



Committee on Planning & Development
AGENDA

October 22, 2024

6:00 P.M.

Courthouse – Room 1277
721 Oxford Ave, Eau Claire, WI

Join by Phone:

Dial in Number: 1-415-655-0001
Access Code: 25301382751##

Join by Meeting Number:

Meeting Number: 2530 138 2751
Meeting Password: W2VxfUp3P3P

Join from Meeting Link:

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=mcdfecc407e6d02d134bf4493216d9a24>

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.

For those wishing to make public comments, you must email Rod Eslinger at rod.eslinger@eauclairecounty.gov at least 60 minutes prior to the meeting to the start of the meeting.

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of September 24, 2024 Meeting Minutes / Discussion – Action **Pages 3-4**
5. Public Hearings for Discussion / Action
 - a. **Proposed Ordinance: File No. 24-25/079** to rezone 22.8 acres +/- from A-P Agricultural Preservation District to RH – Rural Homes District. Owner: Lyle and Carol Bien Revocable Trust. Applicant: Wild Turkey Ridge, LLC. Legal: Located in the SE ¼ of the SW ¼ and in the NE ¼ of the SW ¼, Section 27, T26N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. RZN-0023-24 **Pages 5-27**
 - b. **Proposed Ordinance: File No. 24-25/080** to rezone 120 acres +/- from A-P Agricultural Preservation District to A-2 Agriculture-Residential. Owner: John Anderson Estate, Duane Anderson, PR. Applicant: Jason Hiess, Hiess-Loken & Assoc. LLC. Legal: A parcel of land being Lot 47 and Lot 50 of the Fifth Assessor's Plat to the Town of Seymour, Section 10, T27N, R8W, Town of Seymour, Eau Claire County, Wisconsin. RZN-0024-24 **Pages 28-58**
6. **Proposed Ordinance: File No. 24-25/081** To Amend Section 2.05.672 B. of the Code:
COUNCIL MEMBERSHIP AND ORGANIZATION Discussion / Action **Pages 59-60**
7. 2025 Committee on Planning & Development Meeting Schedule / Discussion – Action **Pages 61**
8. Review of September bills / Discussion **Page 62**

Prepared by: Heidi Pederson

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

9. Proposed Future Agenda Items

- a. Next scheduled meeting November 12, 2024

10. Director's Update

11. Announcements

12. Adjourn

Prepared by: Heidi Pederson

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MINUTES

Eau Claire County

- PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, September 24, 2024

Time: 6:00 p.m.

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

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

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz

Call to Order and confirmation of meeting notice

Chair Zook called the meeting to order at 6 pm and confirmed the meeting notice with Director Eslinger.

Roll Call:

Director Eslinger called the roll. The members that were present are noted above.

Public Comment:

No members of the public wished to make a comment.

Review/Approval of September 10, 2024, Meeting Minutes

Motion by Robin Leary to approve the September 10, 2024, committee meeting minutes. Motion carried on a voice vote: 5-0-0.

Public Hearings

Continuation of Proposed Ordinance: File No.24-25/051 to rezone 5 acres +/- from RH – Rural Homes District to the A-2 Agricultural-Residential District. **RZN-0019-24**

Director Eslinger informed the committee that the applicant's agent, on behalf of their client, submitted a request to withdraw their rezone petition. Mr. Eslinger also noted that the Town of Seymour Town Board changed their original position of support to a denial of the request. Mr. Eslinger recommended that the committee placed the record on-file and forward their recommendation to the County Board.

Motion by James Dunning to accept the applicant's withdrawal of their rezoning petition. Motion carried on a roll call vote: 5-0-0.

Continuation of a conditional use permit request for a two-family dwelling. Owners: Theodore Pretasky and Adam Pretasky. Applicant: Mark Erickson. A parcel of land located in the SW ¼ of the SE ¼, Section 11, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, WI. **CUP-0008-24**

Director Eslinger reminded the committee that after the original CUP hearing on September 10th the committee recommended postponing the matter to obtain more information on the shared property line with 1501 Peterson Ave. and the location of the septic drain field serving that property. Mr. Eslinger informed the committee of his conversation with the County Health Department regarding options for the existing drain field and recommend that the applicants file an easement allowing the drain field to remain at its current location until such time it needed to be replaced. He also shared property ownership documentation the applicant shared with staff. Staff recommended approval of the conditional use permit application subject to the conditions outlined in the staff report.

Mark Erickson, owner of Everyday Engineering and Surveying and representing the owners, spoke in favor of the request. He clarified the ownership boundary of the client's property and went over the design and siting of the septic system that would serve the two-family structure.

Kristina Helland – property owner of 1501 Peterson Ave spoke in opposition to the request. She stated that she was not aware that the fence was not the property line, and she indicated the applicants were going to survey the property line. She stated concerns with her septic systems.

Motion by Robin Leary to approve a conditional use permit for a two-family dwelling subject to staff conditions. Motion carried on a roll call vote: 5-0-0.

Final Plat for Heritage Estates

Director Eslinger reviewed the final plat staff report of the Plat of Heritage Estates with the committee. The Plat of Heritage Estates is in the Town of Seymour. Staff concluded by recommending approval of the plat subject to the conditions listed in the staff report.

Motion by Caleb Aichele to approve the Final Plat of Heritage Estates as recommended by staff. Motion carried on a roll call vote: 5-0-0.

Resolution 24-25/075 DNR Surface Water Grant

Director Eslinger provided the background on the resolution allowing the Planning and Development Director to apply for a DNR Surface Water Grant for a three-year Agronomist position in Land Conservation.

Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/075. Motion carried on a roll call vote: 5-0-0.

Proposed Future Agenda Items

Next scheduled meeting September 24, 2024

Director's Update–2nd Qtr Report

Director Eslinger presented the 2nd Quarter Department Report to the committee.

Announcements - None

Adjourn

Meeting adjourned by unanimous consent at 7:17 PM

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development

SUBJECT PROPERTY CHARACTERISTICS:

- The property is vacant and is currently part of the Bien Farm. However, the majority of the subject property is not cropped as it is outside of the center pivot irrigation area.
- The subject property contains no Environmentally Sensitive Areas, including mapped wetlands, floodplains, and slopes >30%.
- 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.

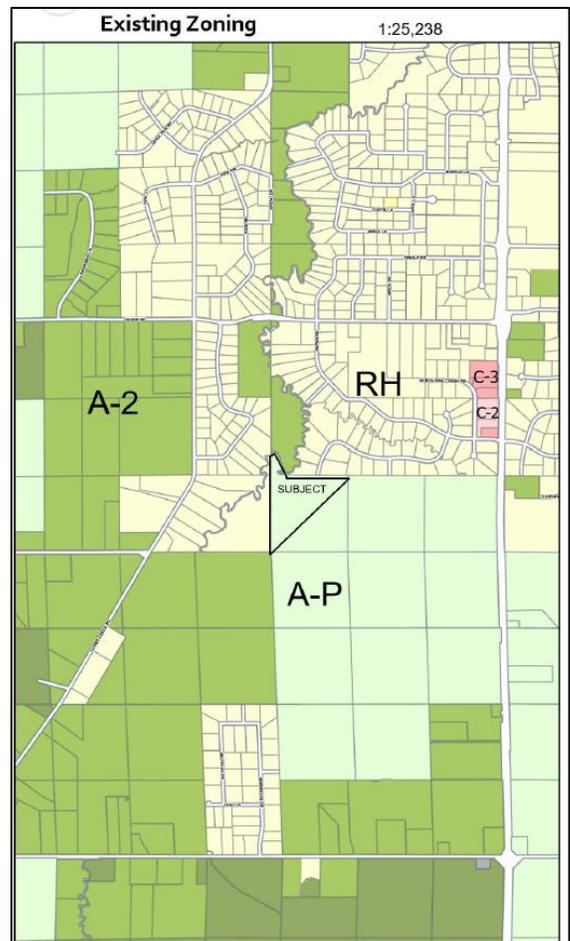
POTENTIAL FUTURE SINGLE-FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT:

- The proposed zoning district is Residential Homes (RH), which has a minimum lot size of 1 acre.
- Overall density is limited by the terms of the Intergovernmental Agreement (IGA) between the City of Eau Claire and Town of Pleasant Valley 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).
- The Town of Pleasant Valley Subdivision Ordinance requires lots in the RH District to be a minimum of 1.5 acres.
- 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:

The RH Rural Homes district is established to provide for low density, large lot development with individual or shared, private on-site water and sewage disposal facilities.

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE(S)
Subject	A-P	Vacant lands
North	R-H/A-2	Residential Subdivision/Undeveloped
East	A-P	Agricultural
South	A-P	Agricultural
West	R-H	Woodlands

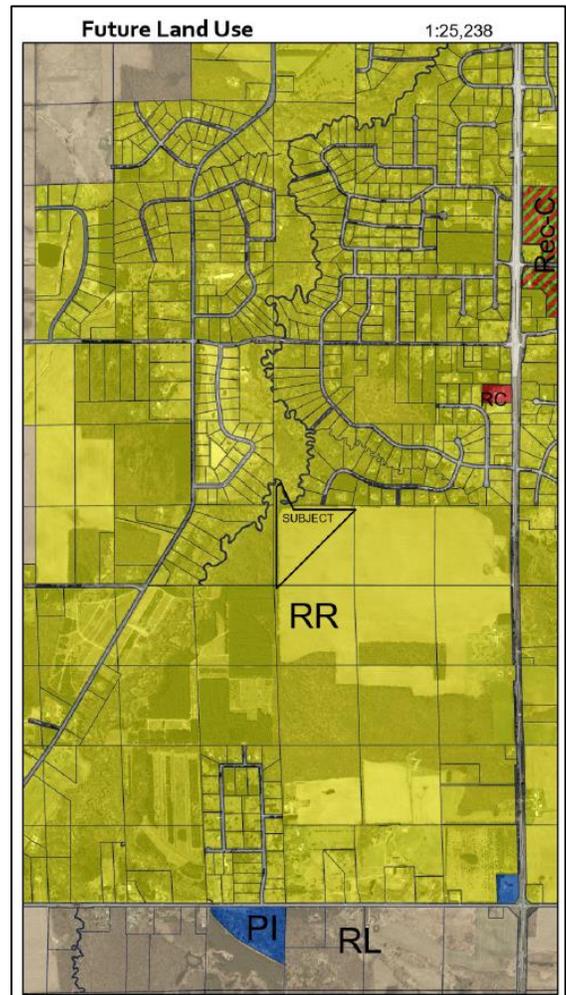
COMPREHENSIVE PLANS:

The Town of Pleasant Valley and Eau Claire County Future Land Use Maps both include the property in the Rural Residential (RR) planning area.

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.

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.
 - ...
 3. 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

Town of Pleasant Valley:

- Rural Residential (RR) Comprehensive Plan 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).

Comprehensive Plan Summary

The proposed RH zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan.

FARMLAND PRESERVATION PLAN:

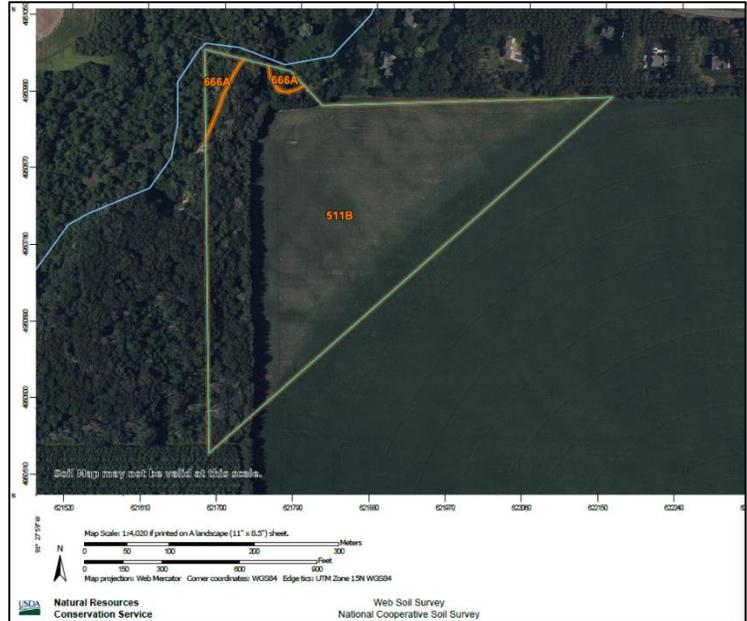
The comprehensive plan Rural Residential designation makes the property ineligible for participation in the farmland preservation program. Further, the proposed RH Zoning District is not a certified farmland preservation district and would not qualify for farmland preservation tax credits.

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 97% is Plainfield loamy sand, river valley, 1-6% slopes (Labeled “511B” on the map on the right), which is not a prime soil (Capability Class 4).
- **Historical Productivity** – As discussed, the majority of the subject property is outside of the center pivot irrigation area and is not in agricultural production.
- **Site Location** – The property is located south of the Stonebrook subdivision.
- **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 Pleasant Valley and Eau Claire County Comprehensive Plans.

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The property is planned for non-farm use and is, therefore, excluded from farmland preservation eligibility.

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 adjacent to active farming areas.

Summary

As discussed above, the proposed RH zoning district is consistent with the intent and description and the applicable policies of the Town of Pleasant Valley and Eau Claire County Comprehensive Plan Rural Residential 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 RH 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 Pleasant Valley and Eau Claire County Future Land Use plans.

- Existing uses in the area include agricultural uses, single-family residential subdivisions, and scattered woodlands.
- Zoning in the area is predominantly RH, A-2, and A-P.

Town Board Action: The Pleasant Valley Town Board consider the rezoning petition on Monday, October 14, 2024 and voted unanimously (3-0 vote) to recommend approval of the rezoning petition to the County Board. Several nearby residents attended the meeting and had questions regarding the proposed development (see attached minutes).

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 RH 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 Pleasant Valley and Eau Claire County Rural Residential Future Land Use classification.
2. The maximum allowable density of the future residential development (1 dwelling unit per 2 acres) and lot sizes (1.5 acres+) are similar to developed subdivisions in the vicinity.
3. The property is located approximately one-half ($\frac{1}{2}$) mile west of Highway 93, a major regional transportation route.

Finding Against:

1. The property abuts agricultural lands on the east and south, which could potentially create land use conflicts between farm and non-farm uses.



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:	9.27.2024
Accepted By:	HSLW
Application Number:	RZN-0023-24
Town Hearing Date:	10/14/24
Scheduled Hearing Date:	10/22/24

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:

A-P mm

Existing Zoning District: ~~A2 Transitional~~

Proposed Zoning District(s): RH

Acres to be rezoned: Approx 22.8

Property Owner Name: Lyle and Carol Bien Revocable Trust

Phone# 715-497-3801

Mailing Address: 25924 E Mondovi St, Eleva, WI 54738

Email Address: N/A

Agent Name: Wild Turkey Ridge, LLC

Phone# 715-828-5589

Mailing Address: PO Box 593, Eau Claire, WI 54702

Email Address: donjr@southardins.com

SITE INFORMATION

Site Address: Attached

Property Description: *SW SW SE 1/4 SW 1/4* Sec. 27, T 26, N, R 9 W, Town of Pleasant Valley

Zoning District: *NE SW* Code Section(s):

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

Computer #(s): *018111904000*

PIN #(s):

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

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

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

Owner/Agent Signature: *[Signature]*

Date *9-27-24*

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.

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:

Residential Development

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.

1. Adjacent to other residential zoning
2. Long term plan was to extend Stonebrook Dr.
3. Appears to be part of comprehensive plan
4. Due to irrigation pivot this 20 acres is non-productive ag land

3-1-B
018111901010

T-729

018122410000

018122201000

19

20

0181222020

018122109000

PL-276

N 21

STONES

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3-1-C

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T-729

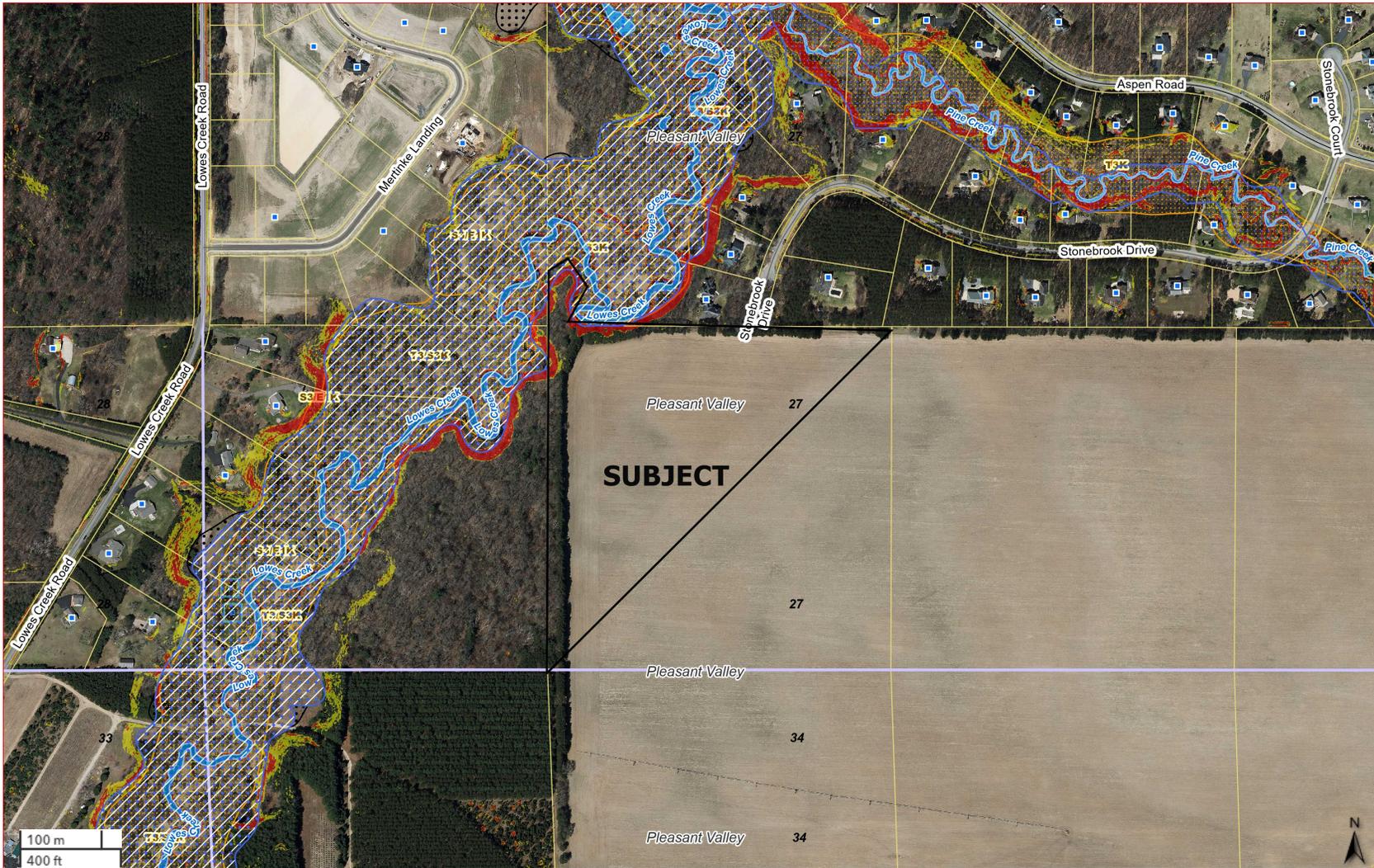
Seller Initials

Buyer Initials

A PARCEL OF LAND IN THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ AND THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, SECTION 27, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY WISCONSIN.

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ALSO WEST 300 FEET OF THE SOUTH 500 FEET OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, SECTION 27, TOWNSHIP 26 NORTH, RANGE 9 WEST, LYING SOUTH OF LOWES CREEK.



- Addresses
- ▭ Parcels
- Parks
- ▭ Towns
- Surrounding Counties
- ▭ Eau Claire
- ▭ Surrounding
- ▭ Sections
- Rivers and Streams
- ▭ Lakes and Rivers
- Flood Hazard Zones
- ▭ 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- ▭ A
- ▭ AE
- X Groundwater Protection District
- ▭ Zone 1
- ▭ Zone 2
- ▭ Zone 3
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Percent Slope
- ▭ 0 - 20%
- ▭ 20% - 30%
- ▭ Greater than 30%

Date created: 10/3/2024

Last Data Uploaded: 10/3/2024 4:16:08 AM

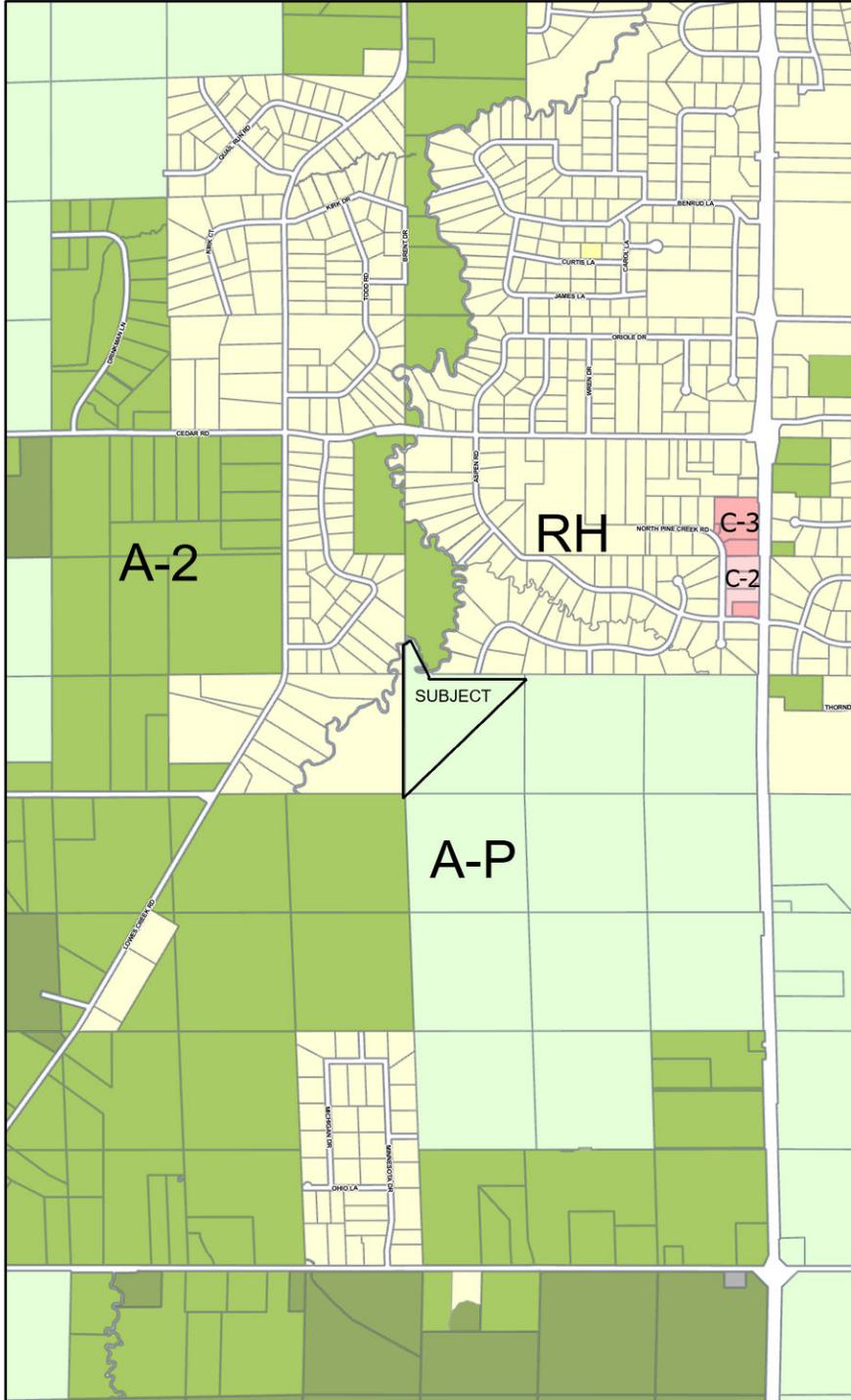
Developed by





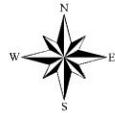
Existing Zoning

1:25,238



- 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

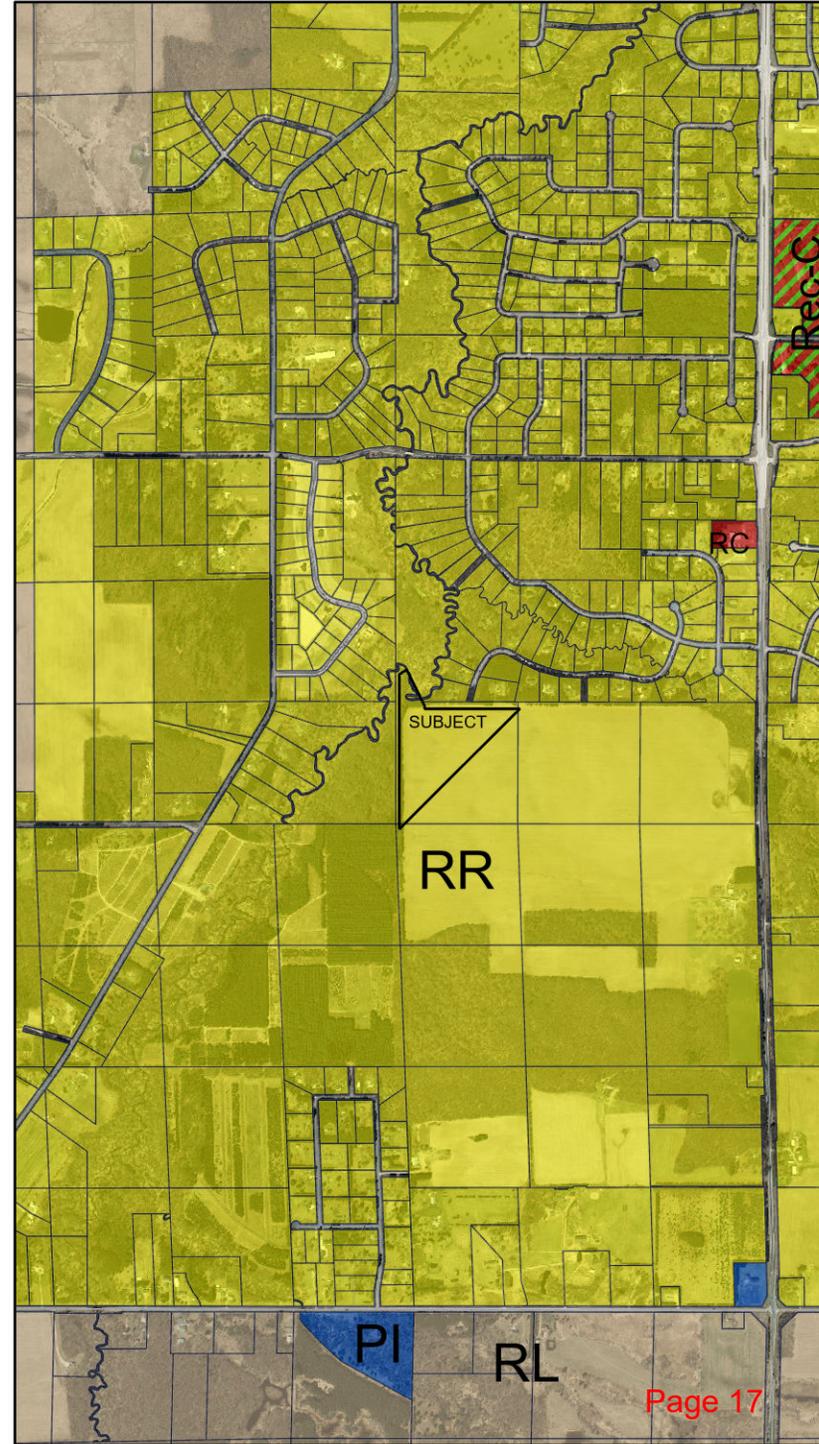
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use



Parcel Mapping Notes:
 The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet
 This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.
 Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise, and the user relies on the map and results solely at their own risk.

Future Land Use

1:25,238



Soil Map—Eau Claire County, Wisconsin



Soil Map may not be valid at this scale.

Map Scale: 1:4,020 if printed on A landscape (11" x 8.5") sheet.



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 1:12,000.

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 23, Sep 3, 2024

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
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	25.0	97.1%
666A	Absco loamy sand, 0 to 3 percent slopes, occasionally flooded	0.7	2.9%
Totals for Area of Interest		25.7	100.0%

Eau Claire County, Wisconsin

511B—Plainfield loamy sand, river valley, 1 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2v3f8

Elevation: 560 to 790 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 41 to 50 degrees F

Frost-free period: 120 to 190 days

Farmland classification: Not prime farmland

Map Unit Composition

Plainfield, river valley, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Plainfield, River Valley

Setting

Landform: Valley trains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Outwash

Typical profile

Ap - 0 to 9 inches: loamy sand

Bw - 9 to 23 inches: sand

BC - 23 to 32 inches: sand

C - 32 to 79 inches: stratified gravelly coarse sand to sand

Properties and qualities

Slope: 1 to 6 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F089XY017WI - Sandy Outwash Uplands

Forage suitability group: Low AWC, adequately drained
(G105XY002WI)
Other vegetative classification: Low AWC, adequately drained
(G105XY002WI)
Hydric soil rating: No

Minor Components

Chelsea, river valley

Percent of map unit: 4 percent
Landform: Valley trains
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: F089XY017WI - Sandy Outwash Uplands
Other vegetative classification: Low AWC, adequately drained
(G105XY002WI)
Hydric soil rating: No

Forkhorn, river valley

Percent of map unit: 4 percent
Landform: Valley trains
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F089XY020WI - Loamy Uplands
Other vegetative classification: Mod AWC, adequately drained
(G105XY005WI)
Hydric soil rating: No

Aldo, river valley

Percent of map unit: 2 percent
Landform: Valley trains
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: F089XY018WI - Siliceous Sand Uplands
Other vegetative classification: Low AWC, adequately drained
(G105XY002WI)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Eau Claire County, Wisconsin
Survey Area Data: Version 23, Sep 3, 2024

TOWN OF PLEASANT VALLEY

October 14, 2024

TOWN BOARD MEETING

CALL THE MEETING TO ORDER

Chairman Dan Hanson called a Town Board Meeting of the Town of Pleasant Valley to order on Monday, October 14, 2024, in the Pleasant Valley Town Hall in Cleghorn at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Chairman Hanson called for the honoring of our flag with the Pledge of Allegiance.

INTRODUCTION OF TOWN OFFICIALS

Board members present: Chairman Dan Hanson, Supervisor Doug Nelson and Supervisor Scot Iverson.
Staff members present: Jen Meyer, Clerk/Treasurer and Hwy Foreman, Wyatt Wathke.

CONFIRMATION OF PROPER POSTING

Clerk/Treasurer Jen Meyer confirmed the meeting was properly posted more than 48 hours ahead of the meeting time on the Town webpage and the Town Hall posting board as required per state statute.

EAU CLAIRE AREA SCHOOL DISTRICT – REFERENDUM PRESENTATION

Mark Elworthy, Executive Director of the Eau Claire Area School District presented information regarding the upcoming referendum question on the November 5th General Election ballot. The district is requesting \$18 Million for each of the next 4 years for programming, mental health, safety and increased educational needs. There were no questions from the audience.

PUBLIC HEARING – REZONE PARCEL 1801822609273400001 - ~22.8 acres from AP-RH

Dan Hanson opened the public hearing at 7:05pm and explained the role of the town in rezoning requests and how our comprehensive plan guides the board with these decisions. Representatives from the Bien Family Trust (Rachel and Jonathan Bien) and Wild Turkey Ridge (Don Southard, Joe Larson and Tod Torgerson(absent)) shared the intentions of the rezoning. The purchase of the said acreage from the Biens will create connectivity to an existing parcel the group already owns, creating 48 acres for future development. A few adjacent property owners expressed concerns regarding roads, erosion, water quality, surveys and future plans. 12 people attended the public hearing.

Motion (Nelson/Iverson) to close the public hearing at 7:30pm

Chairman Hanson announced the ayes carry 3-0 and the motion is carried.

REZONE PARCEL 1801822609273400001 - ~22.8 acres from AP-RH

The role of the Town Board is approve or deny recommending the rezone to the County Planning and Development office for County Board. The board had no further questions for the applicants.

Motion(Nelson/Iverson) to approve recommending said rezone application to the County Board.

Chairman Hanson announced the ayes carry 3-0 and the motion is carried.

PROCEDURES

Motion (Iverson/Nelson) to dispense with the reading of September 9 and October 8, 2024, Town board meeting minutes and approve as emailed and printed.

Chairman Hanson announced the ayes carry 3-0 and the motion is carried.

Motion (Nelson/Iverson) to approve the Treasurers report for the month of September 2024 as presented and printed. Chairman Hanson announced the ayes carry 3-0 and the motion is carried.

LETTERS & REPORTS

Town Chairman

- Township Fire Department has been working on their annual budget. There will be an increased assessment outside of the imposed levy limit on the Towns.
- Emergency Medical Services meetings continue. There are discussions regarding implementing Countywide EMS service as the county can charge for EMS services outside of their imposed levy limits. Towns, villages and cities are not afforded this approach to EMS funding.

Town Supervisors

- Scot attended a WTA Fall meeting.
- Doug complimented the County for placing digital speed awareness signs and enforcing speeds in Cleghorn.

Town Highway Supervisor

- Juniper Ridge is getting blacktop on October 15th
- mowing and patching continue
- Minnesota Drive will be swept shortly before the first snowfall

Town Clerk/Treasurer

- The Plan Commission meeting to discuss amending the Comprehensive Plan will be held on November 6th at 6:30pm. The public hearing will be held on December 9th at 6pm.
- Part of the Hwy 93 2025 road construction will replace the Pine Creek and Clear Creek bridges at the same time. Local traffic will be able to utilize Cty HH as needed.
- The County has requested all Towns mirror the new UTV/ATV ordinance for uniformity with enforcement.

Park/Historical Committee

- Frank shared the gazebo and picnic table have been installed. Tree Savy will be planting a juniper tree south of the memory boards.

CITIZEN INPUT

COMPLAINTS

OLD BUSINESS

NEW BUSINESS

Farmland Preservation

After further review of the information shared with the board last month by Dessy Johnson, the board has decided not to recommend nor discourage any changes to the County Zoning and to allow the County to make said changes if they see appropriate.

Discuss Park Expansion/Lions Club

The Lions Club has posed some questions to the board via email regarding the acquisition of land for the park. Jen will answer the questions and if the Lions Club decides to pursue, future discussions will need to occur.

Discuss Dog License Fee Increases

The county will be increasing their fees per dog by \$2. This will reduce our dog license income by approximately \$1000.

Motion (Iverson/Nelson) to increase the Town of Pleasant Valley dog license fees by \$3 each. Chairman Hanson announced the ayes carry 3-0 and the motion is adopted.

Budget Amendment – Resolution No. 24-16-12

A resolution amending the 2024 budget was presented.

Motion (Nelson/Hanson) to approve Resolution No. 24-16-12, amending the 2024 budget. Chairman Hanson announced the ayes carry 3-0 and the motion is adopted.

2024 Budget Review

The budget as of October 14, 2024, was presented and reviewed.

Review/Approve Orders

The bills /orders for the month of September 2024 and the alternative of claims paid report were presented by the clerk and approved by the town board for payment.

ADJOURNMENT

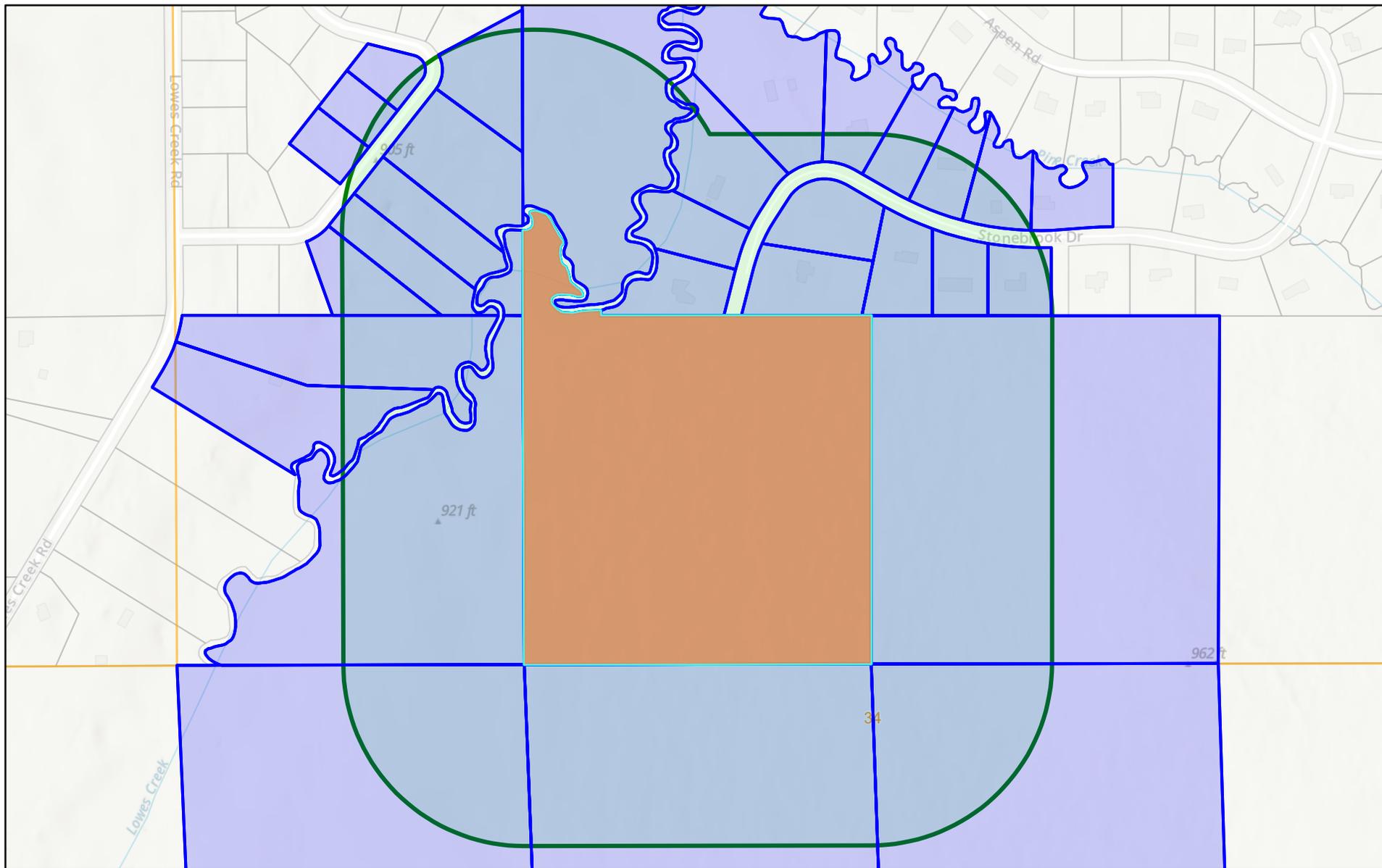
Motion (Hanson/Nelson) to move this meeting is adjourned at 8:15pm.

Chairman Hanson announced the ayes carry 3-0 and the motion is adopted.

Respectfully submitted,
Jen Meyer, Clerk / Treasurer

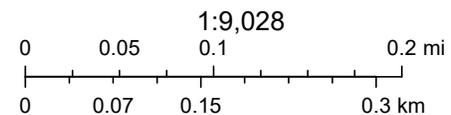
Posted at town hall 11-8-2024
Placed on Website 11-8-2024

Public Notification



9/30/2024, 10:53:44 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
KATHY DEGENHARDT	S 9045 STONEBROOK DR	ELEVA WI 54738-8500
JAMES IWAKIRI	S9034 STONEBROOK DR	ELEVA WI 54738-8500
RYAN HULS	S 9010 STONEBROOK DR	ELEVA WI 54738-8500
TREVOR RICH	2118 CARTER ST	EAU CLAIRE WI 54703-1313
JEREMIAH STROMICH	1326 ASPEN HEIGHTS DR	EAU CLAIRE WI 54703-3981
BRANDON DOHMS	S 9037 LOWES CREEK RD	ELEVA WI 54738-9496
CHRISTOPHER B GIERHART	S8990 STONEBROOK DR	ELEVA WI 54738-8501
TOD J & AMY J TORGERSON REV TRUST	E2965 ASPEN RD	ELEVA WI 54738-9459
HUMAYUN & MARGARET KHAN	5533 PERTH DR	EAU CLAIRE WI 54703-2187
JASON ILLG	S9040 STONEBROOK DR	ELEVA WI 54738-8500
LEANN K BREED SURVIVOR'S TRUST	S9030 STONEBROOK DR	ELEVA WI 54738-8500
ROBERT DUBIEL	S9020 STONEBROOK DR	ELEVA WI 54738-8500
HIGHCLERE PROPERTIES LLC	6176 SANDSTONE RD	EAU CLAIRE WI 54701-5138
NATHAN CARDIN	1270 3RD ST E APT 211	ALTOONA WI 54720-2004
SUSAN MEYER	S 8980 STONEBROOK DR	ELEVA WI 54738-8501
ANDREW LOCKIE	S 8970 STONEBROOK DR	ELEVA WI 54738-8501
N&P PROPERTIES LLC	629 E MURRAY ST	BOYD WI 54726-9059
OWNERSHIP DIVIDED EQUALLY TO 41 LOTS		
CHAD NISSEN	3139 ANRIC DR	EAU CLAIRE WI 54701-3054
WILD TURKEY RIDGE LLC	PO BOX 593	EAU CLAIRE WI 54702-0593
DAVID BRUNK	S9025 LOWES CREEK RD	ELEVA WI 54738-9496
SCOTT T & KRISTA M SMITH	S 8989 STONEBROOK DR	ELEVA WI 54738-8501
THOMAS JOLES	S 8985 STONEBROOK DR	ELEVA WI 54738-8501
ANDREW LUND	S 8981 STONEBROOK DR	ELEVA WI 54738-8501
LYLE & CAROL BIEN REV TRUST	S9450 STATE ROAD 93	ELEVA WI 54738-4118
WINTERBERRY FARM LLC	E1615 BALSAM RD	ELEVA WI 54738-9428

REZONE NUMBER: RZN-0024-24 **COMPUTER NUMBERS:** 008101807000
008101803000

PUBLIC HEARING DATE: October 22, 2024

STAFF CONTACT: Matt Michels, Senior Planner

OWNER: John Anderson Estate, Duane Anderson Personal Representative, 9516 Olson Dr., Eau Claire, WI 54703

AGENT: Jaason Hiess, Hiess-Loken & Assoc., LLC Professional Land Surveying, 4905 West Park Ave, Chippewa Falls, WI 54729

REQUEST: Rezone 120 acres +/- from A-P Agricultural Preservation to the A-2 Agricultural-Residential District to allow the deceased property owner's property to be divided and given to his heirs, as stipulated in his will.

LOCATION: 9409 Burnell Dr.

LEGAL DESCRIPTION: A parcel of land being Lot 47 and Lot 50 of the Fifth Assessor's Plat to the Town of Seymour, Section 10, T27N, R8W, Town of Seymour, Eau Claire County, Wisconsin.

RECOMMENDATION: Approval based on the findings on Page 6 of this report.

BACKGROUND

SITE CHARACTERISTICS:

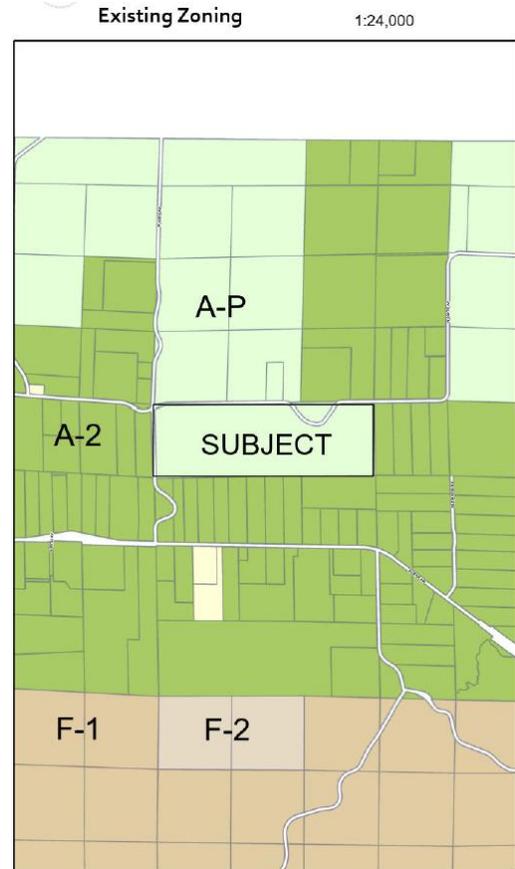
- The property is roughly equally split between woodland and agricultural uses
- There is a large area of steep slopes (>30%) in the eastern and east-central portions of the property
- There is a large electrical transmission line running east-west in the southern portion of the property



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:

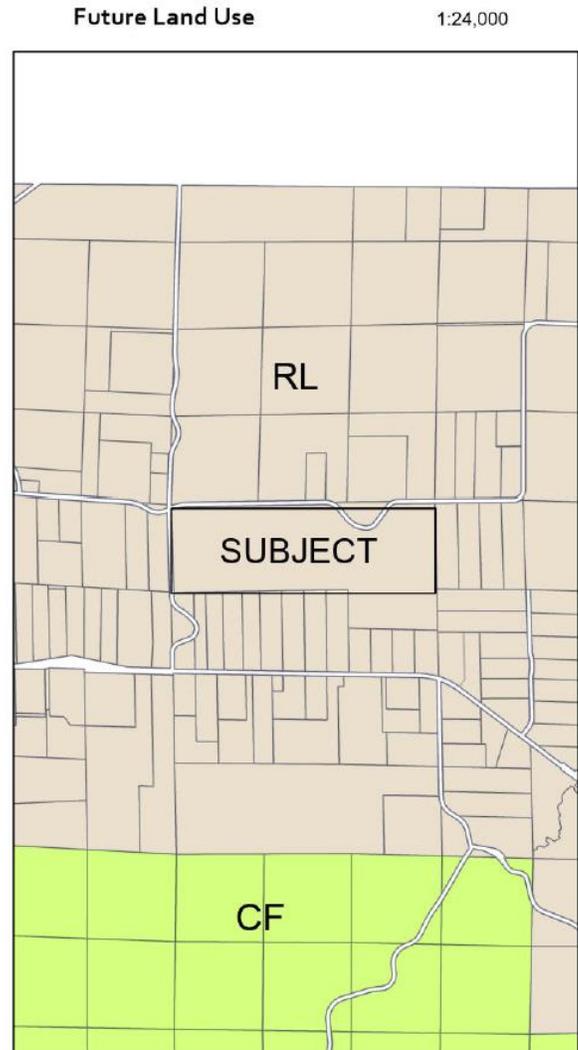
LOCATION	ZONING	LAND USE
Subject	A-P	Woodlands; Fallow areas; Existing residence & outbuildings
North	A-P & A-2	Woodlands; Single-family residence
East	A-2	Woodlands; Single-family residence
South	A-2	Single-family residences; Woodlands
West	A-2	Single-family residence; Woodlands

COMPREHENSIVE PLANS:

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

Eau Claire County:

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
- **Applicable Policies:**
 1. *Farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utilities shall be established as the primary land uses within these areas. Other uses may be permitted if found to be compatible with these uses and existing uses adjacent to the property.*
 2. *The preferred housing density is one (1) unit per 20 or more acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per five (5) acres to one (1) unit per 35 acres.*
 3. *For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RP 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 Seymour:

- **Rural Lands 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 land use and character of these areas. However, the term Rural Lands is not intended to imply that changes in land use will not occur in these areas.

- Applicable Policies:
 2. *The minimum lot size for new non-farm development shall be 1 acre. The remainder of the original parcel not part of a new residential lot shall be protected from development with a permanent restriction that allows only agriculture, forestry, and/or open space uses. To address uncertainty in future planning (i.e. some of today’s “preservation areas” might be tomorrow’s development areas”), the instrument restricting development should include provisions that would allow its removal if (a) the Town later agrees that land is more appropriate for development by amending this Plan or (b) the land is annexed to the City of Eau*
 3. 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. An example of a “Right to Farm” disclosure acknowledgment is included in Appendix II.
 4. Non-farm residential development should 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 Seymour that new non- farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.

The application has been found to be substantially consistent with the intent, description, and the applicable policies of the Eau Claire County Rural Lands land use category.

FARMLAND PRESERVATION PLAN:

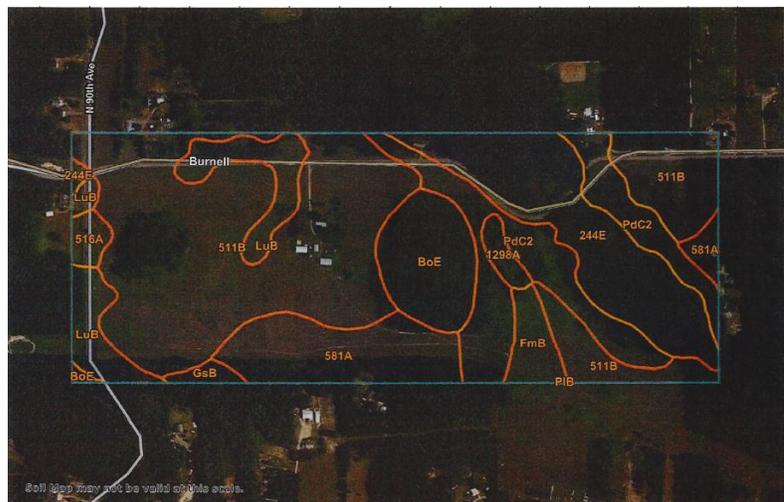
The property is included in the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. The proposed A-2 Zoning District is not a certified farmland preservation district and would not qualify for Farmland Preservation tax credits.

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** – The soils are mostly sandy and are the property is not considered prime farmland.



- **Historical Productivity** – According to the applicant, the property has been fallow for at least 10 years.
- **Site Location** – The property is located on Burnell Drive.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmland, woodlands, farm and non-farm single-family residences, and vacant open areas.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
244E	Elkound loam, 20 to 45 percent slopes	23.9	14.7%
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	69.3	42.6%
516A	Aldo sand, 0 to 3 percent slopes	1.8	1.1%
581A	Simescreek sand, 0 to 3 percent slopes	15.7	9.6%
1288A	Fairchild-Elmlake complex, 0 to 3 percent slopes	1.7	1.1%
BoE	Boone-Plainbo complex, 12 to 45 percent slopes	11.2	6.9%
FmB	Fairchild and Merrillan soils, 2 to 6 percent slopes	3.9	2.4%
GsB	Gotham loamy sand, sandstone substratum, 2 to 6 percent slopes	1.2	0.7%
LuB	Ludington and Humbird soils, 2 to 6 percent slopes	11.6	7.1%
PdC2	Plainbo loamy sand, 6 to 12 percent slopes, eroded	22.6	13.9%
PIB	Plainfield loamy sand, loamy substratum, 1 to 6 percent slopes	0.0	0.0%
Totals for Area of Interest		162.9	100.0%

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.

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* No productive farmland will be impacted with this rezoning.

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.

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 considered the rezoning petition on Monday, October 14, 2024 and voted unanimously (3-0 vote) to recommend approval of the rezoning petition to the County Board.

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

- The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
- Existing uses in the area include woodlands, agricultural fields, and farm and non-farm single-family residences.
- Zoning is predominantly A-P and A-2 in vicinity of the subject property.

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 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 opposed to the proposed rezoning has been received, to date.

FINDINGS

Findings in Favor:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. The subject property is surrounded by A-2 zoned lots.
3. The soils are not prime soil types, and no farmland will be impacted with this rezoning.
4. The decedent stipulated in his will that the property be divided among his heirs.



Department of Planning and Development

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

Application Accepted:	10/01/2024
Accepted By:	Matt Michels
Receipt Number:	078716
Town Hearing Date:	10/14/2024
Scheduled Hearing Date:	10/22/2024
Application No:	RZN-0024-24
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: JOHN ANDERSON (Multiple Owners)

Applicant: Jason Hiess, Hiess-Loken & Assoc., LLC, Prof. Land Surveying, 4905 W Parke Ave, Chippewa Falls,

Telephone: 715-720-4000 **E-Mail:** hlsurvey@sbcglobal.net

Site Address(es):

9409 BURNELL DR
 9015 BURNELL DR
 No Address Available

Property Description:

Sec 10 Twn 27 Rge 08
 Town of Seymour

Zoning District(s):

A2-AP - Multiple Zoning Districts
 A2-AP - Multiple Zoning Districts

Lot Area(s) - Acres:

0.00
 0.00
 4.12

Overlay District(s):

PIN

1802022708101202001
 1802022708101202001
 1802022708101202000

Legal (partial)

LOT 50 FIFTH ASR PLT TO THE T OF SEYMOUR, ALSO OL 14 FIFTH ASR PLT TO THE T
 LOT 50 FIFTH ASR PLT TO THE T OF SEYMOUR, ALSO OL 14 FIFTH ASR PLT TO THE T
 LOT 47 OF THE FIFTH ASSESSOR'S PLAT TO THE TOWN OF SEYMOUR (FORMERLY PR

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:

RECEIVED
OCT 01 2024
COUNTY CLERK

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:	10/1/24
Accepted By:	MM
Application Number:	RZN-0024-24
Town Hearing Date:	10/14/24
Scheduled Hearing Date:	10/22/24

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): A-2

Acres to be rezoned: 120 +/-

Property Owner Name: JOHN ANDERSON ESTATE, DUANE ANDERSON, PR Phone# 715-559-6677

Mailing Address: DUANE ANDERSON 9516 OLSON DR., EAU CLAIRE, WI 54703

Email Address: NONE

Agent Name: JASON HIESS, HIESS-LOKEN & ASSOC., LLC, PROF. LAND SURVEYING Phone# 715-720-4000

Mailing Address: 4905 WEST PARKE AVE., CHIPPEWA FALLS, WI 54729

Email Address: HLSURVEY@SBCGLOBAL.NET

SITE INFORMATION

Site Address: 9409 BURNELL DR., CHIPPEWA FALLS, WI 54729

Property Description: 1/4 NW&NE 1/4 Sec. 10, T27 N, R8 W, Town of SEYMOUR

Zoning District: Code Section(s):

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

Check Applicable

Computer #(s): 1802022708101202001 LOT 50 - 5TH ASSESSOR'S PLAT

or PIN #(s): 1802022708101202000 LOT 47 TO THE TOWN OF SEYMOUR

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

Complete attached information sheet Confirmed with the Town their submittal deadline and process.

Provide legal description of property to be rezoned Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). Send application to landuse@eauclairecounty.gov or to the address above.

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

Owner/Agent Signature: Jason R. H. / AGENT Date 10-1-24

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.

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:

SEE ATTACHMENT A

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.

SEE ATTACHMENT B

Rezoning Legal Description:

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 10, T27N, R8W, Town of Seymour, Eau Claire County, Wisconsin.

HIESS-LOKEN & ASSOCIATES, LLC

Professional Land Surveying

Established 1977

J. F. Hiess, P.L.S. 1945-2012

OFFICE: 715-720-4000
715-832-3300
hlsurvey@sbcglobal.net
www.hiess-loken.com

4905 WEST PARK AVENUE
CHIPPEWA FALLS, WI 54729

September 27, 2024

Eau Claire Co. Planning
Mr. Matt Michels, Senior Planner
721 Oxford Ave.
Eau Claire, WI 54703

The Town of Seymour
6500 Tower Dr.
Eau Claire, WI 54703

All,

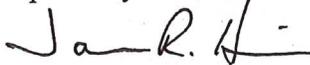
Attached herewith please find an application for rezoning a parcel of land within the Town of Seymour.

The parcels are lot 47 and lot 50, Fifth Assessor's plat to the Town of Seymour. These lands are part of the estate of John Anderson who has passed away. Mr. Duane Anderson is the personal representative of the estate. John Anderson's will and testament stated that the lands shown within this application be divided and given to certain heirs of the estate. In order to accomplish the wishes of the deceased the parcels need to be rezoned to create lots smaller than the 35 acres as required within the AP zoning district. The applicant and I, as agent for the applicant, are asking the at the lots be rezoned into the A-2 district. This zoning designation is very compatible with the adjoining lands and will allow for the creation of the smaller lots. I realize that a portion of lot 50 is already A-2, but for ease of describing the parcels I have included the entire lot in the re-zoning request.

The personal representative will attend the required meetings. Please provide me with a schedule or agenda of meetings so I can relay it to him.

If additional information is requested, please feel free to contact me.

Respectfully submitted,



Jason R. Hiess, P.L.S.

Encl.

Cc Duane Anderson, PR

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.

SEE ATTACHMENT C

HIESS-LOKEN & ASSOCIATES, LLC

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715-832-3300
hlsurvey@sbcglobal.net
www.hiess-loken.com

4905 WEST PARK AVENUE
CHIPPEWA FALLS, WI 54729

SEPTEMBER 27, 2024

LOTS 47 & 50, FIFTH ASSESSOR'S PLAT TO THE TOWN OF SEYMOUR

ATTACHMENT 'A'

THIS REZONING REQUEST IS BEING PRESENTED TO FULFILL THE WISHES OF THE LAST WILL AND TESTAMENT OF JOHN ANDERSON. MR. ANDERSON HAVING PASSED AWAY WISHED TO LEAVE CERTAIN PARCELS OF LAND TO HIS HEIRS. THE CURRENT ZONING BEING AP REQUIRES A MINIMUM LOT AREA OF 35 ACRES. CHANGING THE ZONING TO A-2 WILL ALLOW FOR PARCELS SMALLER THAN 35 ACRES TO BE CREATED AND TRANSFERRED TO MR. ANDERSONS HEIRS. THREE NEW PARCELS WILL BE CREATED AND 2 PARCELS WILL BE DEEDED TO ADJOINING LAND OWNERS THAT ARE HEIRS TO THE ESTATE.

ATTACHMENT 'B'

CONSIDERATIONS FOR APPROVING THIS REZONING REQUEST INCLUDE:

- 1) THE LANDS NORTHEAST, EAST, SOUTH, WEST AND NORTHWEST ARE ALL ZONED A-2, A PORTION OF THE PARCEL IS ALREADY ZONED A-2 (EXHIBIT 2)
- 2) THE LANDS NORTH ARE ZONED AP AND DO NOT APPEAR TO BE FARMED. THE LANDS ARE MOSTLY WOODED WITH SEVERAL AREAS OF STEEPS SLOPES, THERE ARE NOT ANY LARGE FARMED PARCELS ADJACENT TO THE SUBJECT PARCEL AS SHOWN ON COUNTY GIS MAPPING (EXHIBIT 2)
- 3) THE SUBJECT PARCEL HAS BEEN FALLOW FOR AT LEAST 10 YEARS, CONTAIN CLOSE TO 50 PERCENT WOODED LANDS AND STEEP SLOPES, AS SHOWN ON COUNTY GIS MAPPING (EXHIBIT 1)
- 4) THE SUBJECT PARCEL IS NOT SHOWN AS PRIME FARM LAND ON THE TOWN OF SEYMOUR PRIME FARMLAND MAP, TAKEN FROM THE EXISTING COMP. PLAN (EXHIBIT 2A)
- 5) THE SUBJECT PARCEL HAS SANDY SOIL TYPES ACCORDING TO THE USDA SOIL SURVEY WHICH MAY PRODUCE POOR CROPS (EXHIBIT 3)

HIESS-LOKEN & ASSOCIATES, LLC

Professional Land Surveying

Established 1977

J. F. Hiess, P.L.S. 1945-2012

OFFICE: 715-720-4000

715-832-3300

hlsurvey@sbcglobal.net

www.hiess-loken.com

4905 WEST PARK AVENUE

CHIPPEWA FALLS, WI 54729

ATTACHMENT C

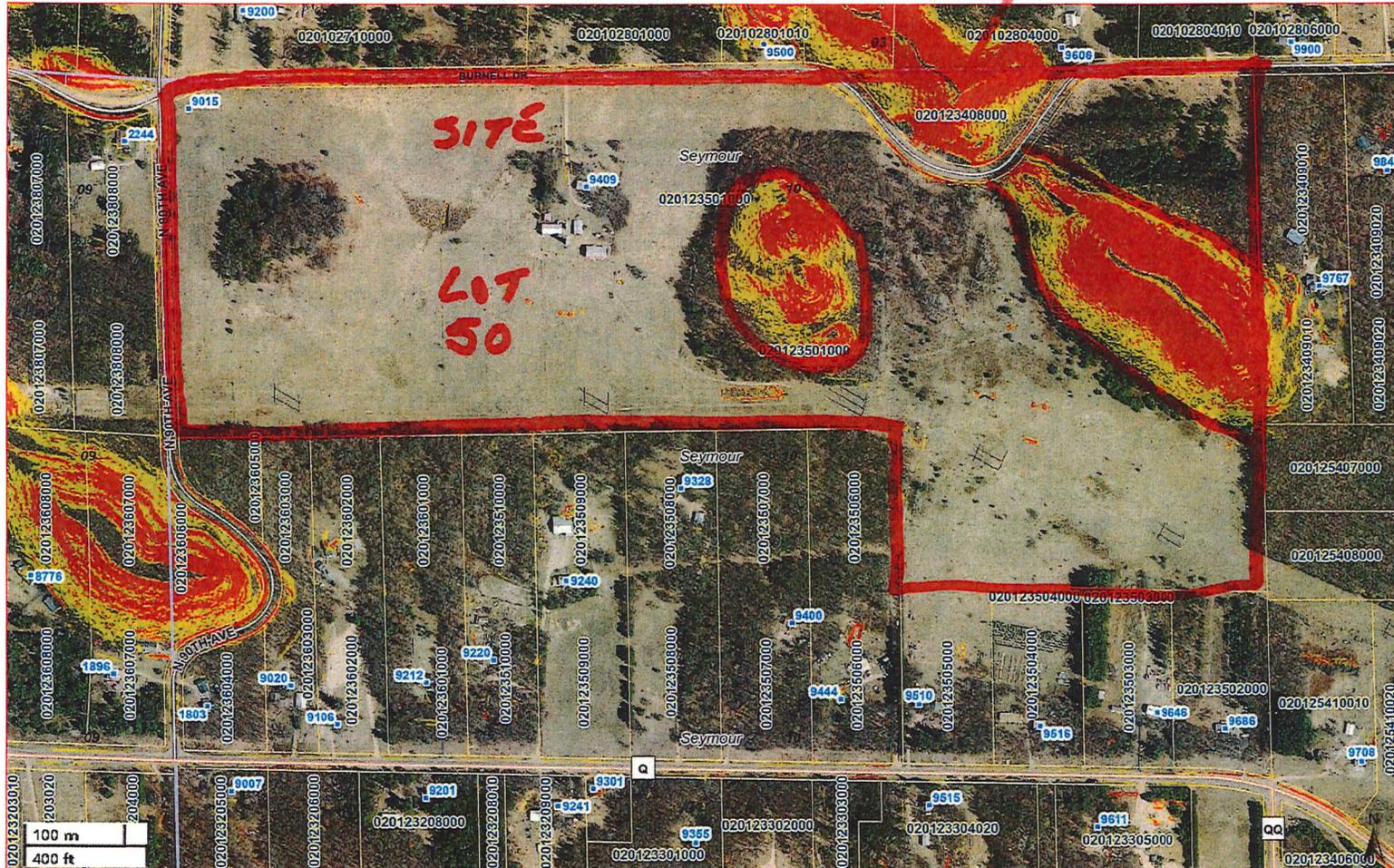
1) THE LAND IS BETTER SUITED FOR A USE NOT ALLOWED IN THE A-P AGRICULTURAL PRESERVATION ZONING DISTRICT BASED ON A REVIEW OF SOIL TYPES, HISTORICAL PRODUCTIVITY, LOCATION, AND ADJACENT LAND USES (SEE ATTACHED EXHIBITS PREVIOUSLY MENTIONED); THE REZONING TO A-2 STILL ALLOWS FOR SOME FARM RELATED ACTIVITIES BUT AT A SMALLER SCALE AND ALLOWS FOR THE CREATION OF A SMALLER LOT SIZE TO FACILITATE THE WISHES OF THE DECEASED.

2) THE REZONING IS CONSISTENT WITH ANY APPLICABLE COMPREHENSIVE PLANS (SEE ATTACHED EXHIBITS PREVIOUSLY MENTIONED)

3) THE REZONING IS SUBSTANTIALLY CONSISTENT WITH THE CERTIFIED EAU CLAIRE COUNTY FARMLAND PRESERVATION PLAN (SEE ATTACHED EXHIBITS PREVIOUSLY MENTIONED)

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 (SEE ATTACHED EXHIBITS PREVIOUSLY MENTIONED)

LOT 47

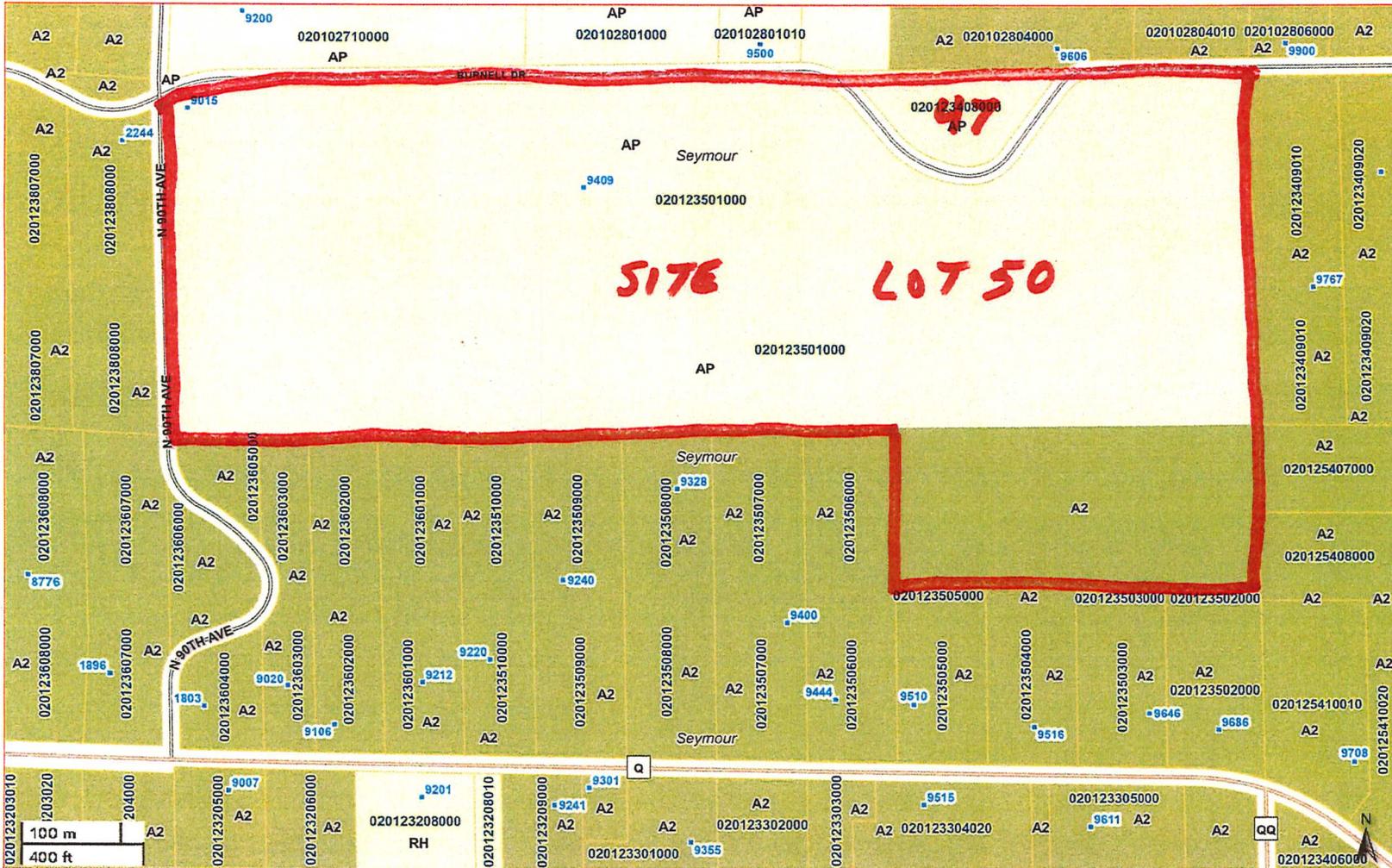


Date created: 9/8/2024
 Last Data Uploaded: 9/8/2024 8:05:40 AM

Developed by
Schneider
 GEOSPATIAL

EXHIBIT 1

E.S.A. AREAS



- Addresses
- Address Labels
- Parcels
- Parcel Numbers
- 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
 - 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
- Rivers and Streams
- Lakes and Rivers
- Flood Hazard Zones
 - 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - A
 - AE
 - X
- Groundwater Protection District

Date created: 9/8/2024
 Last Data Uploaded: 9/8/2024 8:05:40 AM
 Developed by



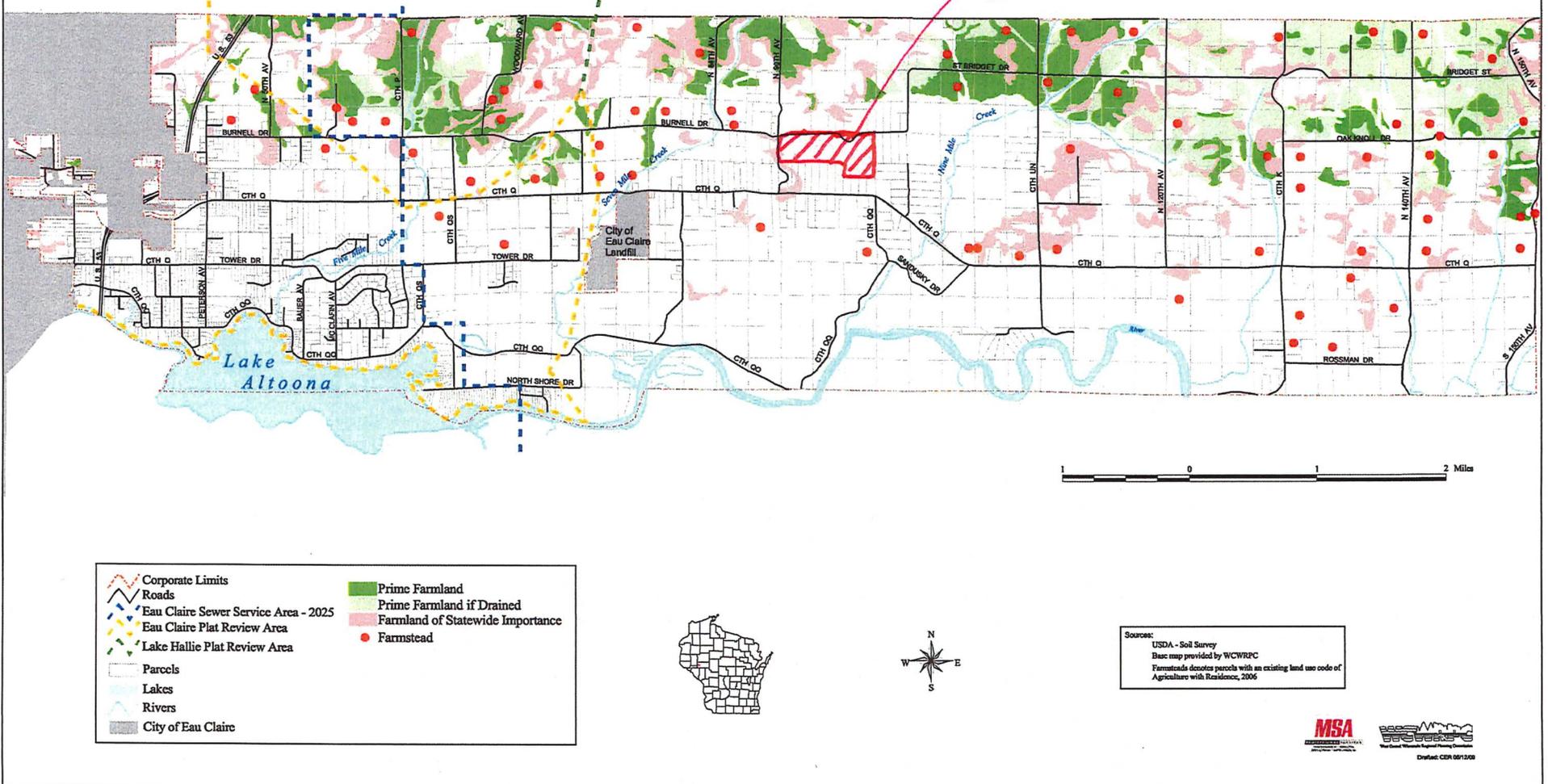
EXHIBIT Z

EXHIBIT 2A

Map 3

Town of Seymour Eau Claire County, Wisconsin Prime Farmland

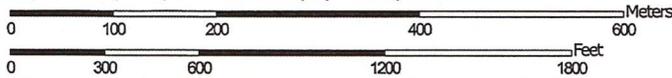
REZONE
SITE



Soil Map—Eau Claire County, Wisconsin



Map Scale: 1:7,130 if printed on A landscape (11" x 8.5") sheet.



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

EXHIBIT 3

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
244E	Elk mound loam, 20 to 45 percent slopes	23.9	14.7%
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	69.3	42.5%
516A	Aldo sand, 0 to 3 percent slopes	1.8	1.1%
581A	Simescreek sand, 0 to 3 percent slopes	15.7	9.6%
1298A	Fairchild-Elmlake complex, 0 to 3 percent slopes	1.7	1.1%
BoE	Boone-Plainbo complex, 12 to 45 percent slopes	11.2	6.9%
FmB	Fairchild and Merrillan soils, 2 to 6 percent slopes	3.9	2.4%
GsB	Gotham loamy sand, sandstone substratum, 2 to 6 percent slopes	1.2	0.7%
LuB	Ludington and Humbird soils, 2 to 6 percent slopes	11.6	7.1%
PdC2	Plainbo loamy sand, 6 to 12 percent slopes, eroded	22.6	13.9%
PIB	Plainfield loamy sand, loamy substratum, 1 to 6 percent slopes	0.0	0.0%
Totals for Area of Interest		162.9	100.0%

Eau Claire County, WI

Summary

Parcel Number 1802022708101202000
 Alternate No 020123408000
 Property Address
 Legal Description **LOT 47 OF THE FIFTH ASSESSOR'S PLAT TO THE TOWN OF SEYMOUR (FORMERLY PRT OF COMP #20-1048-03 & #20-1048-06)**
 Sec-Twp-Rng S10-T27N-R8W
 Acres 4.12
 School District FALL CREEK SCHOOL DISTRICT
 Tax District 020 - TOWN OF SEYMOUR

[View Map](#)

Owners

Mailing Address **Owner**
JOHN ANDERSON
 9409 BURNELL DR
 CHIPPEWA FALLS, WI 54729
JOHN ANDERSON

Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$12,100.00	\$12,100.00	\$12,100.00	\$12,100.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$12,100.00	\$12,100.00	\$12,100.00	\$12,100.00
Estimated Fair Market Value	\$19,300.00	\$17,100.00	\$16,000.00	\$14,700.00

Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$227.96	\$233.04	\$237.77	\$222.19
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	\$227.96	\$233.04	\$237.77	\$222.19
Other Fees	\$0.00	\$0.00	\$0.00	\$0.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$227.96	\$233.04	\$237.77	\$222.19

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.

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Contact Us



Eau Claire County, WI

EXHIBIT 6

Summary

Parcel Number 1802022708101202001
 Alternate No 020123501000
 Property Address 9015 BURNELL DR
 CHIPPEWA FALLS, WI 54729
 Legal Description LOT 50 FIFTH ASR PLT TO THE T OF SEYMOUR, ALSO OL 14
 FIFTH ASR PLT TO THE T OF SEYMOUR
 Sec-Twp-Rng S10-T27N-R8W
 Acres 0
 School District FALL CREEK SCHOOL DISTRICT
 Tax District 020 - TOWN OF SEYMOUR

[View Map](#)

Owners

Mailing Address [JOHN ANDERSON](#)
 9409 BURNELL DR
 CHIPPEWA FALLS, WI 54729

Owner [JOHN ANDERSON](#)

Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$253,400.00	\$253,400.00	\$253,400.00	\$253,400.00
Building Value	\$160,500.00	\$160,500.00	\$160,500.00	\$160,500.00
Total Value	\$413,900.00	\$413,900.00	\$413,900.00	\$413,900.00
Estimated Fair Market Value	\$859,200.00	\$759,100.00	\$712,000.00	\$653,000.00

Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$7,797.84	\$7,971.58	\$8,133.47	\$7,600.25
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	(\$71.98)	(\$77.61)	(\$74.87)	(\$72.62)
Lottery Credit	(\$267.94)	(\$254.73)	(\$265.54)	(\$177.97)
Net Property Tax	\$7,457.92	\$7,639.24	\$7,793.06	\$7,349.66
Other Fees	\$27.00	\$27.00	\$27.00	\$22.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
Total Tax	\$7,484.92	\$7,666.24	\$7,820.06	\$7,371.66

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 information 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.

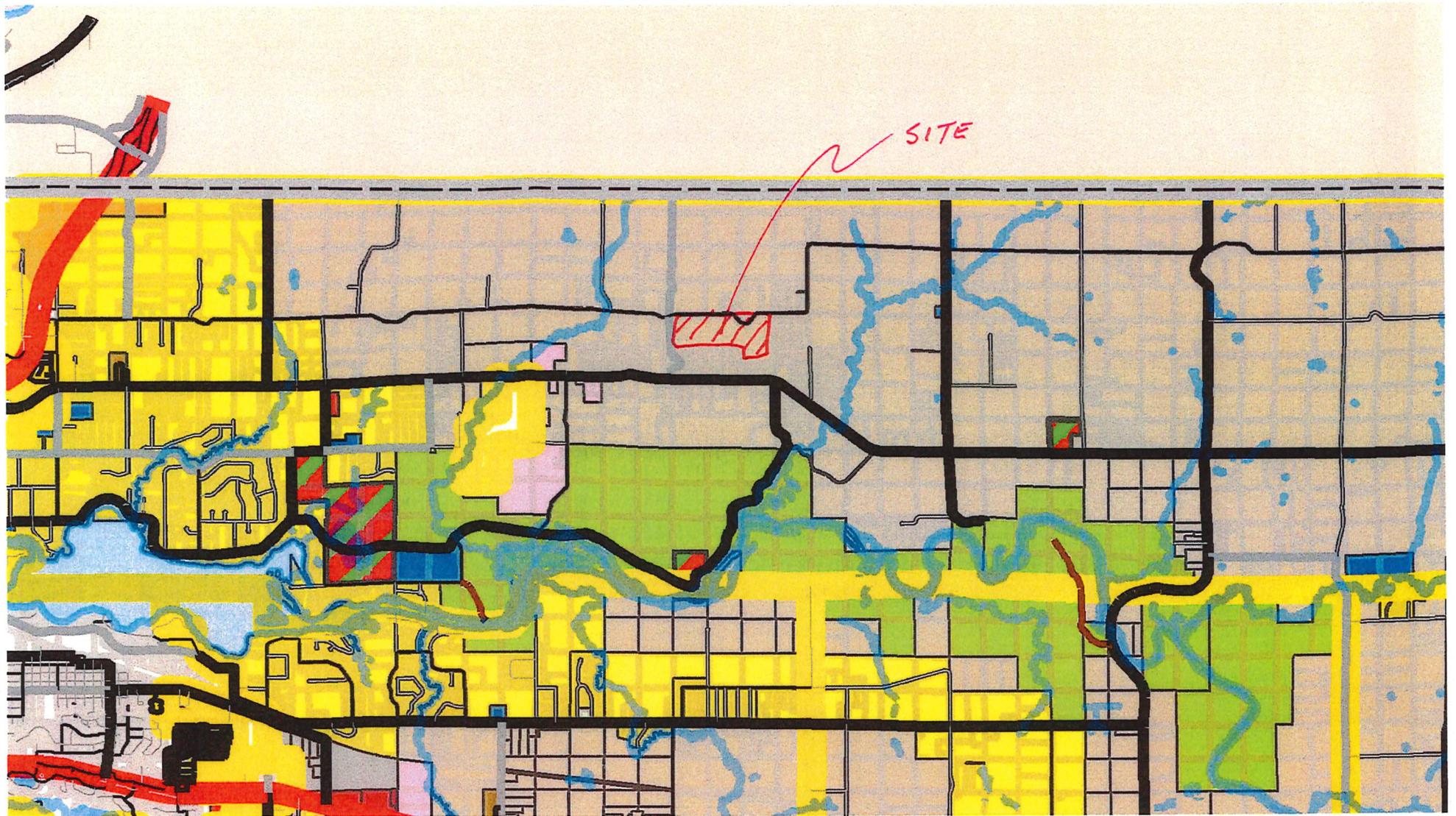
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
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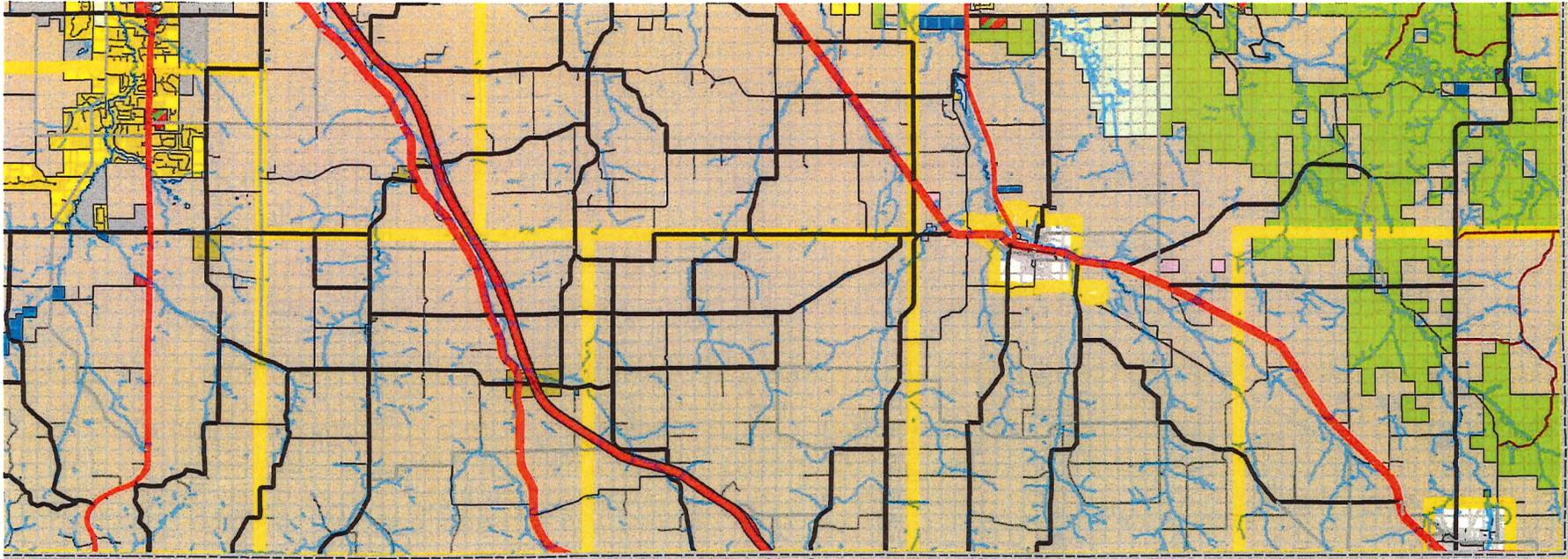
Contact Us

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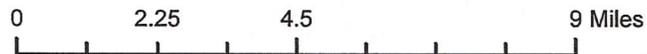
EC CO FUTURE LAND USE

EXHIBIT 7





Eau Claire County

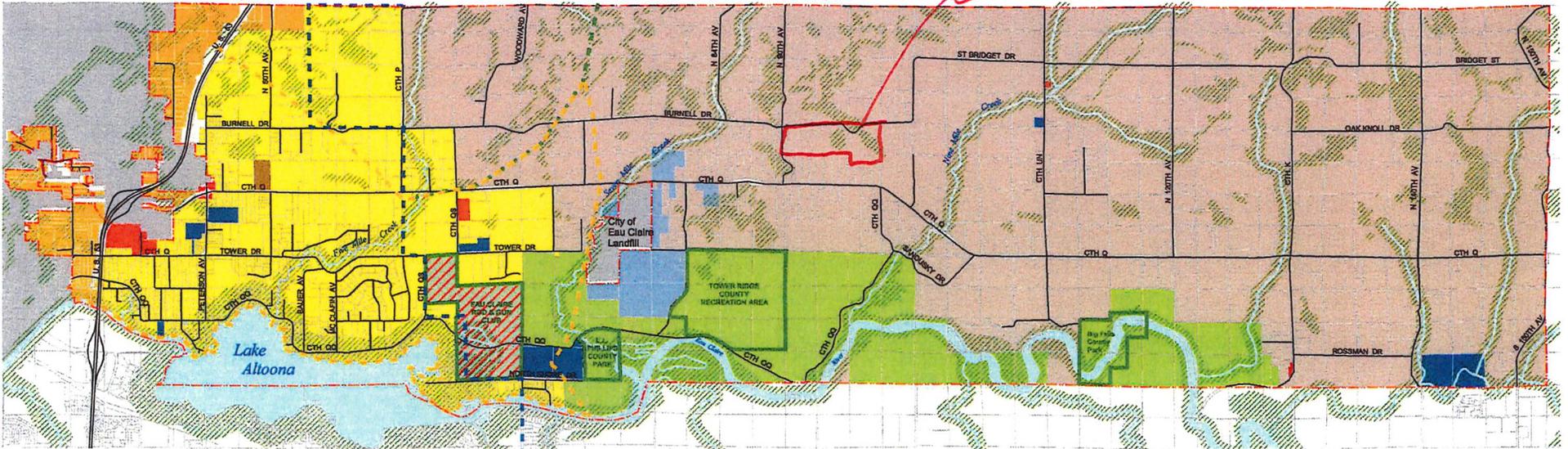


Future Landuse



EXHIBIT 7

Town of Seymour Eau Claire County, Wisconsin Future Land Use



Corporate Limits	Future Land Use
Roads	Natural Resource Protection *
Eau Claire Sewer Service Area - 2025	Rural Preservation *
Eau Claire Plat Review Area	Rural Residential
Lake Hallie Plat Review Area	Rural Residential Mobile Home
Parcels	Urban Mixed Use
Lakes	Rural Commercial
Rivers	Recreational Commercial
City of Eau Claire	Rural Industrial
	Public & Institutional
	Park & Recreational
	County Forest



Source:
Base map data provided by WCWRPC

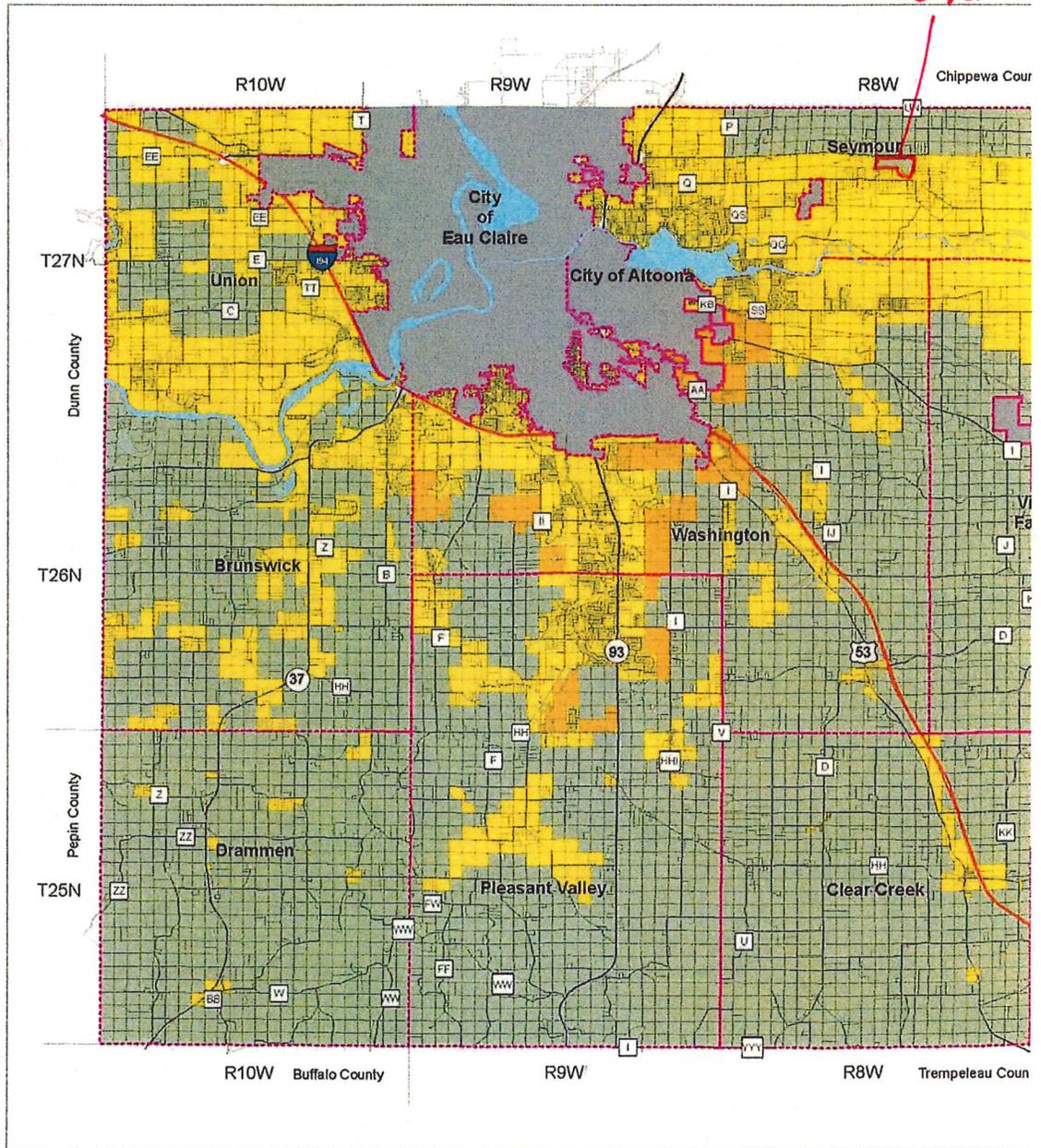




EXHIBIT 9

EC CO
FARMLAND
PRESERVATION
PLAN
2015

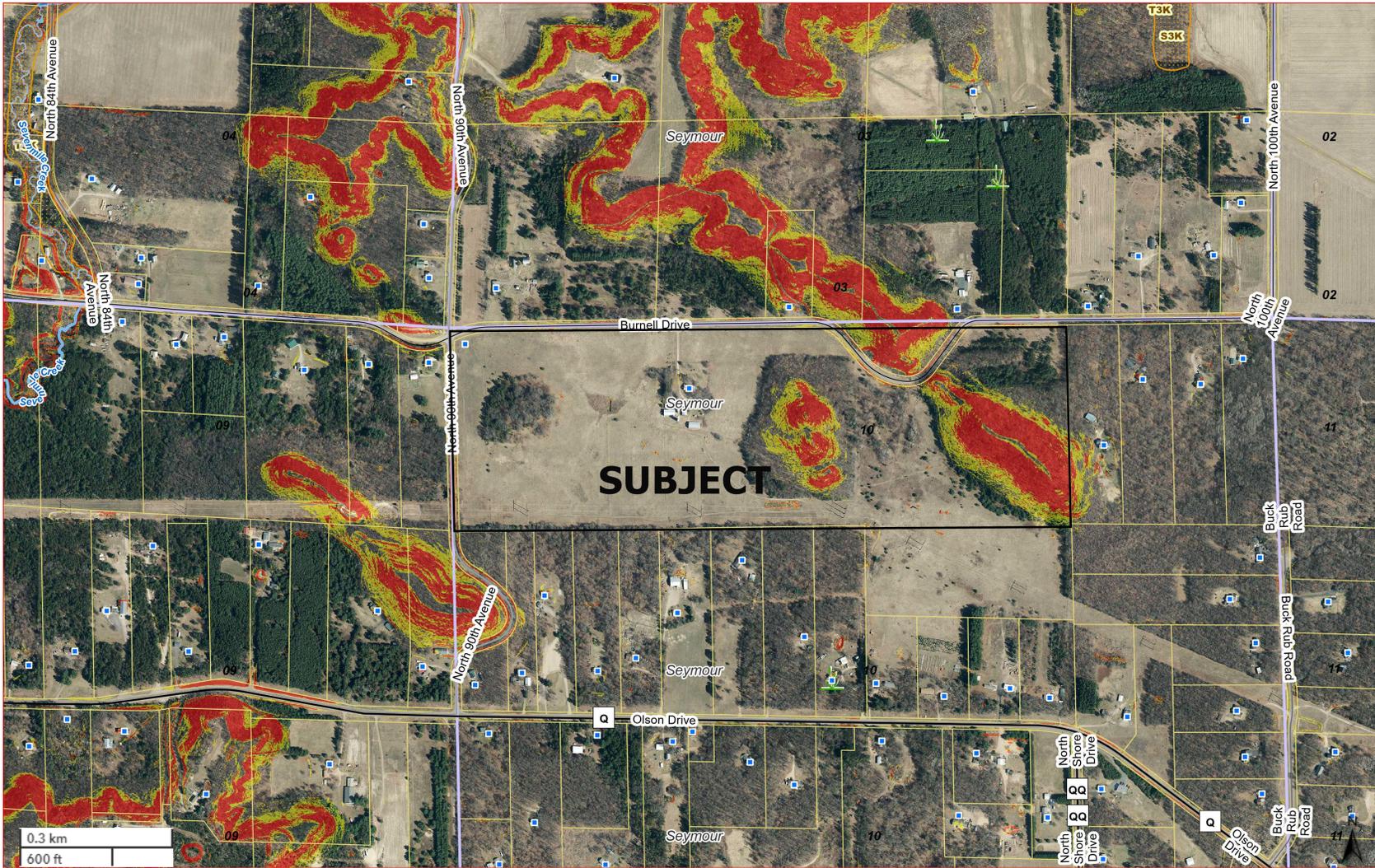
SITE



Map Legend	
Farmland Preservation Designation	Roads
Yellow box: Excluded	— INTERSTATE
Green box: Farmland	— US HWY
Orange box: Transition Parcel	— STATE ROAD
Black line: Parcel Line	— PRIVATE DRIVE
	— RAMP
	Civil Divisions
	Red dashed line: Civil Boundary
	Grey box: Incorporated Area
	Water Features
	Blue line: Rivers & Streams
	Blue box: Lakes & Ponds

Special Note - this Farmland Preservation Area Map shall supersede the Future Land Use Map (Map 9) to the implementation and administration of the Farmland Preservation Program in Eau Claire County





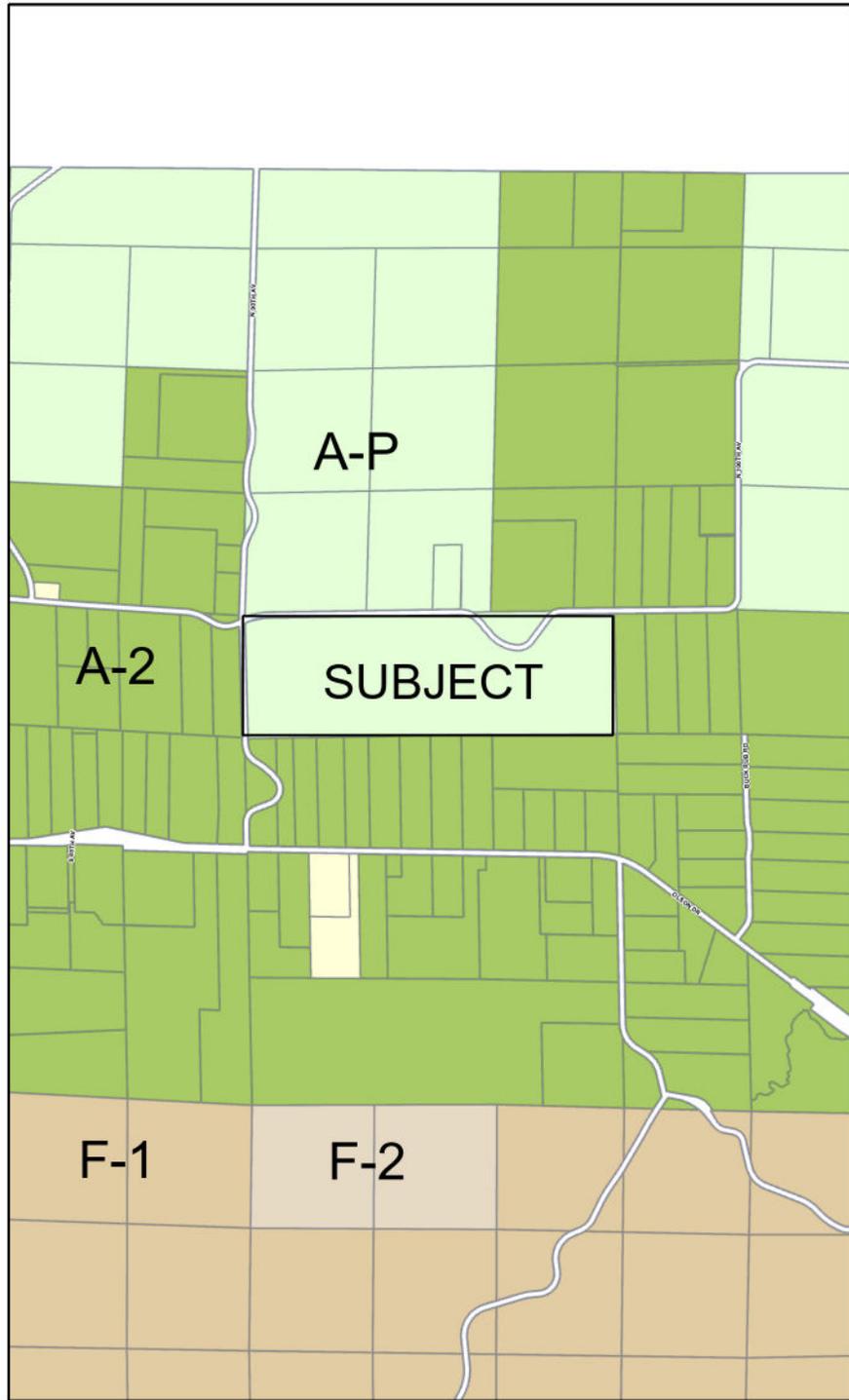
- Addresses
- Parcels
- Parks
- Towns
- Surrounding Counties
- Eau Claire
- Surrounding
- Sections
- Rivers and Streams
- Lakes and Rivers
- Groundwater Protection District
- Zone 1
- Zone 2
- Zone 3
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Percent Slope
- 0 - 20%
- 20% - 30%
- Greater than 30%

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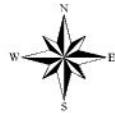
Existing Zoning

1:24,000



- 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

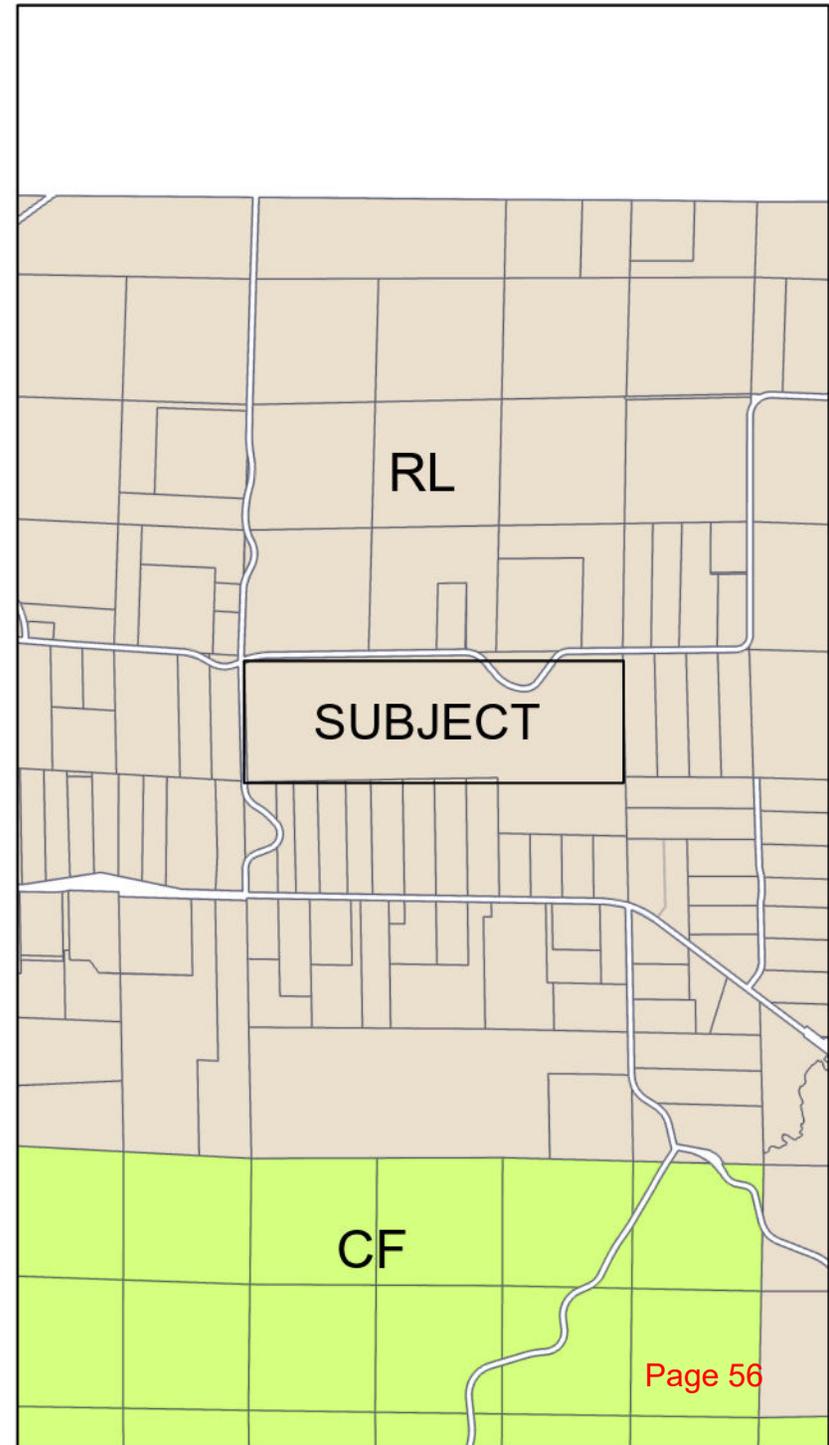
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use



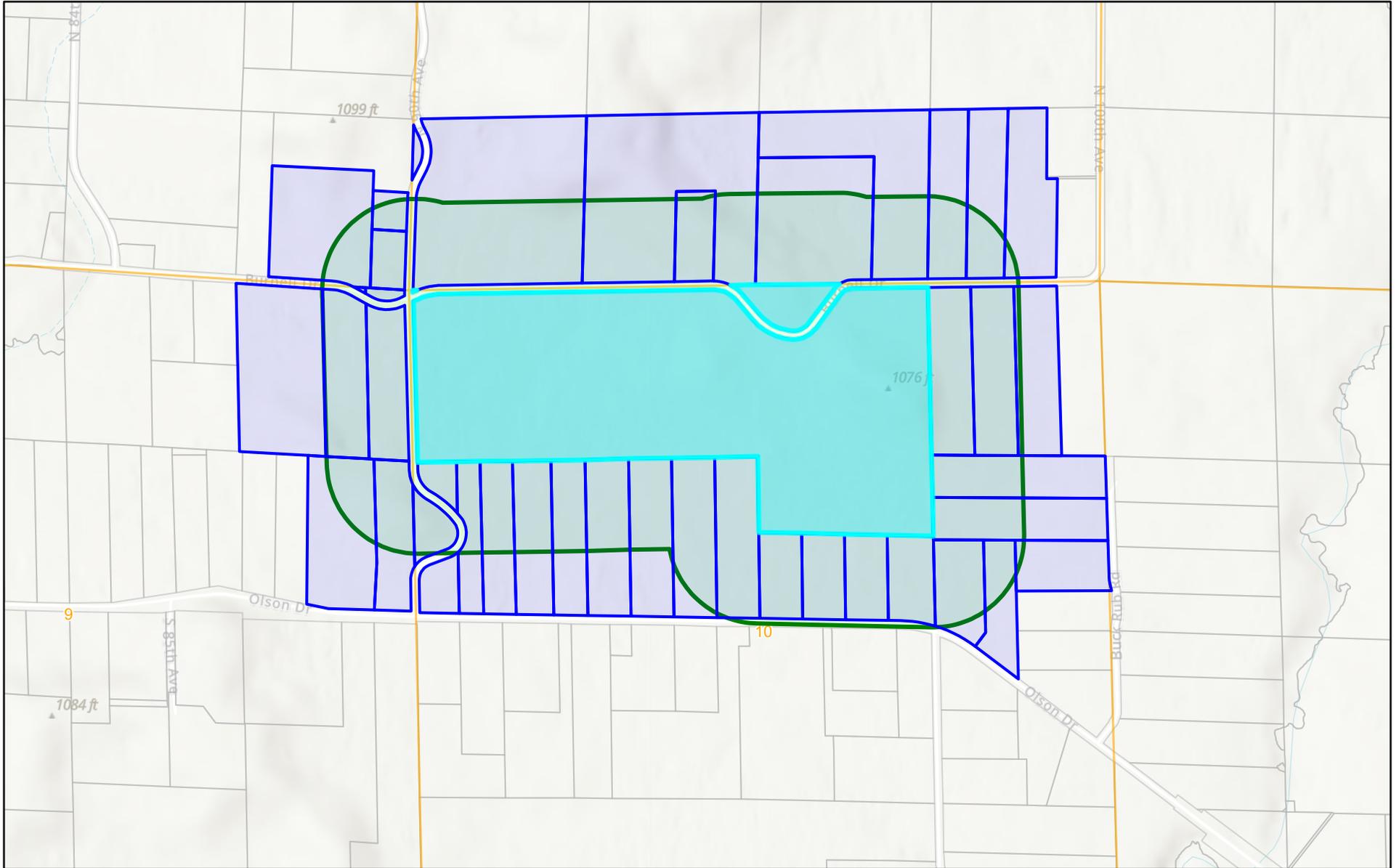
Parcel Mapping Notes:
 The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_A4_WI_EauClaire_Feet
 This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.
 Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise, and the user relies on the map and results solely at their own risk.

Future Land Use

1:24,000

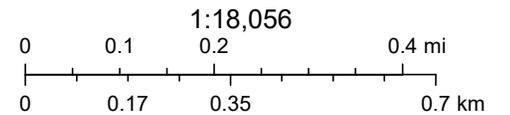


Public Notification



10/1/2024, 1:33:23 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
JOYCE WENDTLAND	9200 BURNELL DR	CHIPPEWA FALLS WI 54729-9602
HOWARD WANGEN	9686 BURNELL DR	CHIPPEWA FALLS WI 54729-9648
THOMAS KOEHLER	9920 BURNELL DR	CHIPPEWA FALLS WI 54729-9643
JOHN A WENDTLAND	9500 BURNELL DR	CHIPPEWA FALLS WI 54729-9642
HUBERT LOECHLER	9606 BURNELL DR	CHIPPEWA FALLS WI 54729-9648
DUANNE & JOLENE HERMAN	9900 BURNELL DR	CHIPPEWA FALLS WI 54729-9643
MICHAEL ANGELOFF	9918 BURNELL DR	CHIPPEWA FALLS WI 54729-9643
JEROME GILLES	2400 N 90TH AVE	EAU CLAIRE WI 54703-9737
PATRICK JENSEN	2314 N 90TH AVE	EAU CLAIRE WI 54703-9737
WILLIAM WEISS	8808 BURNELL DR	EAU CLAIRE WI 54703-9738
JOHN WEBER	8757 BURNELL DR	EAU CLAIRE WI 54703-8728
DAVID VAN VUREN	8315 OLSON DR	EAU CLAIRE WI 54703-8730
JEFFREY TUCKER	8809 BURNELL DR	EAU CLAIRE WI 54703-8728
DAVID ECKLOR	2244 N 90TH AVE	EAU CLAIRE WI 54703-9736
MATTHEW E & MARY E MALMIN	9767 BURNELL DR	CHIPPEWA FALLS WI 54729-9654
THOMAS AHLES	9895 BURNELL DR	CHIPPEWA FALLS WI 54729-9653
DOUGLAS PETKOVSEK	8776 OLSON DR	EAU CLAIRE WI 54703-9733
KRISTOPHER K & LISA K O'NEILL	9849 BURNELL DR	CHIPPEWA FALLS WI 54729-9653
PAULA ANDERSON	9686 OLSON DR	EAU CLAIRE WI 54703-7710
DIANE ANDERSON (JACKSON)	9646 OLSON DR	EAU CLAIRE WI 54703-9734
RYAN ANDERSON	9510 OLSON DR	EAU CLAIRE WI 54703-9734
MARK D & DARLA H VOLBRECHT	2012 BUCK RUB RD	EAU CLAIRE WI 54703-8802
SARAH PETERSON	1894 BUCK RUB RD	EAU CLAIRE WI 54703-8801
JERRY & JEANNE M POLDEN	9220 OLSON DR	EAU CLAIRE WI 54703-9734
MELISSA PETERSON	9106 OLSON DR	EAU CLAIRE WI 54703-7708
TERRY & MARY JANE LUER	1253 MCGREGOR DR	EAU CLAIRE WI 54703-2188
CASEY SCHAUB	1946 BUCK RUB RD	EAU CLAIRE WI 54703-8803
MICHAEL G & LYNETTE M BARRIE	9212 OLSON DR	EAU CLAIRE WI 54703-7709
JACOB RODGERS	9020 OLSON DR	EAU CLAIRE WI 54703-8739
STEVEN MILES	1803 N 90TH AVE	EAU CLAIRE WI 54703-9799
JAMES & KAREN HAUCK REV LIV TRUST	7272 OLSON DR	EAU CLAIRE WI 54703-8749
CHARLES R & JANE M HOWARD	9400 OLSON DR	EAU CLAIRE WI 54703-9734
VICTOR STAUT	9328 OLSON DR	EAU CLAIRE WI 54703-9734
CHAD BUCHHOLZ	9444 OLSON DR	EAU CLAIRE WI 54703-9734
KYLE GRIMM	9240 OLSON DR	EAU CLAIRE WI 54703-9734

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TO AMEND SECTION 2.05.672 B. OF THE CODE: COUNCIL MEMBERSHIP AND ORGANIZATION

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

SECTION 1. That Subsections B. of Section 2.05.672 of the county code be amended to read:

B. Upon appointment, all members shall serve on the council for 2-year terms commencing on the 3rd Tuesday of April until the 3rd Tuesday of April 2012, after which they will serve 2-year terms.

~~BC.~~ The land information officer shall chair the first meeting. At the first meeting the membership shall elect a chair and a vice-chair, ~~and~~ The council chair shall appoint a council member or staff member of the department of planning and development as committee clerk secretary.

ENACTED:

Committee on Administration

	AYE	NAY	ABSTAIN
_____ Supervisor Nancy Coffey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Connie Russell	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Gerald Wilkie	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Steve Chilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Katherine Schneider	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Committee on Planning & Development

	AYE	NAY	ABSTAIN
_____ Supervisor Dane Zook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Robin Leary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Supervisor Jim Dunning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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RE/YK

Supervisor Caleb Aichele

Supervisor Michele Skinner

Dated this _____ day of _____, 2024.



2025 Committee on Planning & Development Meeting Schedule (Tentative)

January 14	February 25	March 25
April 8	April 22	May 13
May 27	June 10	June 24
July 8	July 22	August 12
August 26	September 9	September 23
October 28	November 11	December 9

**Planning and Development
September 2024**

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

Planning

Vendor	Amount	Description	Line Item#
Rowan Enterprises	4,443.27	Town of Lincoln Violation Cleanup	100-15-56920-201-000
Matt Michels	47.57	Mileage Reimbursement	100-15-56920-330-000
Voyager	54.16	August Fuel	100-15-56920-330-000
WCCA	275.00	WCCA Conference Registration-Ben & Hannah	100-15-56920-340-000
APG	278.67	Public Hearing Notices-8/13, 8/27 & 8/29	100-15-56920-321-000
WI Dept of Revenue	20.00	Assessor Recertification-Roxy	100-15-56920-340-000
ECCHighway	100.05	August Fuel	100-15-56920-330-000
ECC Highway	1,963.89	Bike Signs	405-15-57730-820-000
Digicopy	40.00	Envelopes	100-15-56920-313-000
Amazon (Pcard)	789.51	Office Supplies	100-15-56920-310-000
Amazon (Pcard)	40.29	Paper	705-08-51451-310-381
APG (Pcard)	200.00	Leader Telegram Digital Subscription	100-15-56920-320-000
Tommy's Express (Pcard)	12.00	Vehicle Maintenance	100-15-56920-241-000
Eau Claire Ford Dealer (Pcard)	23.69	Vehicle Maintenance	100-15-56920-241-000
EC Area Economic Development	110.00	Training-Rod & Matt	100-15-56920-340-000

Resurvey

Vendor	Amount	Description	Line Item#

Emergency Management

Vendor	Amount	Description	Line Item#
IAEM	199.00	Membership Dues-Valerie	100-15-52924-324-000

Recycling

Vendor	Amount	Description	Line Item#
GFL Environmental	45,149.64	August Curbside	211-15-53635-201-000
GFL Environmental	8,324.29	August Dropsite	211-15-53635-208-000
Earthbound Environmental	6,741.60	June Curbside	211-15-53635-201-000
Earthbound Environmental	6,802.02	July Curbside	211-15-53635-201-000
First Choice Computer Recycling	3,333.33	August Residential Electronics	211-15-53636-309-745
First Choice Computer Recycling	318.24	August Residential Batteries	211-15-53636-309-745
Town of Wilson	150.00	August Recycling Attendant	211-15-53635-208-000
Trash on Trucks	4,776.36	July Curbside	211-15-53635-201-000
Trash on Trucks	4,906.74	August Curbside	211-15-53635-201-000
Village of Fairchild	122.40	August Recycling Attendant	211-15-53635-208-000
Waste Management	41,848.80	August Curbside	211-15-53635-201-000
Amazon (Pcard)	180.57	Recycling Supplies	211-15-53635-368-000
Hyvee (Pcard)	29.98	Recycling Supplies	211-15-53635-368-000

Land Conservation

Vendor	Amount	Description	Line Item#
Greg Fedie	1,000.00	2023 NMFE	207-15-56924-200-708
Danyelle Steinke	625.00	2024 NMFE	207-15-56924-200-708
Marcella Jordan	400.00	WA-24-03	100-15-56924-390-703
Northland Excavating LLC	1,072.80	BD-23-08 Wehling Waterway Project	207-15-56924-390-703
Northland Excavating LLC	15,019.20	BD-23-08 Wehling Waterway Project	207-15-56924-200-706
GRAEF	5,051.00	Christina Rauh- Stormwater Contracted Services	100-15-56922-200-000
Samantha Henchen	9,951.84	BD-23-09 Fencing	207-15-56921-200-706
Samantha Henchen	710.85	BD-23-09 Fencing	207-15-56924-390-703
Darren & Lisa Vetsch	175.00	WA-24-04	207-15-56924-390-703
Voyager	325.47	August Fuel	100-15-56920-330-000
Forestry Supplies (Pcard)	70.73	Land Con Supplies	100-15-56920-360-000
RTK Mobile (Pcard)	30.00	GPS Data	100-15-56920-226-000

Division	Totals
Planning	8,398.10
Resurvey	-
Emergency Management	199.00
Recycling	122,683.97
Land Conservation	34,431.89
Total	131,281.07