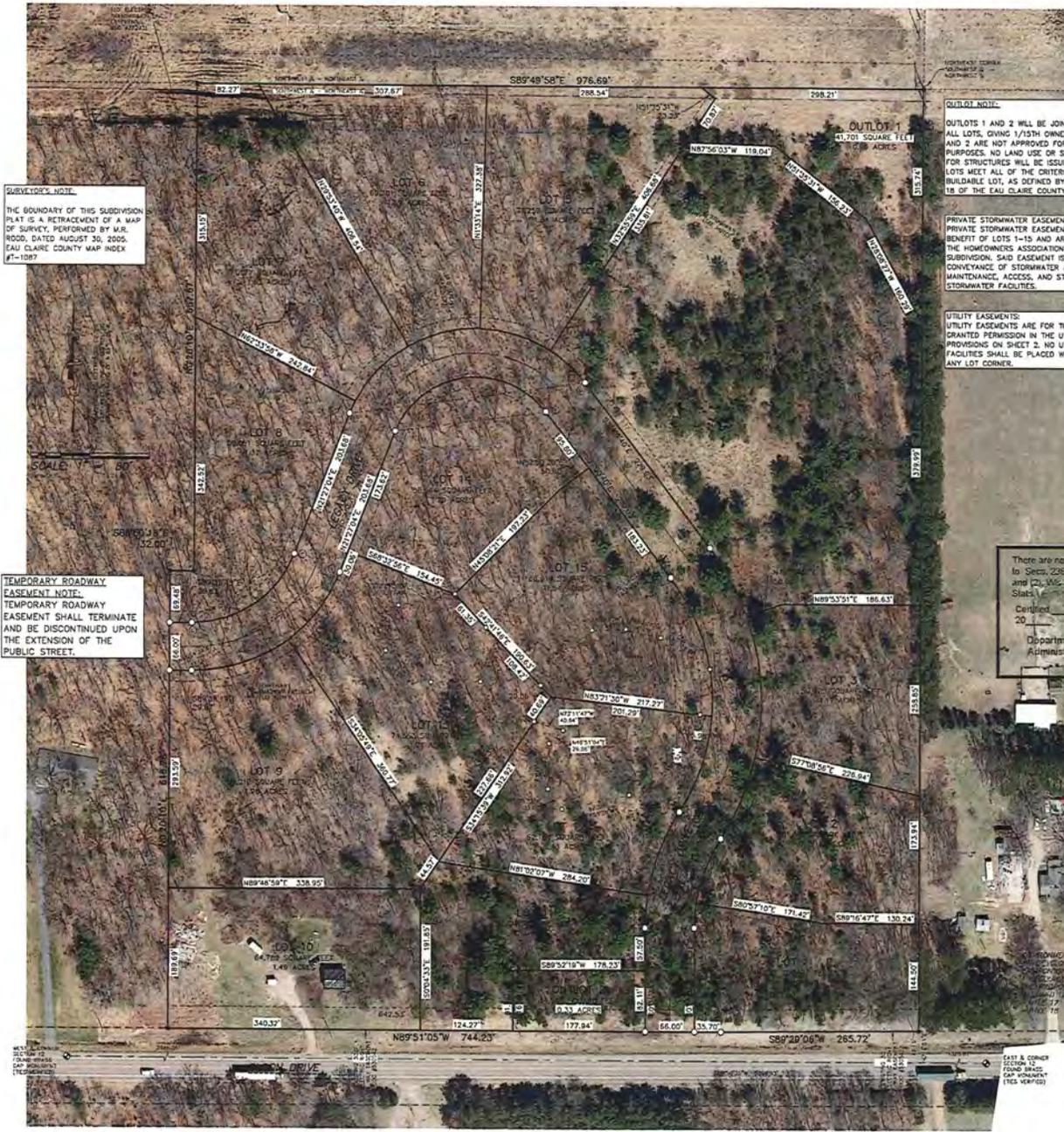
**OBJECTING AUTHORITIES:**

- DEPARTMENT OF ADMINISTRATION

**SURVEYOR:**

- PETER J. GARTMANN R.L.S. NO. 2278  
 REAL LAND SURVEYING  
 1334 INTERNATIONAL DRIVE  
 EAU CLAIRE, WI 54701

**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



**SURVEYOR'S NOTE:**  
THE BOUNDARY OF THIS SUBDIVISION PLAT IS A RETRACEMENT OF A MAP OF SURVEY, PERFORMED BY M.R. ROSS, DATED AUGUST 30, 2005, EAU CLAIRE COUNTY MAP INDEX #1-1087

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

**OUTLOT NOTE:**  
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, R, 17 AND 18 OF THE EAU CLAIRE COUNTY CODE.

**PRIVATE STORMWATER EASEMENTS:**  
PRIVATE STORMWATER EASEMENTS ARE FOR THE BENEFIT OF LOTS 1-15 AND ARE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION. SAID EASEMENT IS FOR THE CONVEYANCE OF STORMWATER AND THE MAINTENANCE, ACCESS, AND STORAGE OF STORMWATER FACILITIES.

**UTILITY EASEMENTS:**  
UTILITY EASEMENTS ARE FOR THE USE OF THOSE GRANTED PERMISSION IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES OR FACILITIES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER.

There are no objections to this plat with respect to Sheets 226.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats., as provided by s. 236.12, Wis. Stats.

Contract  
20

Department of Administration

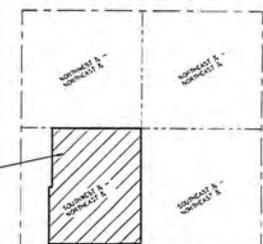


- LEGEND**
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
  - SET 1" O.D. x 18" IRON PIPE
  - WEIGHING 1.13 POUNDS/LINEAR FOOT
  - SET 1-1/4" x 18" REBAR
  - WEIGHING 4.30 POUNDS/LINEAR FOOT
  - SET 1" O.D. x 18" IRON PIPE
  - WEIGHING 1.13 POUNDS/LINEAR FOOT
  - AT ALL OTHER LOT CORNERS.
  - ENVIRONMENTALLY SENSITIVE AREAS (SEE NOTE)

**ENVIRONMENTALLY SENSITIVE AREAS NOTE:**  
NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS EXCEPT AFTER ISSUANCE OF A PERMIT FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES. SUCH PERMIT ONLY TO BE ISSUED IF THE OWNER DEMONSTRATES PROPOSED DEVELOPMENT OR LAND DISTURBANCE ACTIVITY IS EXPRESSLY AND CLEARLY ANY OF THE FOLLOWING:

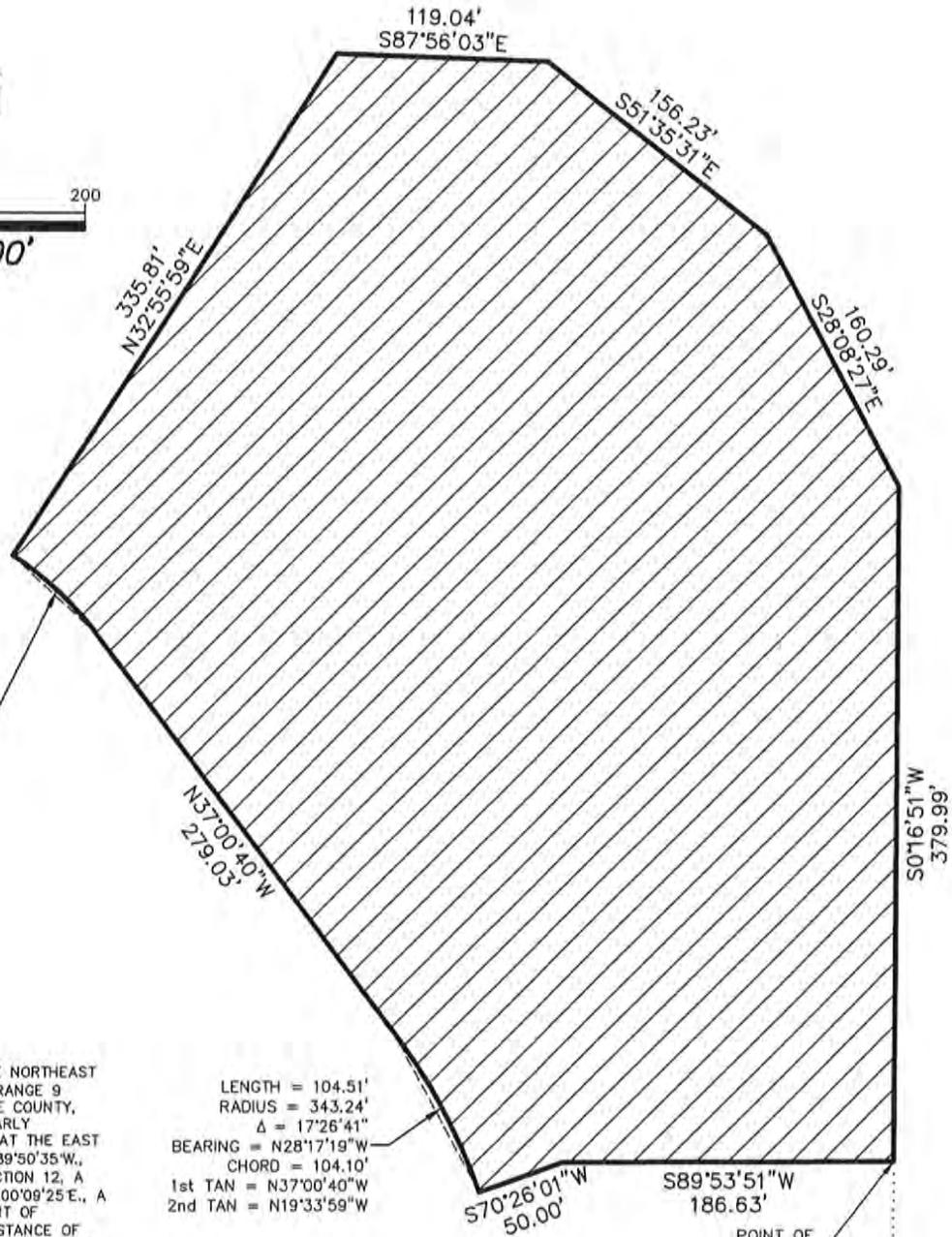
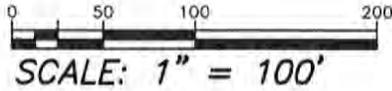
CURVE TABLE								
CURVE	LOT NO.	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
A-B	126.17	223.96	832.93747	126.87	54822.07'	53748.47'	50076.337'	
LOT 1	20.98	223.96	832.93747	20.82	50429.07'			
LOT 2	82.97	223.96	832.93747	82.84	52732.96'			
B-C	418.37	343.24	88949.251	382.87	53253.51'	53700.47'	53248.47'	
LOT 2	119.57	343.24	88949.251	118.98	52249.55'			
LOT 3	184.27	343.24	88949.251	184.12	53271.28'			
LOT 4	104.53	343.24	88949.251	104.12	52971.77'			
B-D	288.18	183.00	12722.781	288.38	44873.21'	45727.84'	54758.47'	
LOT 4	84.88	183.00	12722.781	83.72	54722.22'			
LOT 5	100.22	183.00	12722.781	98.98	53242.42'			
LOT 6	100.44	183.00	12722.781	99.18	53248.47'			
LOT 7	104.37	183.00	12722.781	102.84	54248.71'			
LOT 8	181.17	183.00	12722.781	181.17	54248.71'			
C-D	176.27	183.00	12722.781	182.28	53253.51'	58239.47'	53232.78'	
B-E	254.08	213.00	16853.578	248.84	45523.51'	58239.47'	42727.94'	
LOT 9	139.25	213.00	16853.578	137.26	42727.94'			
LOT 10	114.84	213.00	16853.578	114.89	43270.21'			
LOT 11	244.18	197.00	12121.787	234.28	44217.21'	42727.94'	53708.47'	
C-E	322.87	277.24	88478.251	322.23	53708.47'	53708.47'	53248.47'	
LOT 12	200.30	277.24	88478.251	198.07	51819.21'			
LOT 13	137.51	277.24	88478.251	136.10	51819.21'			
LOT 14	166.45	288.88	83252.787	164.18	51822.07'	53248.47'	50076.337'	
LOT 15	108.79	288.88	83252.787	108.82	52253.51'			
LOT 11	45.18	288.88	83252.787	45.77	50429.07'			

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



- LANDOWNER/SUBDIVIDER:**
- JH ENTERPRISES
  - 2608 OLSON DRIVE
  - EAU CLAIRE, WI 54701
- APPROVING AUTHORITIES:**
- CITY OF EAU CLAIRE
  - TOWN OF SEYMOUR
  - EAU CLAIRE COUNTY
- OBJECTING AUTHORITIES:**
- DEPARTMENT OF ADMINISTRATION
- SURVEYOR**
- PETER J. GARTMANN R.L.S. No. 2279
  - REAL LAND SURVEYING
  - 1328 INTERNATIONAL DRIVE
  - EAU CLAIRE, WI 54701

**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



**REZONE DESCRIPTION:**

LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼, 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 ¼ CORNER OF SECTION 12; THENCE N.89°50'35"W., ALONG THE EAST-WEST ¼ LINE OF SECTION 12, A DISTANCE OF 1322.62 FEET; THENCE N.00°09'25"E., A DISTANCE OF 619.43 FEET TO THE POINT OF BEGINNING; THENCE S.89°53'51"W., A DISTANCE OF 186.63 FEET; THENCE S.70°26'01"W., A DISTANCE OF 50.00 FEET; THENCE 104.51 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, RADIUS OF 343.24 FEET, CENTRAL ANGLE OF 017°26'41"; AND A CHORD BEARING AND DISTANCE OF N.28°17'19"W., 104.10 FEET; THENCE N.37°00'40"W., A DISTANCE OF 279.03 FEET; THENCE 64.06 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, RADIUS OF 183.00 FEET, CENTRAL ANGLE OF 020°03'22"; AND A CHORD BEARING AND DISTANCE OF N.47°02'20"W., 63.73 FEET; THENCE N.32°55'59"E., A DISTANCE OF 335.81 FEET; THENCE S.87°56'03"E., A DISTANCE OF 119.04 FEET; THENCE S.51°35'31"E., A DISTANCE OF 156.23 FEET; THENCE S.28°08'07"E., A DISTANCE OF 160.29 FEET; THENCE S.00°16'51"W., A DISTANCE OF 379.99 FEET TO THE POINT OF BEGINNING.

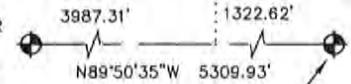
LENGTH = 104.51'  
 RADIUS = 343.24'  
 Δ = 17°26'41"  
 BEARING = N28°17'19"W  
 CHORD = 104.10'  
 1st TAN = N37°00'40"W  
 2nd TAN = N19°33'59"W

**LEGEND**



AREA TO REZONE FROM RH → A2  
 (5.0 ACRES)

WEST ¼ CORNER  
 SECTION 12  
 FOUND BRASS  
 CAP MONUMENT



EAST ¼ CORNER  
 SECTION 12  
 FOUND BRASS  
 CAP MONUMENT

**REZONE EXHIBIT**

LOCATED IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼,  
 SECTION 12, TOWNSHIP 27 NORTH, RANGE 9 WEST,  
 TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN





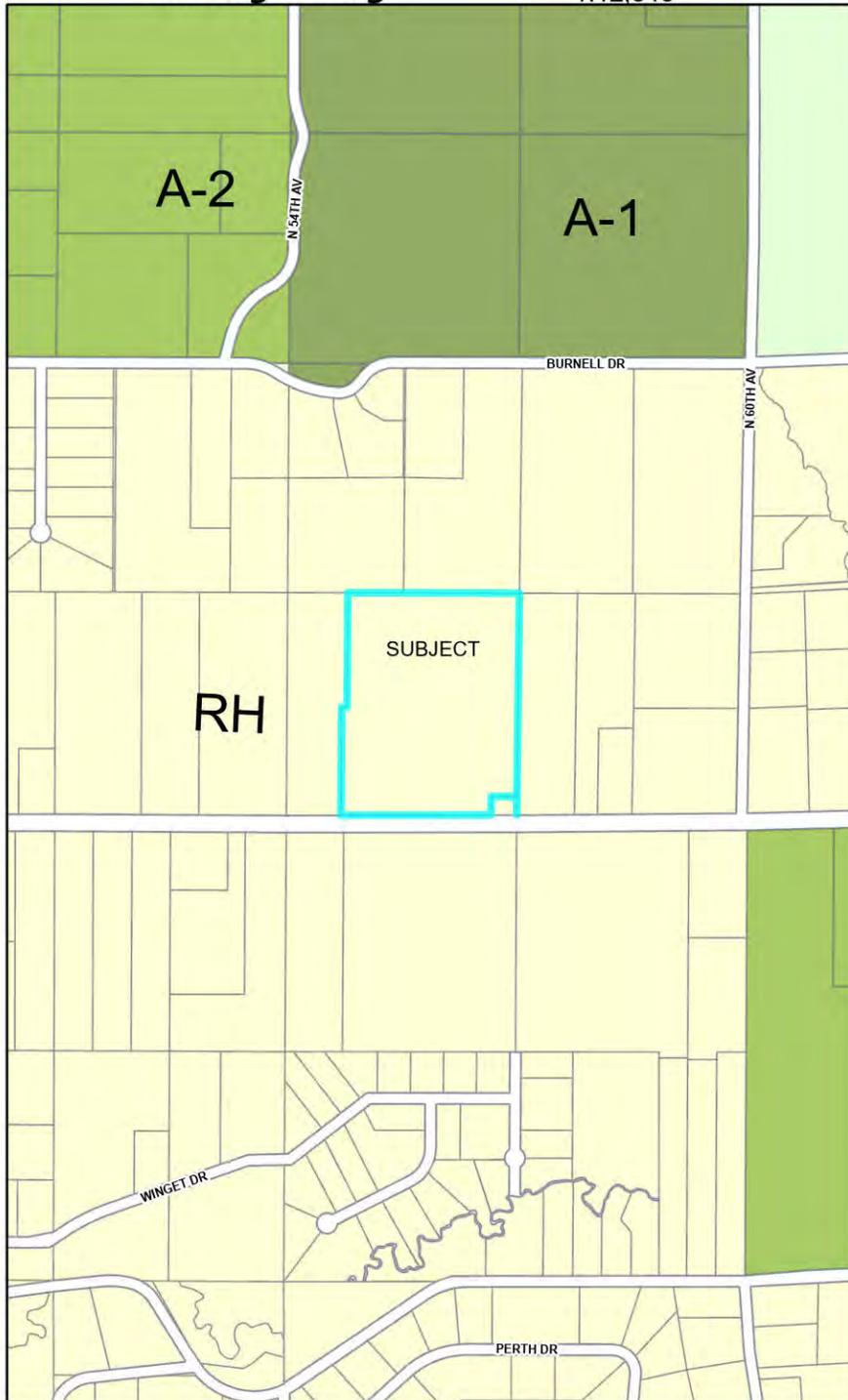
# JTH Enterprises Rezoning: RZN-0019-24

## Existing Zoning

1:12,848

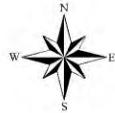
## Future Land Use

1:12,848



- 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
  - 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

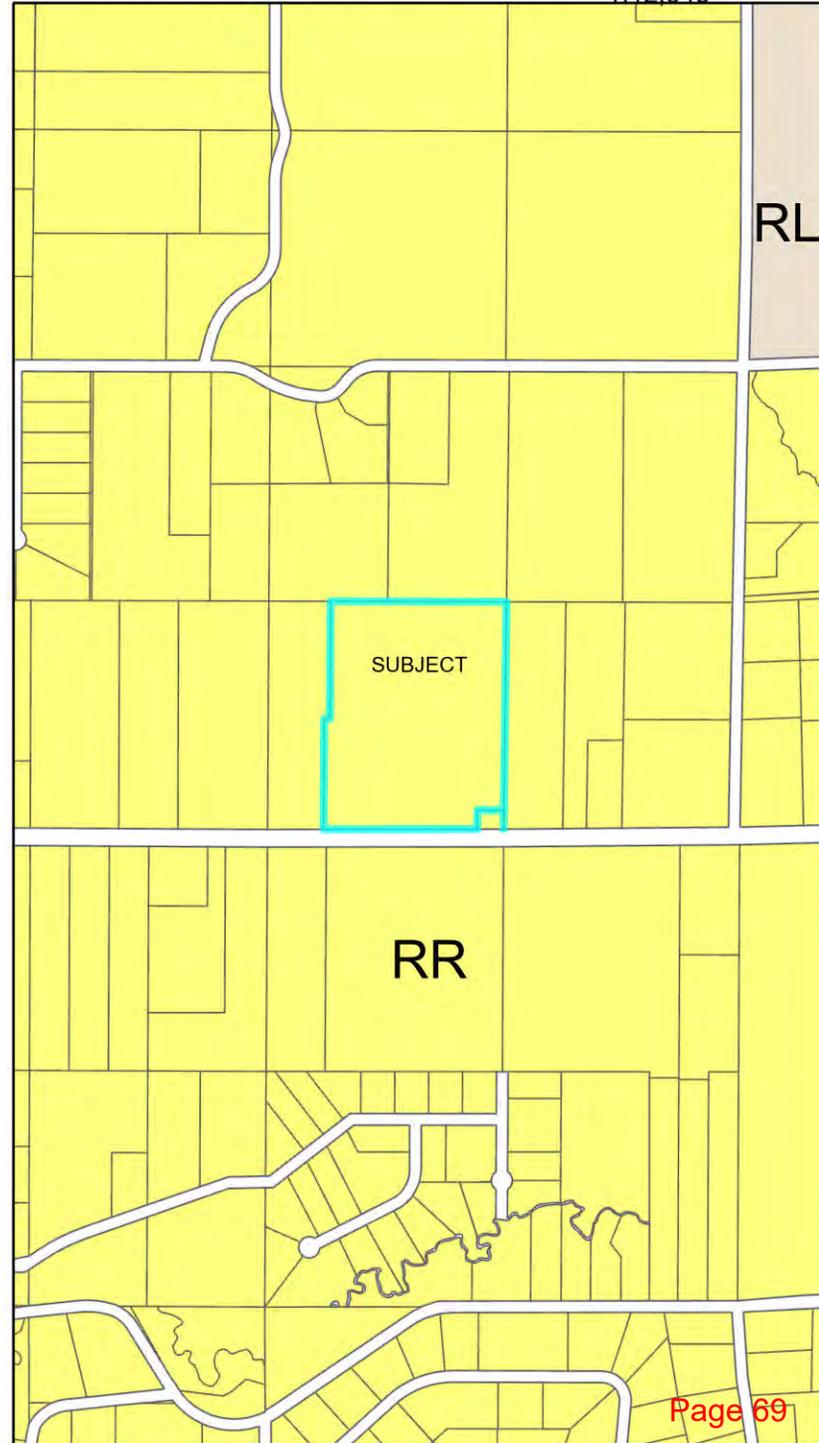


### Parcel Mapping Notes:

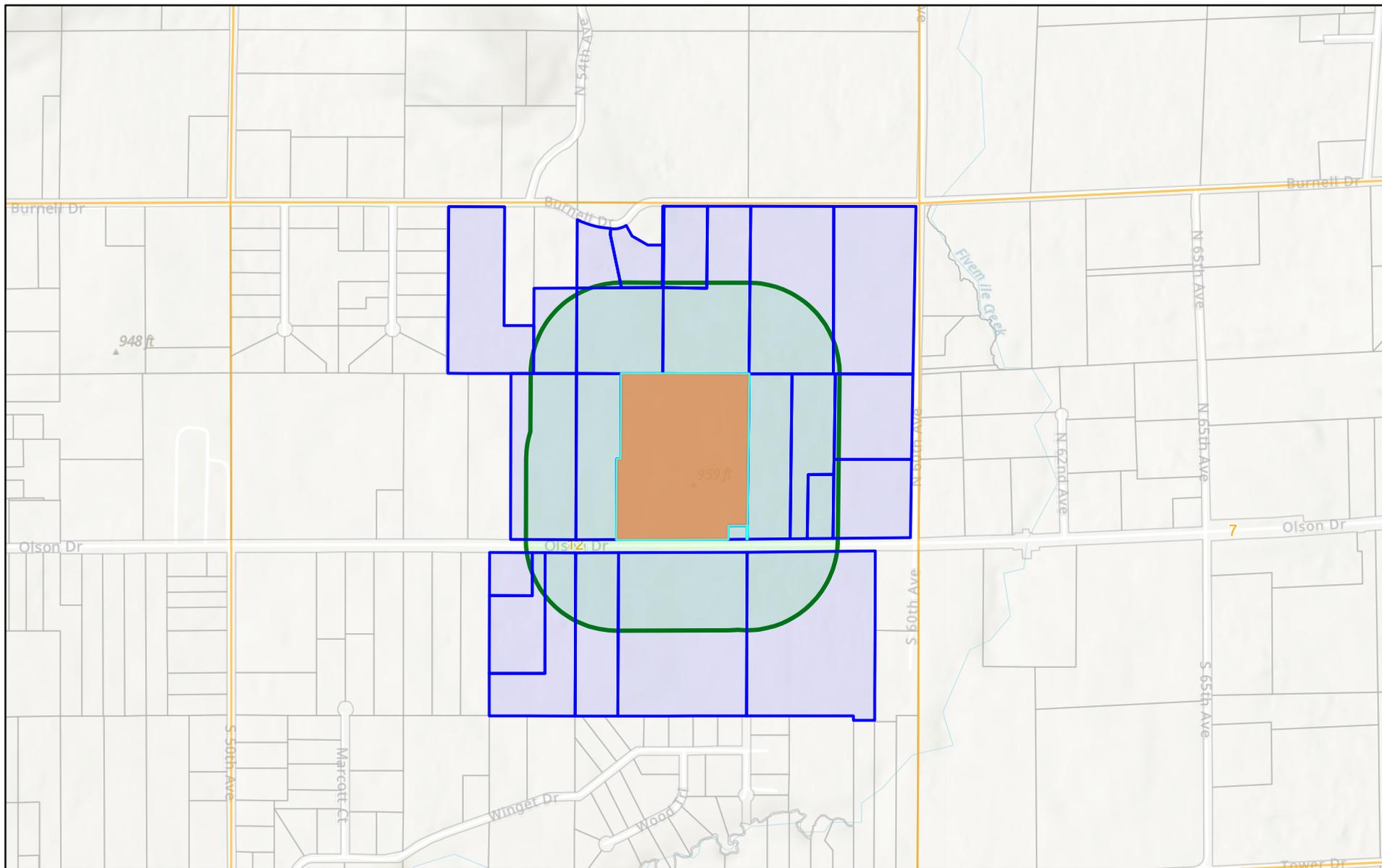
The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_A41\_WI\_EauClaire\_Feet

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.

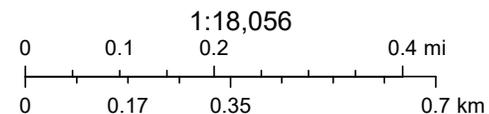


# Public Notification



7/9/2024, 11:24:42 AM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

Eau Claire County, WI

FirstName LastName	Address	City State Zip
BRADLEY GOULET	2100 N 60TH AVE	EAU CLAIRE WI 54703-8765
GARY & BONNIE ESLINGER TRUST	5434 OLSON DR	EAU CLAIRE WI 54703-9716
JOEL JANSSEN	5591 BURNELL DR	EAU CLAIRE WI 54703-8702
ERIC ACKER	5557 BURNELL DR	EAU CLAIRE WI 54703-8702
DONALD J & LINDA M MAGADANCE	5550 OLSON DR	EAU CLAIRE WI 54703-9716
ROBERT L & DIANE C STEWART	1812 N 60TH AVE	EAU CLAIRE WI 54703-9728
JAMES GRAY	5910 OLSON DR	EAU CLAIRE WI 54703-8770
TROY TOLLEFSON	5730 OLSON DR	EAU CLAIRE WI 54703-9716
HIGHCLERE PROPERTIES LLC	6176 SANDSTONE RD	EAU CLAIRE WI 54701-5138
WAYNE & RHONDA HENNING TRUST	301 HEWITT ST	EAU CLAIRE WI 54703-1545
NICHOLAS SCHMOCK	5731 BURNELL DR	EAU CLAIRE WI 54703-8702
CECIL REITER JR	1900 N 60TH AVE	EAU CLAIRE WI 54703-9777
RYAN WERNER	5409 OLSON DR	EAU CLAIRE WI 54703-8706
CHARLES SCHUNK JR	5605 OLSON DR	EAU CLAIRE WI 54703-8746
JAMES J HANUS	5411 OLSON DR	EAU CLAIRE WI 54703-8706
BRIAN MARKOWSKI	10903 N O'BRIEN HILL RD	HAYWARD WI 54843-6026

2  
3 TO AMEND SECTION 2.05.650 G. AND I. OF THE CODE: LOCAL EMERGENCY  
4 PLANNING COMMITTEE; TO AMEND SECTION 2.36.030 OF THE CODE: EMERGENCY  
5 INTERIM SUCCESSORS; TO AMEND SECTION 2.36.070 A. 1. AND 2. OF THE CODE:  
6 DECLARED EMERGENCY; TO REPEAL SECTION 2.04.010 OF THE CODE: WISCONSIN  
7 EMERGENCY MANAGEMENT PLAN ADOPTED; TO AMEND SECTION 2.40.040 OF THE  
8 CODE: EMERGENCY MANAGEMENT COMMITTEE; TO AMEND SECTION 2.40.050 OF  
9 THE CODE: EMERGENCY MANAGEMENT COORDINATOR; TO AMEND SECTION  
10 2.40.060 A. OF THE CODE: EMERGENCY MANAGEMENT PROGRAM COSTS; TO  
11 REPEAL AND RECREATE SECTION 2.40.070 OF THE CODE: DUTIES OF THE  
12 EMERGENCY MANAGEMENT COORDINATOR; TO REPEAL SECTION 2.40.080 OF THE  
13 CODE: AUTHORITY TO DECLARE EMERGENCIES; TO AMEND SECTION 2.40.090 OF  
14 THE CODE: APPLICANT’S AGENT; TO RENUMBER SECTIONS 2.40.020 THROUGH  
15 2.40.110 TO 2.40.010 TO 2.40.090.

16  
17 The County Board of Supervisors of the County of Eau Claire does ordain as follows:

18  
19 SECTION 1. That Subsections G. and I. of Section 2.05.650 of the county code be  
20 amended to read:

21  
22 G. The committee shall meet at least ~~4~~1 times per year.

23  
24 I. The emergency ~~manager management coordinator~~ and in his or her absence the  
25 LEPC is designated as the reviewing entity for hazardous substance discharges under Wis. Stat. §  
26 166.22.

27  
28 SECTION 2. That Section 2.36.030 of the county code be amended to read:

29  
30 2.36.030 Emergency interim successors. Elective officers and the county administrator  
31 for appointive officers shall appoint not fewer than three qualified, duly authorized deputies or  
32 emergency interim successors or combination thereof to serve in the event of a declared  
33 emergency. Information required by the Continuity of Operations/Continuity of Government  
34 Plan (“Plan”) will be provided to the emergency management ~~staff coordinator~~ who shall be  
35 responsible for maintaining and updating the Plan.

36  
37 SECTION 3. That paragraphs 1. and 2. of Subsection A. of Section 2.36.070 of the code  
38 be amended to read:

39  
40 2.36.070 Declared emergency.

41 A. ~~Upon the recommendation of the~~The emergency manager or their designee  
42 ~~management coordinator, the chair of the county board, or their designee~~ are is authorized to issue  
43 and file with the county clerk a written declaration of emergency in the county under the  
44 following circumstances:

45 1. Whenever conditions arise by reason of war, conflagration, ~~flood, heavy~~  
46 ~~snowstorm, blizzard, tornado, catastrophe,~~ natural or man-made disaster, riot or civil commotion,  
47 hazardous materials, and technological incidences, ~~acts of God,~~ and including conditions, without  
48 limitation because of enumeration, which impair transportation, food or fuel supplies, medical  
49 care, health, human services, police protection or other vital functions or facilities of the county;

1           2. Whenever the Governor proclaims a state of emergency in the county or the  
2 President of the United States declares the county to be a disaster area ~~and the chair of the county~~  
3 ~~board determines that the emergency or disaster meets the conditions in this subsection.~~

4  
5           SECTION 4. That Section 2.40.010 of the county code be repealed.

6  
7           SECTION 5. That Section 2.40.040 of the county code be amended to read:

8  
9           2.40.040 Emergency management committee. The committee on planning and  
10 development shall function as the emergency management committee. The committee shall have  
11 oversight of and advise the emergency manager ~~management coordinator~~ on policies and  
12 procedures in the Disaster Declaration and Emergency Operations Plan.

13  
14           SECTION 6. That Section 2.40.050 of the county code be amended to read:

15  
16           2.40.050 Emergency manager.~~management coordinator.~~

17           A.     ~~Manager Coordinator.~~ There is hereby created the office of emergency manager  
18 ~~management coordinator.~~ The emergency manager ~~management coordinator~~ shall have the  
19 duties and responsibilities for each participating municipality set forth in Wis. Stat. ch. 323.

20           B.     Emergency Management ~~Specialist Program Assistant.~~ In the absence of the  
21 Emergency Manager ~~Management Coordinator~~, function as Emergency Manager ~~Management~~  
22 ~~Coordinator~~ and exercise all duties of the Emergency Manager ~~Management Coordinator~~  
23 contained in this chapter.

24           C.     Director of Planning and Development. In the absence of the emergency manager  
25 ~~management coordinator~~ and the emergency management ~~specialist program assistant~~, function as  
26 emergency manager ~~management coordinator~~ and exercise all duties of the emergency manager  
27 ~~management coordinator~~ contained in this chapter.

28  
29           SECTION 7. That Subsection A. of Section 2.40.060 of the county code be amended to  
30 read:

31  
32           A.     Office and staff. The county board shall provide the funding necessary to carry out  
33 the functions of the emergency manager ~~management coordinator~~.

34  
35           SECTION 8. That Section 2.40.070 of the county code be repealed and recreated:

36  
37           2.40.070 Duties of the emergency manager.

38           A.     Monitor and recommend any revisions to the county emergency operations plan,  
39 all hazards mitigation plan, and the integrated preparedness plan for county board action. The  
40 County Board shall review and approve these plans once every five years.

41           B.     Implement the emergency operations plan adopted by the county board.

42           C.     Perform other duties related to emergency management as required by the county  
43 board and emergency management committee.

44           D.     Ensure that emergency operations plans system is utilized countywide during a  
45 state of emergency declared under § 323.10 or 323.11, Wis. Stats.

46           E.     Provide guidance for municipal emergency operations plans within the county,  
47 maintain updated municipal plans, advise the department of military affairs of emergency  
48 incidents in the county and submit to Wisconsin Emergency Management disaster related reports.

49

1 F. In the event of a disaster refer to section 2.36.070 for the authority to declare a  
2 disaster.

3  
4 SECTION 9. That Section 2.40.080 of the county code be repealed.

5  
6 SECTION 10. That Section 2.40.090 of the county code be amended to read:

7  
8 2.40.090 Applicant's agent. The emergency manager or their designee ~~management~~  
9 ~~coordinator~~ shall have the authority to execute, for and on behalf of the county, applications,  
10 assurances and agreements for state and federal financial assistance as "the applicant's agent"  
11 subject to prior approval from the emergency management committee or county administrator  
12 except where the nature of the natural disaster or enemy action is such as to create an exigency  
13 which requires the immediate execution of these duties.

14  
15 SECTION 11. That Sections 2.40.020 through 2.40.110 be renumbered to 2.40.010 to  
16 2.40.090.

17 ENACTED:

18  
19  
20 **Committee on Planning & Development**

	AYE	NAY	ABSTAIN
21 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 Supervisor Dane Zook			
23 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24 Supervisor Robin Leary			
25 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26 Supervisor Jim Dunning			
27 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28 Supervisor Caleb Aichele			
29 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30 Supervisor Michele Skinner			

31  
32  
33  
34  
35  
36  
37 RE/YK

38 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**Planning and Development  
July 2024**

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

**Planning**

Vendor	Amount	Description	Line Item#
ECC Highway	148.67	May Fuel	100-15-56920-330-000
APG	251.26	Public Hearing Notices	100-15-56920-321-000
ECC Highway	129.84	June Fuel	100-15-56920-330-000
Dave Hayden	2,442.84	April & May BEAD Consulting	100-15-56925-200-749
Seymour Broadband	162,500.00	ARPA Match-Town of Seymour 2nd Half	201-00-57195-819-000
Voyager	99.28	June Fuel	100-15-56920-330-000

**Resurvey**

Vendor	Amount	Description	Line Item#

**Emergency Management**

Vendor	Amount	Description	Line Item#
Disaster Management Systems	2,297.34	Active Shooter Supplies	100-15-52927-310-726
Tyler Esh	264.52	Expense Reimbursement	100-15-52924-330-000

**Recycling**

Vendor	Amount	Description	Line Item#
Eau Claire Area School Districts	6,000.00	Elementary School Composting Program	211-15-53637-700-748
First Choice Computer Recycling	3,528.41	June Batteries & Electronics	211-15-53636-309-745
Trash on Trucks	4,747.74	June Curbside	211-15-53635-201-000
Waste Management	41,832.90	June Curbside	211-15-53635-201-000
GFL Environmental	45,283.20	July Curbside	211-15-53635-201-000
GFL Environmental	7,871.71	July Dropsite	211-15-53635-208-000
Hayworth Fence Co	8,692.50	Wilson/Lincoln Fence Deposit	211-15-53635-370-000
JONAH	206.63	2024 Eau Claire Earth Week Open House	211-15-53635-368-000
Town of Wilson	150.00	June Recycling Attendant	211-15-53635-208-000

**Land Conservation**

Vendor	Amount	Description	Line Item#
Badger Truck Refrigeration	44,143.75	Financial Assurance Release	100-00-23172-000-000
Richard Hobein	400.00	Abandonment	207-15-56924-390-703
Darren/Lisa Vetsch	93.00	2024 NMFE	207-15-56924-200-708
David Schmidt	584.00	2023 NMFE	207-15-56924-200-708
Lyle Schlomer	456.00	2023 NMFE	207-15-56924-200-708
Voyager	221.90	June Fuel	100-15-56920-330-000

Division	Totals
Planning	165,571.89
Resurvey	-
Emergency Management	2,561.86
Recycling	118,313.09
Land Conservation	45,898.65
<b>Total</b>	<b>286,446.84</b>