



Committee on Planning & Development  
AGENDA

**February 25, 2025**

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: 25312302433##

**Join by Meeting Number:**

Meeting Number: 2531 230 2433  
Meeting Password: BeQXDWMx845

**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.*

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of January 14, 2025 Meeting Minutes / Discussion – Action **Pages 3-5**
5. Public Hearings for Discussion / Action
  - a. A conditional use permit request for a two-family dwelling unit. Owner: John Arnette. Legal: Lot 4 Block 7 Beverly Hills Subdivision, Town of Washington, Eau Claire County, Wisconsin. **CUP-0013-24 Pages 6-39**
  - b. A conditional use permit request for cumulative area of all accessory structures to exceed over 1,800 square feet on a lot with an area between 1 and 2.99 acres. Owner: Jeremy Hollister. Legal: Lot 2 CSM 3432, Vol 19, P189, #1169757, in the NW ¼ of the SW ¼, Section 2, T26N, R10W, Town of Brunswick, Eau Claire County, Wisconsin. **CUP-0001-25 Pages 40-53**
  - c. A conditional use permit request for a cottage industry contractor business (marine and small engine repair). Owner: Michael Turk. Legal: The NW ¼ of the SW ¼ in Section 5, T27N, R8W, Town of Seymour, Eau Claire County, Wisconsin. **CUP-0002-25 Pages 54-65**
  - d. **Proposed Ordinance: File No. 24-25/103** to rezone 98.41 acres +/- from the AP-Agricultural Preservation District to the A2-Agriculture-Residential District. Owner: Tracy and Lei Guo. Applicant: Eric Knauf, American Land Surveying. That part of the NE ¼ of the NW ¼ lying southeasterly of County Road W, that part of the SW ¼ of the NW ¼ lying easterly of County Road W, and the SE ¼ of the NW ¼, all in section 6, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. **RZN-0001-25 Pages 66-91**
  - e. **Proposed Ordinance: File No. 24-25/106** to rezone 5.7 acres +/- from the A-3 Agricultural District to the A-2 Agriculture-Residential District. Owner: Terrance Nuesse. Legal: Part of the E ½ of the SE ¼ of the SE ¼ of Section 34, T27N, R8W, Town of Washington, Eau Claire County, Wisconsin. **RZN-0002-25 Pages 92-108**

- f. **Proposed Ordinance: File No. 24-25/107** to rezone 73.92 acres +/- from the A-1 Exclusive Agricultural District to the A-2 Agriculture-Residential District. Owner: Cliff Properties LLC. Applicant: Peter Gartmann. Legal: Part of the NW ¼ of the NE ¼, part of the SW ¼ of the NE ¼, and the NW ¼ of the SE ¼, all in Section 14, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. **RZN-0003-25**

**Pages 109-130**

6. Preliminary Plat for Firenze Estates / Discussion – Action **See attached**
7. Final Plat for Wild Turkey Ridge / Discussion – Action **Pages 131-136**
8. 2024 Planning & Development Dept. 4th Quarter Review – Discussion **Pages 137-140**
9. Review of January bills / Discussion **Page 141**
10. Proposed Future Agenda Items
  - a. Next scheduled meeting March 25, 2025
11. Director's Update
12. Announcements
13. Adjourn



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, January 14, 2025

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

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

Members Present: Dane Zook, James Dunning, Caleb Aichele, Michele Skinner (remote), Robin Leary (joined remotely at 6:05)

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz, Matt Michels

### 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:

None

### Review/Approval of December 10, 2024, Meeting Minutes

Motion by James Dunning to approve the December 10, 2024, committee meeting minutes with the correction on page 2 (border vs boarder). Motion carried on a voice vote: 4-0-0.

### Public Hearings

**Proposed Ordinance: File No.24-25/092** to rezone 30.95 acres +/- from I-H Industrial-Heavy to PUD – Planned Unit Development District. **RZN-0027-24**

Matt Michels, Senior Planner for Eau Claire County, presented background information regarding the applicant's petition to rezone 30.95 acres from the I-H – Industrial- Heavy District to PUD-Planned Unit Development District for the purpose of creating a light industrial park with several lots. Mr. Michels indicated that the Town of Pleasant Valley Town Board met on January 13, 2025, and voted 3-0 to support the rezoning petition subject to two conditions: the applicant provide a screening/landscaping plan and that the driveway be approved by the Wisconsin Department of Transportation. Mr. Michels recommended approval of the petition subject to the findings/conditions outlined in his report. He noted that the applicant would still need to have a specific implementation plan (SIP), condo plat, and stormwater design approved by the department before work could commence.

Russ Kiviniemi, applicant's project manager/engineer, acknowledged that his clients understand the condo plat requirements and indicated that lots 3-6 in the condo plat are planned to be 1 acre in size. His clients will be responsible for the maintenance of the private road.

No one else spoke in favor or in opposition.

Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/092 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

Findings:

1. The proposed use and approximate density or intensity of use is consistent with the town comprehensive plan.
2. The property was developed for and has been utilized for commercial and industrial uses for many years, and the proposed uses associated with this rezoning are of the same type and character.
3. The proposed development is compatible with the physical nature of the site, with particular concern for protection of surface water and groundwater resources through the application of Eau Claire County Title 17 Land Conservation ordinances that require stormwater management, as well as City-County Health Department regulations for private on-site wastewater treatment systems and private wells.
4. Adequate service and infrastructure capacity exists to support the development, including roads, water (via private wells), and wastewater (via individual septic systems).
5. The proposed zoning will result in development that is aesthetically and ecologically desirable, economically viable, and functionally practical, in the context of Rural Industrial planned lands.

Conditions:

1. The applicant provides a screening/landscaping plan for the project (part of the SIP for the PUD), and
2. The applicant works with the Wisconsin Department of Transportation to secure access approval for the existing driveway.

**A conditional use permit request to modify CUP2006-57 to add a living space in the existing religious retreat center.**

Owner: Helge & Rachel Vestnes. Legal: Lot 2 CSM 3625, Vol 20 P 269, #1202658, in the NE ¼ of the SW ¼ and NW ¼ of the SE ¼, Section 6, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. **CUP-0012-24**

Ben Bublitz, Eau Claire County Land Use Manager, presented his staff report to the committee. He indicated the applicant is requesting an amendment of their existing conditional use permit (CUP2006-57) to convert a portion of their retreat facility into apartment for them. Ben reviewed with the committee the applicant's floor plan of the retreat facility and site plan. He noted that since the site was previously permitted, our department hasn't received any complaints. Ben indicated that the Town of Pleasant Valley Town Board met on January 13<sup>th</sup> and voted 3-0 to recommend approval of the CUP amendment (with no conditions). Mr. Bublitz concluded by recommending approval of the applicant's request.

Helge Vestnes, property owner, W1741 Easterson Road, spoke in favor of the amendment.

No one else spoke in favor or in opposition.

Motion by Caleb Aichele to approve the conditional use permit request to add a living space in the existing religious retreat center as presented. Motion carried on a roll call vote: 5-0-0.

**A conditional use permit request for an amendment to permits CUP2007-22 and CUP-0014-16 to increase the size of the existing animal kennel facility, and to allow a maximum of 12 cats to be added to the existing facility.** Owner: Travis Quella – Bob's House for Dogs, LLC. Legal: The East Half of the North Half of the NE ¼ of the NW ¼, Section 3, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. **CUP-0014-24**

Ben Bublitz presented his staff report to the committee. He indicated the applicant is requesting an amendment of their existing conditional use permit for Bob's House for Dogs to allow the facility to take up to 12 cats for adoption/stay program/hospice care. Ben reviewed the updated site plan and building plan drawings with the committee. Ben indicated that the Town of Pleasant Valley met on January 13<sup>th</sup> and unanimously recommended approval of the CUP amendment. Mr. Bublitz concluded by recommending approval of the applicant's request and noted that conditions number 4 related to the number of cats kept onsite.

Travis Quella, founder of Bob's House of Dogs, gave the committee an overview of the history of the business and their plans to take in cats. He indicated the new addition will help with noise from the facility as it changes to flow of the

visitors entering the facility. Travis provided a summary of the adoption program and the care levels they offer at the facility.

No one else spoke in favor or in opposition.

Motion by James Dunning to approve the conditional use permit request to increase the size of the existing animal kennel facility, and to allow a maximum of 12 cats to be added to the existing facility as presented. Motion carried on a roll call vote: 5-0-0.

#### **Farmland Preservation Plan Update**

Matt Michels provided a status update of the County's Farmland Preservation Plan. He noted that he is working on the final draft, which includes updating the maps. Next steps include holding a final meeting with the steering committee to review the draft and then offering the public an open house to ask questions about the update. The public hearing on the plan update will be held by the Committee on Planning and Development, with final approval by the county board. The Wisconsin Department of Agriculture, Trade and Consumer Protection agency must also approve the plan. The current Farmland Preservation Plan expires at the end of the year.

#### **Preliminary Land Use & Development Ordinance Amendments**

Ben Bublitz explained why edits were necessary updates to the code. He proceeded to review each amendment with the committee and gave the committee the adoption timeline. After he finalizes the changes with Corp. Counsel, he'll forward the proposed changes to the zoned towns for their review.

#### **Review of December bills**

The committee reviewed the December bills.

#### **Proposed Future Agenda Items**

Next scheduled meeting February 25, 2025

#### **Director's Update**

Mr. Eslinger indicated that at the next meeting he'll be presenting the 4<sup>th</sup> quarter report.

#### **Announcements -**

Chair Zook updated the committee on the Extension's Plan Commission and Board of Adjustment training he attended in Baldwin.

#### **Adjourn**

Meeting adjourned by unanimous consent at 7:57 PM.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**CONDITIONAL USE PERMIT NUMBER:** CUP-0013-24

**COMPUTER NUMBERS:** 024-2016-06-000

**PUBLIC HEARING DATE:** February 25, 2025

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

**OWNER:** John Arnette, 4428 Fairfax Court, Eau Claire, WI 54701

**AGENT:** N/A

**REQUEST:** Construction of a two-family dwelling

**LOCATION:** Lot 4 Block 7 of the Beverly Hills Subdivision (Blakeley Avenue)

**LEGAL DESCRIPTION:** Lot 4 Block 7 Beverly Hills Subdivision, Town of Washington, Eau Claire County, Wisconsin.

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## SUMMARY

The request is to construct a two-family dwelling (duplex) on a property zoned R1 in the Town of Washington. The construction of a two-family dwelling in this zoning district is allowed through the approval of a conditional use permit.

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## BACKGROUND

The request is for each dwelling unit to have two bedrooms with a single car garage. Should the building occupant have more than one car, they will be required by county code to park on an improved surface. The existing lot is relatively flat with one to two feet in elevation change, so typical erosion control measures will be required through the review and approval of the building permit. A septic system will not be required on this lot as they are served by sewer and water by the City of Eau Claire.

The application materials include the project description, site plan, building elevations, and floor plan of the proposed duplex.

### SITE CHARACTERISTICS:

- The lot size is approximately 0.2 acre in size, which is slightly larger than the 8,000 square foot minimum lot size.
- The lot is located on the East side of Blakely Avenue.

**CURRENT ZONING:** R1 Residential Single-Family. The R1 district is established to provide an area for single-family residences at moderate densities and is served by public water and sewage disposal facilities.

**ADJACENT ZONING & LAND USES:**

	ZONING	LAND USE
North	R1	Residential
West	R1	Residential
South	R1	Residential
East	R1	Residential

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

**Urban Mixed Use (UM)**

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

**APPLICABLE ZONING REGULATIONS**

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

**Section 18.162.010 A.93 Definition of Dwelling, Two-Family.** A structure containing 2 dwelling units.

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

**Section 18.33 Use Table.** Dwelling, Two-Family is listed as a conditional use in the R1 zoning district.

**Chapter 18.103 Conditional Uses.** Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

**ANALYSIS:** The request meets the standards for a two-family dwelling. The lot is large enough to accommodate the proposed structure and will meet minimum setbacks required in the RL district. The use of the structure will not result in any nuisance factors such as noise, dust, or fumes.

**TOWN BOARD ACTION:** The Town of Washington Board will meet January 16, 2025, to review the application and forward a recommendation to the Planning and Development Committee.

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff concludes that the request for a conditional use permit for a two-family dwelling will meet all the standards as outlined in the county Land Use and Development Ordinance; and will be consistent with the purpose of the zoning code and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

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

1. The site plan, floor plan, and elevation drawings submitted with the application shall be attached to and made a part of the permit. The structure shall be constructed in accord with the drawings submitted and located on the property as shown on the site plan.
2. Any outside lighting shall be shielded in a downward manner to reduce lighting pollution.
3. Prior to construction, the applicant shall obtain all necessary permits including but not limited to land use and building permits from the Department of Planning and Development.
4. Authorization to connect to City of Eau Claire utilities is required prior to obtaining a land use permit.
5. All vehicles shall be parked onsite on an improved surface.
6. The structure shall be used as a dwelling as specified in the application.
7. The applicant shall notify the Land Use Manager upon completion of the accessory structure so staff can verify compliance with the terms of this approval.
8. The Land Use Manager can approve minor alterations from the terms of the permit. A major change requires the approval of the committee at a public hearing.
9. The owners shall allow staff from the Department to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
10. The permit is subject to Sections 18.155 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when CUP expires due to the abandonment of a use.



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

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

December 17, 2024

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a conditional use permit scheduled for the Committee on Planning and Development on 2/25/2025

**Owner:** John Arnette

**Applicant:** Owner

**Application Number:** CUP-0013-24

**Legal Description:** Lot 4 Block 7 Beverly Hills Subdivision, Town of Washington, Eau Claire County, Wisconsin.

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

**Site Address:** East of Blakeley Avenue and North of Henry Avenue, Eau Claire County, Wisconsin.

**Purpose:** Two-family dwelling unit

**Date Received:** 12/9/2024

To view the application materials, click on link below.

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



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

Office Use Only

CWP-0013-24

Date Application Accepted:	12/10/2024
Accepted By:	Hannah
Receipt Number:	079337
Town Hearing Date:	01/16/2025
Scheduled Hearing Date:	02/25/2025

**CONDITIONAL USE PERMIT APPLICATION**

Property Owner Name:	JOHN ARNETTE	Phone#	715-828-7035
Mailing Address:	4428 FAIRFIELD CT. EAU CLAIRE, WI. 54701		
Email Address:	JA4234@CHARTER.NET		

Agent Name:	JOHN ARNETTE	Phone#	715-828-7035
Mailing Address:	4428 FAIRFIELD CT. EAU CLAIRE, WI 54701		
Email Address:	JA4234@CHARTER.NET		

**SITE INFORMATION**

Site Address:	BLAKLEY AVE. LOT 4 BLK 7 BEVERLY HILLS SUB OF TOWNSHIP OF WASH		
Property Description:	_____ ¼ _____ ¼ Sec. 27 T. 27N N. R. 9W W, Town of WASHINGTON		
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):			

**GENERAL APPLICATION REQUIREMENTS**

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

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input checked="" type="checkbox"/> Provide \$550.00 application fee <i>check</i> (non-refundable). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> or to the address above.
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I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature John Arnette Date 11-25-2024

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

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

## STANDARDS FOR CONDITIONAL USE PERMITS

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

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

Building a duplex on the Blakely lot, appx. 1,000 SF on each side of building

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

Description of the type of business activity: N/A

Equipment used in the business activity:

Days and hours of operation:

Number of employees: N/A

Nuisance abatement measures that will be implemented: N/A

Noise abatement measures: N/A

Vibration abatement measures: N/A

Dust control measures: N/A

Measures to control fumes or odors: N/A

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

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

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

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

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

SCALED SITE PLAN- <https://beacon.schneidercorp.com/> (Select Wisconsin and then Eau Claire County, WI-View Map)

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

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

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





**Loads Summary**

Conductive Losses	15504	BTU/hr
Infiltration Losses	6854	BTU/hr
Oversizing Factor Losses	0	BTU/hr
Total Building Heating Load	22358	BTU/hr



# REScheck Software Version 4.6.2 Inspection Checklist

Energy Code: **Wisconsin Uniform Dwelling Code 2009**  
Location: **Dunn County**  
Project Type: **New construction**  
Building Orientation: **Bldg. orientation unspecified**  
Conditioned Floor Area: **1002 ft2**  
Glazing Area Percentage: **10%**  
Climate Zone: **6**

## Ceilings:

- Ceiling 1: Flat Ceiling or Scissor Truss, R-50.0 cavity insulation

Comments: \_\_\_\_\_

## Above-Grade Walls:

- Wall - Main: Wood Frame, 16" o.c., R-21.0 cavity insulation

Comments: \_\_\_\_\_

## Windows:

- Window 1: Vinyl Frame:Double Pane with Low-E, U-factor: 0.300, SHGC: 0.32,

Windows must be labeled and rated in accordance with NFRC or must use default values from COMM Table 22.36-1.

#Panes \_\_\_\_\_ Frame Type \_\_\_\_\_ Thermal Break? \_\_\_\_\_ Yes \_\_\_\_\_ No

Comments: \_\_\_\_\_

*Note:* Up to 15 sq.ft. of glazed fenestration per dwelling is exempt from U-factor and SHGC requirements.

*Note:* Site-constructed windows must be sealed with gasketing or weatherstripping or be covered with a storm window.

## Doors:

- Door 1: Solid, U-factor: 0.200

Doors must be labeled and rated in accordance with NFRC or must use default values from COMM Table 22.36-2.

Comments: \_\_\_\_\_

- Craftsman Entry Door: Glass, U-factor: 0.230, SHGC: 0.32,

Doors must be labeled and rated in accordance with NFRC or must use default values from COMM Table 22.36-2.

Comments: \_\_\_\_\_

- Full Lite Door: Glass, U-factor: 0.210, SHGC: 0.32,

Doors must be labeled and rated in accordance with NFRC or must use default values from COMM Table 22.36-2.

Comments: \_\_\_\_\_

*Note:* Site-constructed doors must be sealed with gasketing or weatherstripping or be covered with a storm door.

## Floors:

- Under Walk-out: Slab-On-Grade:Unheated, 4.0' insulation depth, R-10.0 continuous insulation

Comments: \_\_\_\_\_

Slab perimeter insulation is at least R-5 and extends either down from the top of the slab or down to the bottom of the slab then horizontally for a total distance of 4 ft.

## Solar Heat Gain Coefficient:

- Solar Heat Gain Coefficient (SHGC) values are determined in accordance with the NFRC test procedure or taken from the default table.

## Air Leakage:

- Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage are sealed.

- Recessed lights are either 1) Type IC rated with enclosures sealed/gasketed against leaks to the ceiling, or 2) Type IC rated and ASTM E283 labeled, or 3) installed inside an air-tight assembly with a 0.5" clearance from combustible materials and a 3" clearance from insulation.

## Sunrooms:

- Sunrooms that are thermally isolated from the building envelope have a maximum fenestration U-factor of 0.50 and the maximum skylight U-factor of 0.75. New windows and doors separating the sunroom from conditioned space meet the building thermal envelope requirements.
- The temperature in the conditioned space is controlled as a separate zone or separate heating equipment exists.

**Vapor Retarder:**

- Installed on the warm-in-winter side of all framed ceilings, walls, and floors (exceptions apply, see COMM 22.38).
- The vapor retarder covers the exposed insulation and the interior face of the framing.
- The installed vapor retarder is continuous with all joints consisting of sheet material overlapped 6 inches and taped or sealed. Rips, punctures and voids in the vapor retarder are patched with vapor retarder materials and taped or sealed.
- Concrete slabs have vapor retarder directly under the slab or base course of the slab with edges extending to the top of the slab.

**Materials Identification and Installation:**

- Materials and equipment are installed in accordance with the manufacturer's installation instructions.
- Insulation is installed in substantial contact with the surface being insulated and in a manner that achieves the rated R-value.
- Materials and equipment are identified so that compliance can be determined.
- Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.
- Insulation R-values and glazing U-factors are clearly marked on the building plans or specifications.

**Duct Insulation:**

- Ducts in unconditioned spaces or outside the building are insulated to at least R-8.

**Duct Construction:**

- Sections of ducts in unconditioned spaces and the unconditioned side of plenums are sealed (COMM 22.43).
- Air handlers, filter boxes, and duct connections to flanges of air distribution system equipment or sheet metal fittings are sealed and mechanically fastened.
- All joints, seams, and connections are made substantially airtight with tapes, gasketing, mastics (adhesives) or other approved closure systems. Tapes and mastics are rated UL 181A or UL 181B.
- Building framing cavities are not used as supply ducts.
- Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.
- Additional requirements for tape sealing and metal duct crimping are included by an inspection for compliance with the International Mechanical Code.

**Temperature Controls:**

- Thermostats exist for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor is provided.

**Pipe Insulation:**

- All heating pipes in unheated spaces and all cooling pipes in uncooled spaces are insulated with a material providing a minimum thermal resistivity of R-4 (COMM 22.44).

**Ventilation:**

- Mechanical ventilation systems are "balanced". Passive intake air ducts providing makeup air for intermittent exhaust are sized to provide a minimum of 40% of the total air that would be exhausted with all the intermittent exhaust ventilation in the dwelling operating simultaneously (COMM 22.39).

**Certificate:**

- A permanent certificate is provided on or in the electrical distribution panel listing the predominant insulation R-values; window U-factors; type and efficiency of space-conditioning and water heating equipment.

NOTES TO FIELD: (Building Department Use Only)

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# Wisconsin Energy Efficiency Certificate

Insulation Rating	R-Value
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Ceiling / Roof	50.00
Above-Grade Wall	21.00
Below-Grade Wall	0.00
Floor	10.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
---------------------	----------	------

Window	0.30	NA
Door	0.21	NA

Heating & Cooling Equipment	Efficiency
-----------------------------	------------

Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:



# REScheck Software Version 4.6.2 Compliance Certificate

Project CONTRACTOR: JOHN ARNETTE

Energy Code: **2009 IECC**  
 Location: **Menomonie, Wisconsin**  
 Construction Type: **Single-family**  
 Project Type: **New Construction**  
 Orientation: **Unspecified**  
 Conditioned Floor Area: **1,002 ft<sup>2</sup>**  
 Glazing Area: **10%**  
 Climate Zone: **6 (7739 HDD)**  
 Permit Date:  
 Permit Number:

Construction Site:  
 PLAN#24-372

Owner/Agent:  
 PROJECT: MENOMONIE DUPLEX

Designer/Contractor:  
 KIMBERLY MORRISON  
 Lyman Lumber Co.  
 1700 Western Ave.  
 Eau Claire, WI 54703  
 715-831-3378  
 kimberly.morrison@lymanlumber.com

## Compliance: Passes using UA trade-off

Compliance: **6.8% Better Than Code** Maximum UA: **176** Your UA: **164**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

## Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	1,002	50.0	0.0	0.026	26
Wall - Main: Wood Frame, 16" o.c. Orientation: Unspecified	984	21.0	0.0	0.057	49
Window 1: Vinyl Frame:Double Pane with Low-E Orientation: Unspecified	40			0.300	12
Door 1: Solid Orientation: Unspecified	20			0.200	4
Craftsman Entry Door: Glass Orientation: Unspecified	20			0.230	5
Full Lite Door: Glass Orientation: Unspecified	36			0.210	8
Under Walk-out: Slab-On-Grade:Unheated Insulation depth: 4.0'	87		10.0	0.684	60





## REScheck Software Version 4.6.2

# Inspection Checklist

Energy Code: 2009 IECC

Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.2 [PR1] <sup>1</sup> 	Construction drawings and documentation demonstrate energy code compliance for the building envelope.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.2, 403.7 [PR3] <sup>1</sup> 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the commercial code.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.6 [PR2] <sup>2</sup> 	Heating and cooling equipment is sized per ACCA Manual S based on loads per ACCA Manual J or other approved methods.	Heating: Btu/hr____ Cooling: Btu/hr____	Heating: Btu/hr____ Cooling: Btu/hr____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)
2 Medium Impact (Tier 2)
3 Low Impact (Tier 3)

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 [FO1] <sup>1</sup>	Slab edge insulation R-value.	R-____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	R-____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2, 402.2.8 [FO2] <sup>1</sup>	Slab edge insulation installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1 [FO3] <sup>1</sup>	Slab edge insulation depth/length.	____ ft	____ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] <sup>2</sup>	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.8 [FO12] <sup>2</sup>	Snow- and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] <sup>1</sup>	Door U-factor.	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] <sup>1</sup>	Glazing U-factor (area-weighted average).	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] <sup>1</sup>	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.4 [FR20] <sup>1</sup>	Fenestration that is not site built is listed and labeled as meeting AAMA/WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 [FR16] <sup>2</sup>	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.1 [FR12] <sup>1</sup>	Supply ducts in attics are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to ≥R-6.	R-____ R-____	R-____ R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.2 [FR13] <sup>1</sup>	All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are sealed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.3 [FR15] <sup>3</sup>	Building cavities are not used for supply ducts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3 [FR17] <sup>2</sup>	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FR18] <sup>2</sup>	Circulating service hot water pipes are insulated to R-2.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5 [FR19] <sup>2</sup>	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] <sup>2</sup> 	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.4, 402.2.5 [IN3] <sup>1</sup> 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies.	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R- _____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
303.2 [IN4] <sup>1</sup> 	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2 [FI1] <sup>1</sup>	Ceiling insulation R-value. Where > R-30 is required, R-30 can be used if insulation is not compressed at eaves. R-30 may be used for 500 ft <sup>2</sup> or 20% (whichever is less) where sufficient space is not available.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] <sup>1</sup>	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft <sup>2</sup> .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [FI3] <sup>1</sup>	Attic access hatch and door insulation ≥ R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.2, 402.4.2.1 [FI17] <sup>1</sup>	Building envelope tightness verified by blower door test result of <7 ACH at 50 Pa. This requirement may instead be met via visual inspection, in which case verification may need to occur during Insulation Inspection.	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2.2 [FI4] <sup>1</sup>	Post construction duct tightness test result of ≤8 cfm to outdoors, or ≤12 cfm across systems. Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection.	____ cfm	____ cfm	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [FI9] <sup>2</sup>	Programmable thermostats installed on forced air furnaces.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [FI10] <sup>2</sup>	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FI11] <sup>2</sup>	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [FI6] <sup>1</sup>	50% of lamps in permanent fixtures are high efficacy lamps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
401.3 [FI7] <sup>2</sup>	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
303.3 [FI18] <sup>3</sup>	Manufacturer manuals for mechanical and water heating equipment have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

**Additional Comments/Assumptions:**

1 High Impact (Tier 1)    2 Medium Impact (Tier 2)    3 Low Impact (Tier 3)

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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# 2009 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
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Above-Grade Wall	21.00
Below-Grade Wall	0.00
Floor	10.00
Ceiling / Roof	50.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
---------------------	----------	------

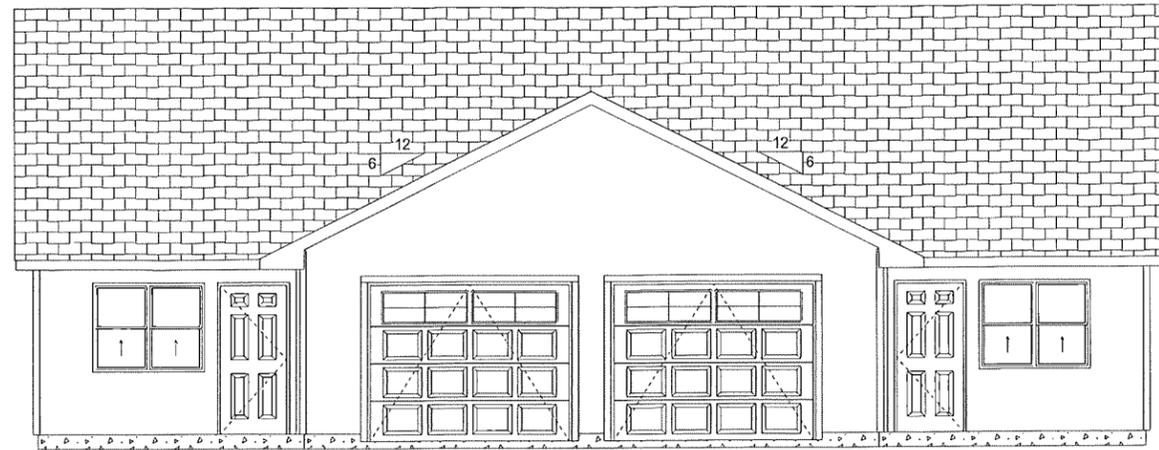
Window	0.30	
Door	0.21	

Heating & Cooling Equipment	Efficiency
-----------------------------	------------

Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

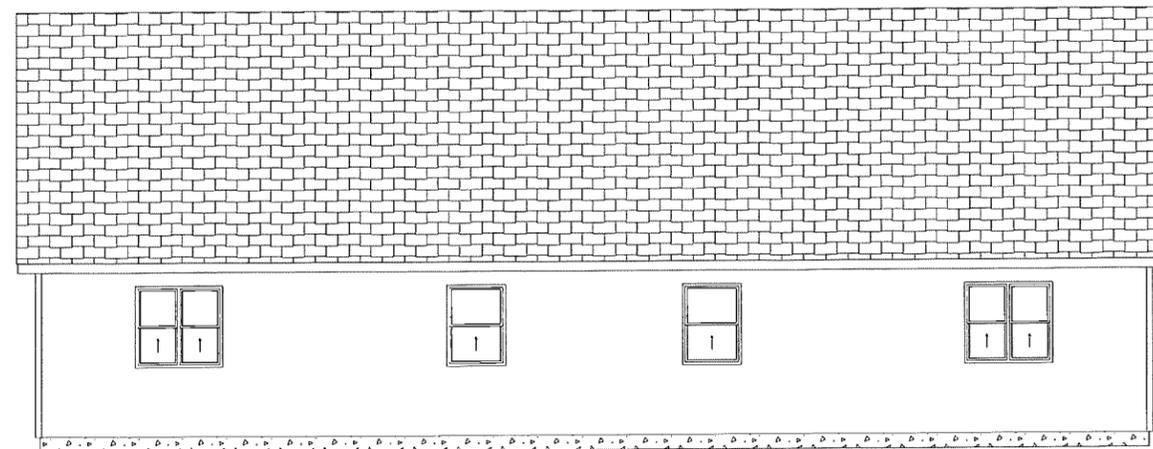
Name: \_\_\_\_\_ Date: \_\_\_\_\_

Comments



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



**REAR ELEVATION**

SCALE: 1/8" = 1'-0"

- WARNINGS**
1. WINDOW SIZE, LOCATION, AND GRILLE PATTERN TO BE VERIFIED BY HOMEOWNER/CONTRACTOR BEFORE ORDERING
  - 1a. FRAMER TO VERIFY R.O. WITH WINDOW ORDER
  2. KITCHEN WINDOW AND CABINET LOCATION TO BE VERIFIED ON ACTUAL KITCHEN CABINET LAYOUT
  3. ATTN. TRUSS DESIGN: APPLY 20#/SF FOR SOLID SURFACE COUNTER TOPS
  4. COLUMNS DRAWN AT 18" X 18" UNLESS OTHERWISE SPECIFIED BY CONTRACTOR
  5. ALL GARAGE WALLS EXCEEDING 10' ARE TO BE 2X6 CONSTRUCTION PER TABLE 321.25-A PER WISCONSIN UDC
  6. RAILING IS REQUIRED BY CODE IF TOP OF PORCH IS MORE THAN 24" FROM TOP OF GRADE
  7. PLANS DRAWN/DIMENSIONED TO OUTSIDE OF SHEATHING.
  - 7.a SHEATHING REDUCTION TO BE VERIFIED BY GENERAL CONTRACTOR
  8. ALL OPENINGS 6'-0" WIDE OR LARGER REQUIRES 2 TRIMMERS BY CODE

**CONSTRUCTION SET - NO PRODUCT SELECTIONS**



EST. 1903

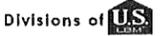


EST. 1887



**LYMAN COMPANIES**

EST. 1897



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DATE: 9.11.24 HRS: 4.5

PLAN# 24-372

SCALE: 1/4" = 1'-0" IF PRINTED ON 24" X 36" PAPER

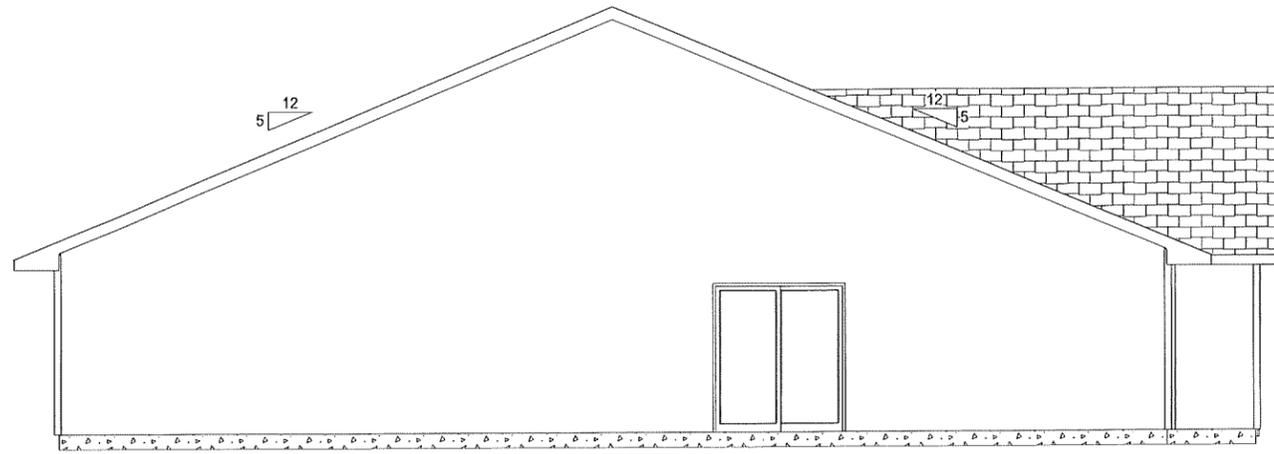
1/8" = 1'-0" IF PRINTED ON 11" X 17" PAPER

A-1

CONTRACTOR: JOHN ARNETTE

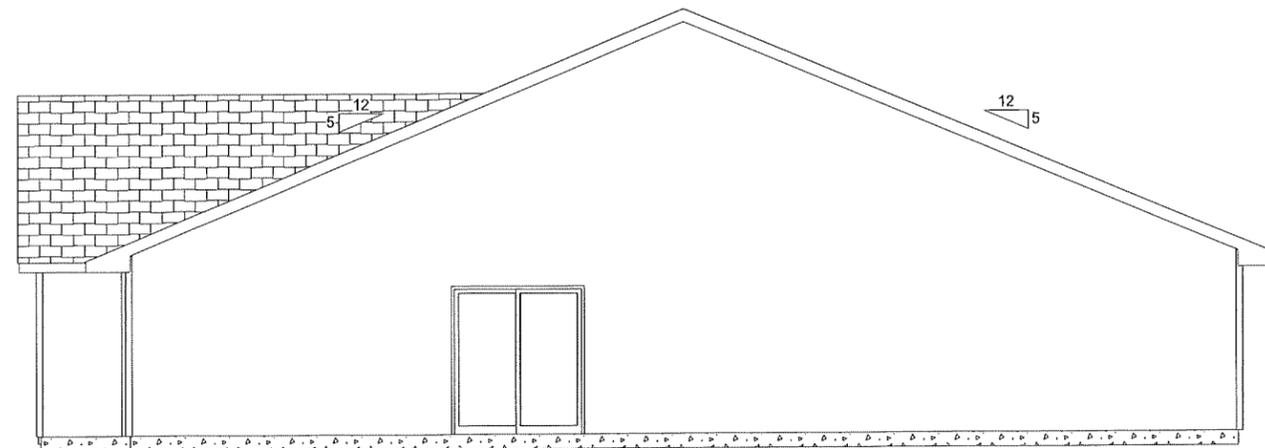
HOME OWNER: MENOMONIE DUPLEX

DRAWN BY: KIM KIMBERLY MORRISON@LYMANLUMBER.COM 715-831-3378  
SALES REP: NOLAN MOSHER@LYMANLUMBER.COM 715-835-5119



**LEFT ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/8" = 1'-0"

- WARNINGS**
1. WINDOW SIZE, LOCATION, AND GRILLE PATTERN TO BE VERIFIED BY HOMEOWNER/CONTRACTOR BEFORE ORDERING
  - 1a. FRAMER TO VERIFY R.O. WITH WINDOW ORDER
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  3. ATTN. TRUSS DESIGN: APPLY 20#/SF FOR SOLID SURFACE COUNTER TOPS
  4. COLUMNS DRAWN AT 18" X 18" UNLESS OTHERWISE SPECIFIED BY CONTRACTOR
  5. ALL GARAGE WALLS EXCEEDING 10' ARE TO BE 2X6 CONSTRUCTION PER TABLE 321.25-A PER WISCONSIN UDC
  6. RAILING IS REQUIRED BY CODE IF TOP OF PORCH IS MORE THAN 24" FROM TOP OF GRADE
  7. PLANS DRAWN/DIMENSIONED TO OUTSIDE OF SHEATHING.
  - 7.a SHEATHING REDUCTION TO BE VERIFIED BY GENERAL CONTRACTOR
  8. ALL OPENINGS 6'-0" WIDE OR LARGER REQUIRES 2 TRIMMERS BY CODE

**CONSTRUCTION SET - NO PRODUCT SELECTIONS**



EST. 1903



EST. 1887



**LYMAN COMPANIES**

EST. 1897



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DATE: 9.11.24 HRS: 4.5

PLAN# 24-372

SCALE: 1/4" = 1'-0" IF PRINTED ON 24" X 36" PAPER

1/8" = 1'-0" IF PRINTED ON 11" X 17" PAPER

A-2

CONTRACTOR: JOHN ARNETTE

HOME OWNER: MENOMONIE DUPLEX

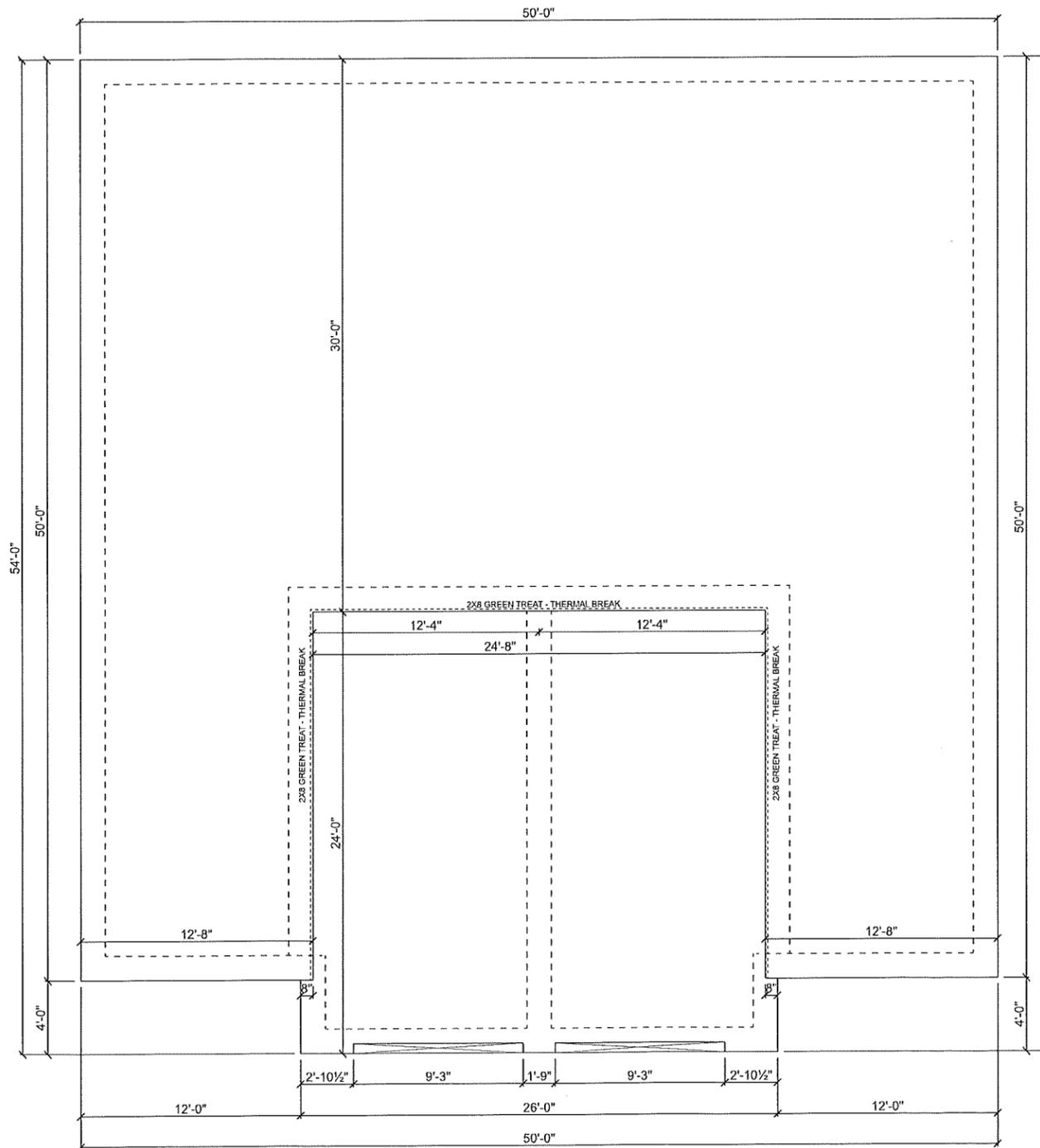
DRAWN BY: KM KIMBERLY.MORRISON@LYMANLUMBER.COM 715-831-3378

SALES REP: NOLAN\_MOSHER@LYMANLUMBER.COM 715-835-5119

# FOUNDATION LAYOUT

SCALE: 1/8" = 1'-0"

- WARNINGS**
1. WINDOW SIZE, LOCATION, AND GRILLE PATTERN TO BE VERIFIED BY HOMEOWNER/CONTRACTOR BEFORE ORDERING
  - 1a. FRAMER TO VERIFY R.O. WITH WINDOW ORDER
  2. KITCHEN WINDOW AND CABINET LOCATION TO BE VERIFIED ON ACTUAL KITCHEN CABINET LAYOUT
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  4. COLUMNS DRAWN AT 18" X 18" UNLESS OTHERWISE SPECIFIED BY CONTRACTOR
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  8. ALL OPENINGS 6'-0" WIDE OR LARGER REQUIRES 2 TRIMMERS BY CODE



# CONSTRUCTION SET - NO PRODUCT SELECTIONS



EST. 1903



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DATE: 9.11.24

HRS: 4.5

PLAN# 24-372

SCALE: 1/4" = 1'-0" IF PRINTED ON 24" X 36" PAPER

1/8" = 1'-0" IF PRINTED ON 11" X 17" PAPER

A-3

CONTRACTOR: JOHN ARNETTE

HOME OWNER: MENOMONIE DUPLEX

DRAWN BY: KM KIMBERLY.MORRISON@LYMANLUMBER.COM 715-831-3378

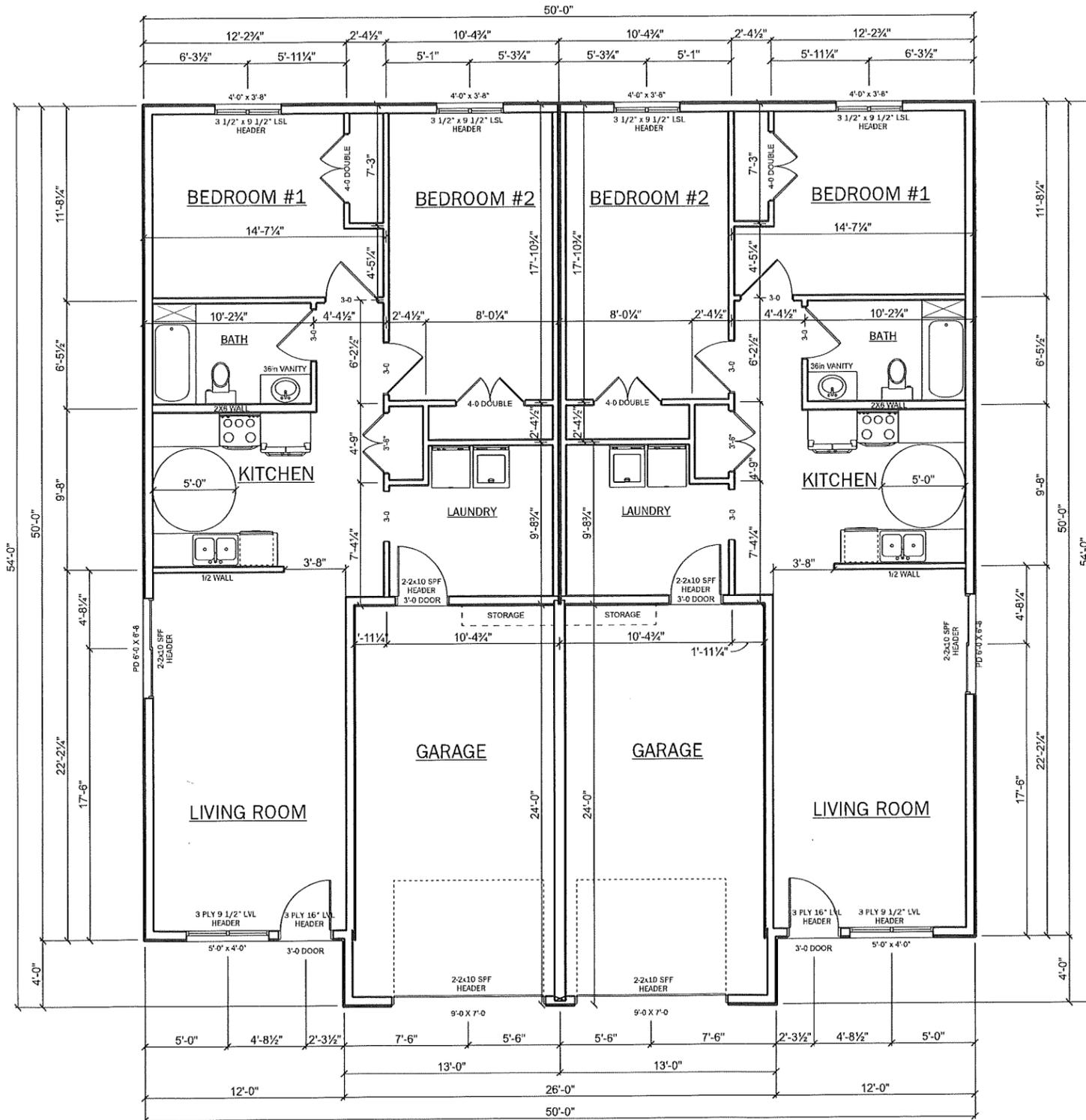
SALES REP: NOLAN\_MOSHER@LYMANLUMBER.COM 715-835-5119

# 1ST FLOOR LAYOUT

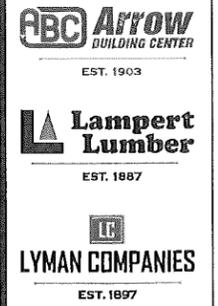
SCALE: 1/8" = 1'-0"

*- Wall heater*  
*- mini-split*

- WARNINGS**
1. WINDOW SIZE, LOCATION, AND GRILLE PATTERN TO BE VERIFIED BY HOMEOWNER/CONTRACTOR BEFORE ORDERING
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  7. PLANS DRAWN/DIMENSIONED TO OUTSIDE OF SHEATHING.
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  8. ALL OPENINGS 6'-0" WIDE OR LARGER REQUIRES 2 TRIMMERS BY CODE



## CONSTRUCTION SET - NO PRODUCT SELECTIONS



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DATE: 9.11.24 HRS: 4.5

PLAN# 24-372

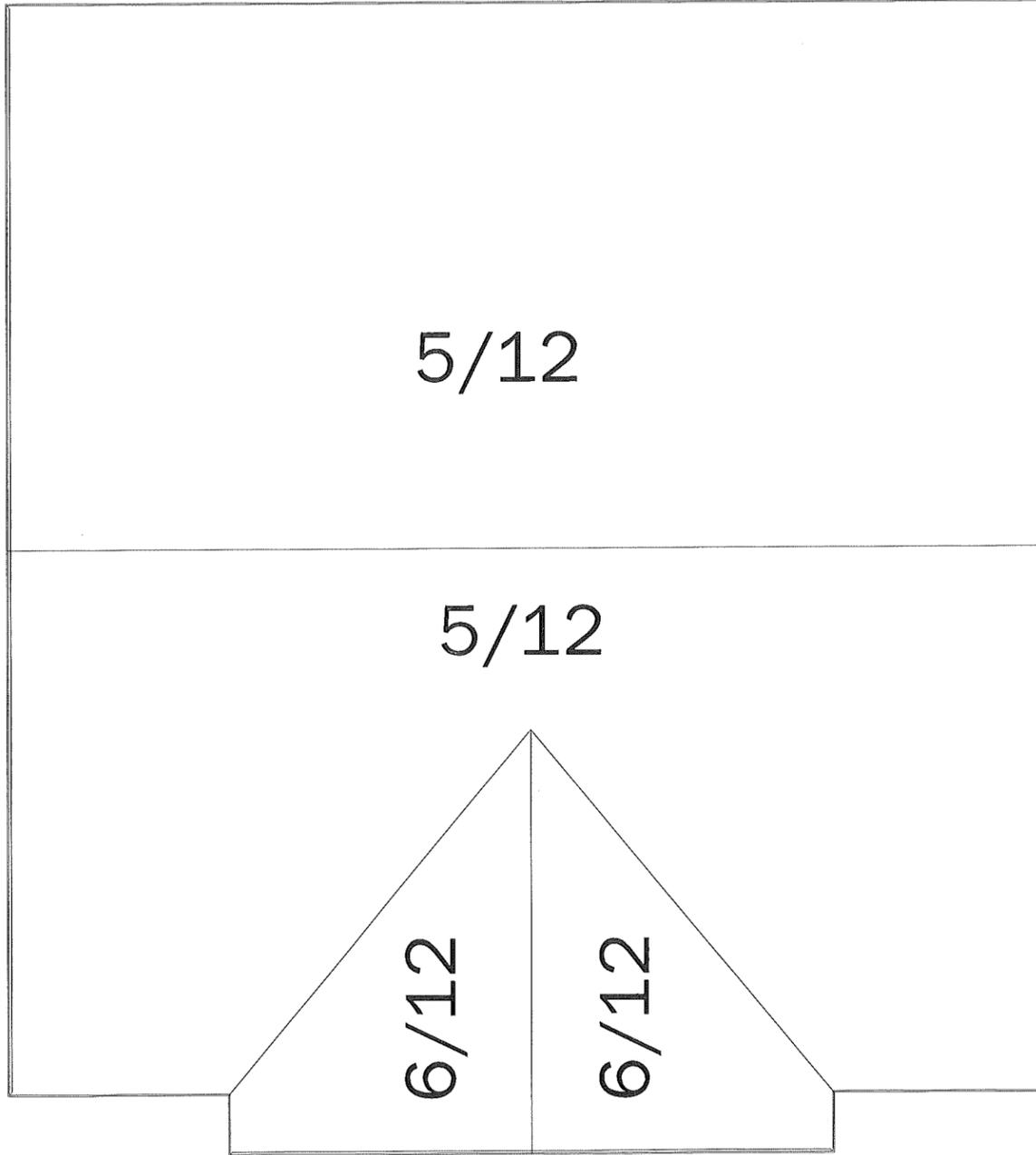
SCALE: 1/4" = 1'-0" IF PRINTED ON 24" X 36" PAPER  
1/8" = 1'-0" IF PRINTED ON 11" X 17" PAPER

**A-4**

CONTRACTOR: JOHN ARNETTE  
HOME OWNER: MENOMONIE DUPLEX  
DRAWN BY: KM KIMBERLY.MORRISON@LYMANLUMBER.COM 715-831-3378  
SALES REP: NOLAN\_MOSHER@LYMANLUMBER.COM 715-835-5119

**BIRDSEYE**  
1/8" = 1'-0"

- WARNINGS**
1. WINDOW SIZE, LOCATION, AND GRILLE PATTERN TO BE VERIFIED BY HOMEOWNER/CONTRACTOR BEFORE ORDERING
  - 1a. FRAMER TO VERIFY R.O. WITH WINDOW ORDER
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  6. RAILING IS REQUIRED BY CODE IF TOP OF PORCH IS MORE THAN 24" FROM TOP OF GRADE
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**CONSTRUCTION SET - NO PRODUCT SELECTIONS**



EST. 1903



EST. 1887



**LYMAN COMPANIES**

EST. 1897

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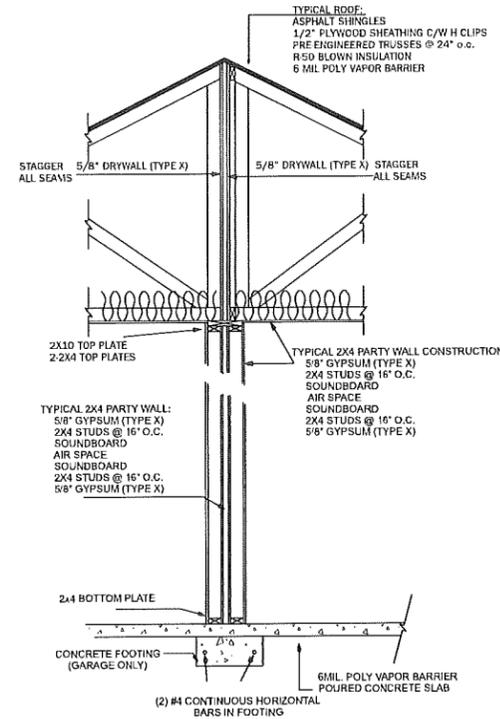
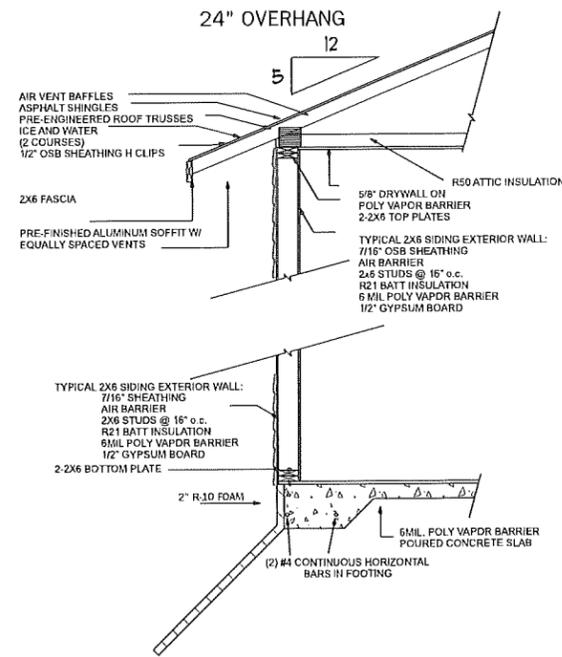
S-1

CONTRACTOR: JOHN ARNETTE  
HOME OWNER: MENOMONIE DUPLEX  
DRAWN BY: KM KIMBERLY.MORRISON@LYMANLUMBER.COM 715-831-3378  
SALES REP: NOLAN\_MOSHER@LYMANLUMBER.COM 715-835-5119

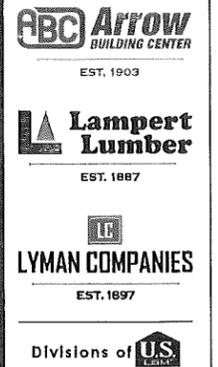
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**\*\* NOT TO SCALE \*\***



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S-2

CONTRACTOR: JOHN ARNETTE

HOME OWNER: MENOMONIE DUPLEX

DRAWN BY: KM KIMBERLY.MORRISON@LYMANLUMBER.COM 715-831-3378  
SALES REP: NOLAN\_MOSHER@LYMANLUMBER.COM 715-835-5119

Indicate applicable Wall Bracing Method for each level (see Table 321.25-G), each labeled rectangle if more than one [see 321.25(8)(c)], and amount of bracing (# of braced panels or length of braced wall required) per the respective table (provide additional worksheets for additional rectangles as needed).

Rectangle: A Wall Ht. = 8' Eave to Ridge Ht. = 11'9" Max. Opening Ht. = 7' Wind Exp. = B

Walls Supporting:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min. panel width (Table 321.25-G) = _____		Continuous method (CS, WSP, CS-SFB) and total length required per Table 321.25-J Min. panel width (Table 321.25-H) = <u>32"</u>		PF Method (see Figure 321.25-A). Indicate number of PF panels 16- 24" wide provided. Min. PF width (Fig. 321.25-A) = _____	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only			8.82	9.50		
One floor, roof and ceiling						
Two floors, roof and ceiling						

Rectangle: B Wall Ht. = X Eave to Ridge Ht. = X Max. Opening Ht. = X Wind Exp. = B

Walls Supporting:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min. panel width (Table 321.25-G) = _____		Continuous method (CS, WSP, CS-SFB) and total length required per Table 321.25-J Min. panel width (Table 321.25-H) = <u>X</u>		PF Method (see Figure 321.25-A). Indicate number of PF panels 16- 24" wide provided. Min. PF width (Fig. 321.25-A) = _____	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only						
One floor, roof and ceiling			X	X		
Two floors, roof and ceiling						

Rectangle: C Wall Ht. = X Eave to Ridge Ht. = X Max. Opening Ht. = X Wind Exp. = B

Walls Supporting:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min. panel width (Table 321.25-G) = _____		Continuous method (CS, WSP, CS-SFB) and total length required per Table 321.25-J Min. panel width (Table 321.25-H) = <u>X</u>		PF Method (see Figure 321.25-A). Indicate number of PF panels 16- 24" wide provided. Min. PF width (Fig. 321.25-A) = _____	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only						
One floor, roof and ceiling			X	X		
Two floors, roof and ceiling						

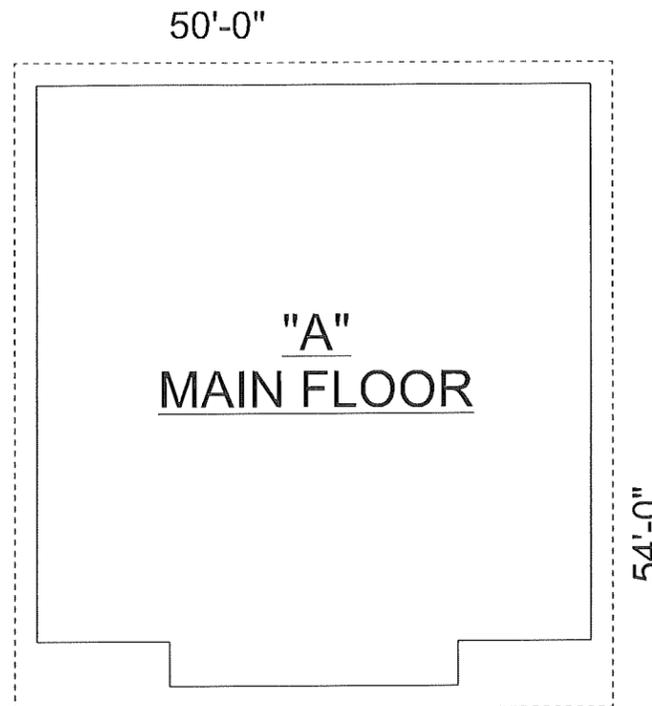
Rectangle: D Wall Ht. = X Eave to Ridge Ht. = X Max. Opening Ht. = X Wind Exp. = B

Walls Supporting:	Intermittent method (LIB, DWB, WSP, SFB, GB, PCP) and # of panels per Table 321.25-I Min. panel width (Table 321.25-G) = _____		Continuous method (CS, WSP, CS-SFB) and total length required per Table 321.25-J Min. panel width (Table 321.25-H) = <u>X</u>		PF Method (see Figure 321.25-A). Indicate number of PF panels 16- 24" wide provided. Min. PF width (Fig. 321.25-A) = _____	
	Long side	Short side	Long side	Short side	Long side	Short side
Roof and ceiling only						
One floor, roof and ceiling			X	X		
Two floors, roof and ceiling						

# Wall Bracing Compliance Worksheet

Complete this worksheet or provide equivalent information on the plans submitted with the permit application.

Sketch and dimension the building plan and the wall bracing rectangle(s) per 321.25(8)(c)1. and Figure 321.25-B Provide and label additional sketches if the building plan/rectangles change at different floor levels.



PF Method: For Intermittent bracing, per Table 321.25-I footnote 'h', each PF panel(16-24" wide per Figure 321.25-A) counts as 1/2 of a braced wall panel when determining compliance with Table 321.25-I. For Continuously Sheathed bracing, the actual length of each PF panel (16-24" wide per Figure 321.25-A) in feet counts toward the required total length of bracing required. For intermittent or continuous methods, each PF panel meeting min. required width of Fig. 321.25-A counts as a braced wall panel when evaluating panel spacing per Fig. 321.25-C.

Indicate location of required braced wall panels determined above on each rectangle side as required by Figure 321.25-C. This document is based off of April 2014 draft.



EST. 1903



EST. 1887



EST. 1897



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PLAN# 24-372

SCALE: 1/4" = 1'-0" IF PRINTED ON 24" X 36" PAPER

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S-3

CONTRACTOR: JOHN ARNETTE

HOME OWNER: MENOMONIE DUPLEX

DRAWN BY: KM KIMBERLY.MORRISON@LYMANLUMBER.COM 715-831-3378

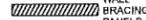
SALES REP: NOLAN\_MOSHER@LYMANLUMBER.COM 715-895-5119

CONSTRUCTION SET - NO PRODUCT SELECTIONS

# 1ST FLOOR LAYOUT

SCALE: 1/8" = 1'-0"

- WARNINGS**
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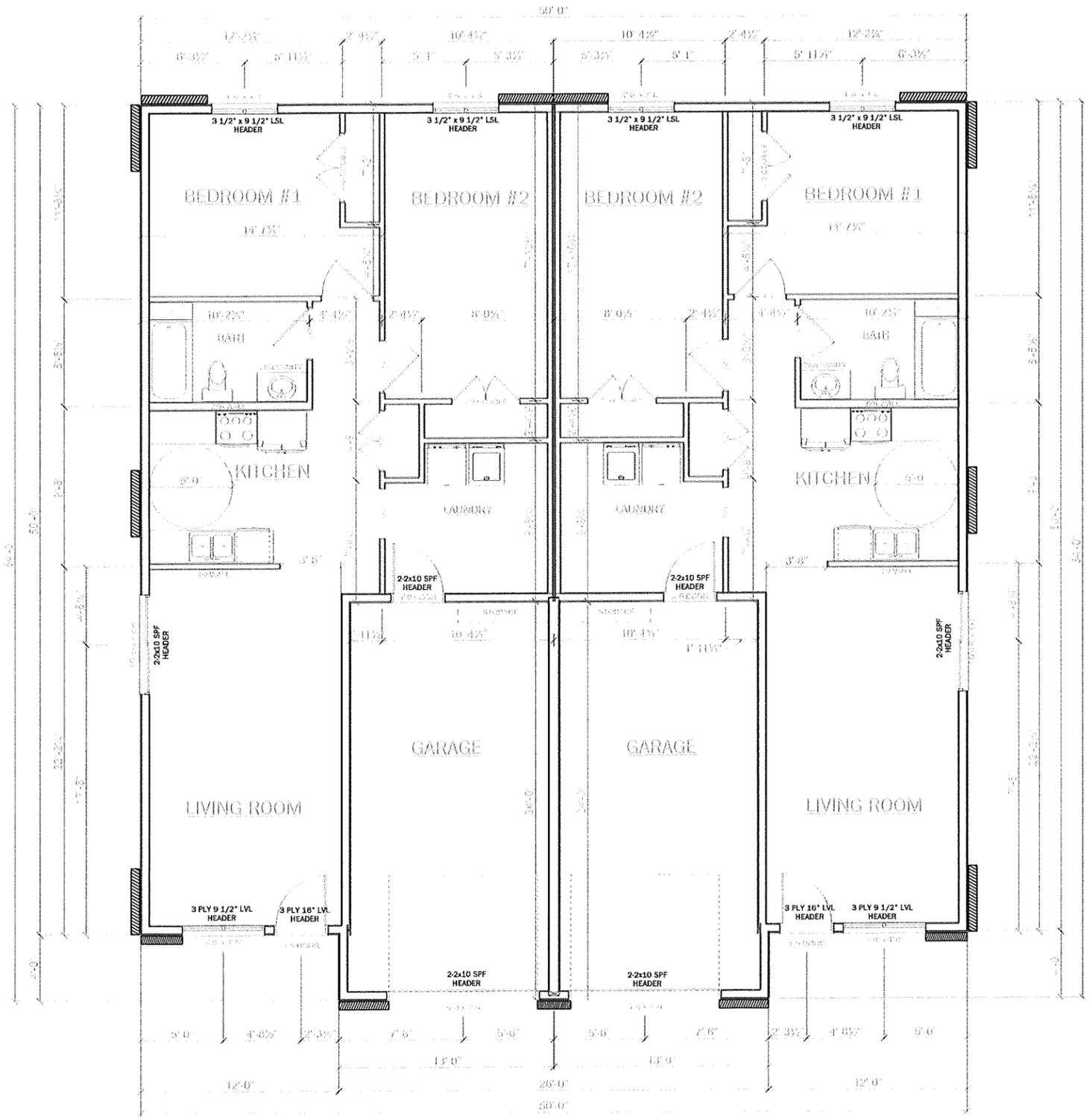
**WALL BRACING**  WALL BRACING PANELS

A. WOOD STRUCTURAL PANEL SHEATHING TO BE 7/16" O.S.B. OR EQUIVALENT.

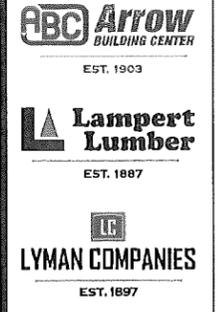
B. REFER TO WALL BRACING WORKSHEET FOR MINIMUM EXTERIOR STRUCTURAL PANEL SIZES.

C. WOOD STRUCTURAL PANEL SHEATHING TO BE NAILED WITH #4 NAILS AT 12" O.C. AT INTERMEDIATE SUPPORTS (STUDS) AND WITH #4 NAILS AT 6" O.C. AT ALL PANEL EDGES INCLUDING PANEL SIDES, TOP AND BOTTOM.

D. ABOVE SUGGEST LAYOUT FOR CONTINUOUS SHEATHED WSP WALL BRACING. VERIFICATION OF ALL DIMENSIONS AND STRUCTURAL REQUIREMENTS IS THE RESPONSIBILITY OF THE GC.



## CONSTRUCTION SET - NO PRODUCT SELECTIONS



Divisions of 

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A-4

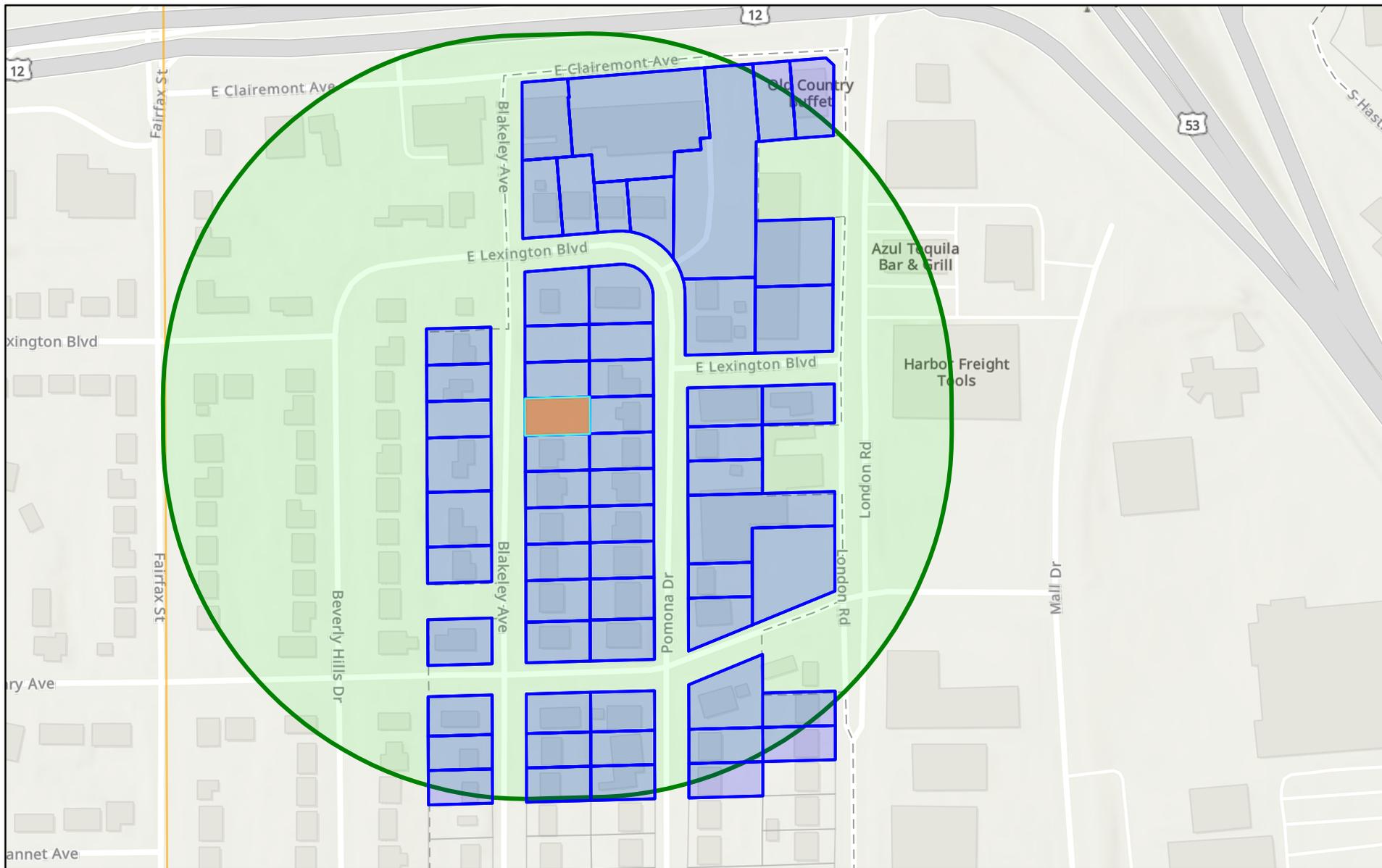
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HOME OWNER: MENOMONIE DUPLEX

DRAWN BY: KIM KIMBERLY MORRISON@LYMANLUMBER.COM 715-831-3378

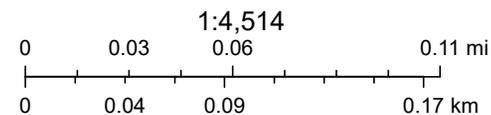
SALES REP: NOLAN\_MOSHER@LYMANLUMBER.COM 715-835-5119

# Public Notification



1/2/2025, 12:16:29 PM

-  County Boundary
-  Tax Parcel
-  Section



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA,

FirstName LastName	Address	City State Zip
BEVERLY CHRISTIANSON	2508 POMONA DR	EAU CLAIRE WI 54701-6762
JAYNI BEARSON WOODFORD	3721 BITTERSWEET RD	EAU CLAIRE WI 54701-5610
PATHOS DUPLEX LLC	2616 E LEXINGTON BLVD	EAU CLAIRE WI 54701-3209
AZARA PROPERTIES LLC	321 W MENOMONIE ST	ELK MOUND WI 54739-9557
APPLIANCE SERV CO OF EAU CLAIRE INC	2504 LONDON RD	EAU CLAIRE WI 54701-6732
LOGAN SKOUG	2714 BLAKELEY AVE	EAU CLAIRE WI 54701-6817
TRENT M & RACHEL A JOHNSON	2704 BLAKELEY AVE	EAU CLAIRE WI 54701-6817
JULIE PALOMAKI	2705 BLAKELEY AVE	EAU CLAIRE WI 54701-6818
JOSHUA W & EMILY K ARNESON	2711 BLAKELEY AVE	EAU CLAIRE WI 54701-6818
SAMUEL J STEINMETZ REV TRUST	927 LORING ST STE 2	ALTOONA WI 54720-1195
ROBERT C & BRENDA L HOADE	2710 POMONA DR	EAU CLAIRE WI 54701-6843
KA VANG	2613 HENRY AVE	EAU CLAIRE WI 54701-6827
LEXINGTON LLC	2822 LONDON RD	EAU CLAIRE WI 54701-6830
CHARLES T PROBST SURV TRUST	2627 POMONA DR	EAU CLAIRE WI 54701-6765
MEGAN B PROSEK	2411 HENRY AVE	EAU CLAIRE WI 54701-6859
MICHAEL BENRUD	3311 GOLF RD	EAU CLAIRE WI 54701-8017
LS44 LLC	2126 OHM AVE	EAU CLAIRE WI 54701-4617
LEBAKKEN PROPERTIES LLC	2842 MELBY ST	EAU CLAIRE WI 54703-0562
DOUGLAS COOK	2501 BLAKELEY AVE	EAU CLAIRE WI 54701-6746
HENRY VIII LLC	1316 FAIRFAX ST STE 101	EAU CLAIRE WI 54701-3406
KATHLEEN OTOYA	2612 BLAKELEY AVE	EAU CLAIRE WI 54701-6728
WILLIAM R & DARLENE J JAHR	2606 BLAKELEY AVE	EAU CLAIRE WI 54701-6728
RYAN VONNAHME	2514 BLAKELEY AVE	EAU CLAIRE WI 54701-6745
LOREN E & GERALDINE E STILLMAN	2506 BLAKELEY AVE	EAU CLAIRE WI 54701-6745
KIM HOOVER	2517 BLAKELEY AVE	EAU CLAIRE WI 54701-6746
SOUA VANG	13294 35TH AVE	CHIPPEWA FALLS WI 54729-7356
BARBARA HORTON	2612 POMONA DR	EAU CLAIRE WI 54701-6764
MICHAEL MAGUR	6010 WHITE OWL LN	EAU CLAIRE WI 54701-4489
TERRY MERCER	2514 POMONA DR	EAU CLAIRE WI 54701-6762
2621 EAST CLAIREMONT LLC	7030 TIMBER RIDGE CIR	EAU CLAIRE WI 54701-8908
SHIRLEY (OLSEN) SANDS	1805 MOHOLT DR	EAU CLAIRE WI 54703-2557
JENNIFER HARDER	2510 BLAKELEY AVE	EAU CLAIRE WI 54701-6745
EAU CLAIRE COUNTY HOUSING AUTHORITY	227 1ST ST W	ALTOONA WI 54720-1673
CHRISTOPHER MCPHERSON	2509 BLAKELEY AVE	EAU CLAIRE WI 54701-6746
EDWIN P & SABRINA A ERMATINGER	2607 BLAKELEY AVE	EAU CLAIRE WI 54701-6772
JOSEPH A & LISA A CIULLA	2613 BLAKELEY AVE	EAU CLAIRE WI 54701-6772
BRIAN STEINMETZ	4019 CLAY ST	EAU CLAIRE WI 54701-8177
MARY BEMENT	2510 POMONA DR	EAU CLAIRE WI 54701-6762
STEVEN UNICH	2716 LONDON RD	EAU CLAIRE WI 54701-6829



## EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

---

**CONDITIONAL USE PERMIT NUMBER:** CUP-0001-25

**COMPUTER NUMBERS:** 004-1134-04-010

**PUBLIC HEARING DATE:** February 25, 2025

---

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

**OWNER:** Jeremy Hollister, S4929 Karissa Drive, Eau Claire, WI 54701

**AGENT:** Owner

**REQUEST:** Cumulative area of all accessory structures to exceed 1,800 sq. ft. on a lot with an area between 1 and 2.99 acres.

**LOCATION:** S4929 Kariss Drive, Eau Claire, WI 54701

**LEGAL DESCRIPTION:** Lot 2 CSM 3432, Vol 19, P189, #1169757, in the NW ¼ of the SW ¼, Section 2, T26N, R10W, Town of Brunswick, Eau Claire County, Wisconsin.

---

### SUMMARY

Cumulative area of all accessory structures to exceed 1,800 square feet on a lot with an area between 1 and 2.99 acres in the Rural Homes District (R-H). With the existing accessory structure, the total square feet will be 2,120 square feet..

---

### BACKGROUND

The applicant has requested a new 16'x20' shed with eight-foot sidewalls and a roof pitch of 6/12. The application states the use of the structure is for personal storage for a lawn mower, snowblower, bicycles, patio furniture and other home and yard maintenance equipment. The current shed on the property is 1,800 square feet and was permitted for personal storage in 2019.

The proposed location for the shed is level, so erosion control measures will be minimal if needed at all for this land disturbance.

The application materials include site plan, building elevations and floor plan layout of the garage; exterior of the building will be colored be compatible with the dwelling.

### SITE CHARACTERISTICS:

- The lot size is approximately 2.44 acres.
- The lot is located on the East side of Karissa Drive.
- The proposal is to exceed the 1,800 square foot maximum by 320 square feet.

**CURRENT ZONING:** RH Residential Large Lot. 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.

**ADJACENT ZONING & LAND USES:**

	ZONING	LAND USE
North	RH	Residential Single Family
West	RH	Residential Single Family
South	RH	Vacant
East	RH	Vacant

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

**Rural Residential (RR)**

**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 ZONING REGULATIONS**

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

**Section 18.162.010 A.2 Definition of an Accessory Structure.** An “accessory structure” means a subordinate structure which is clearly and customarily incidental to and located on the same lot as a principal structure except that mobile/manufactured homes are not allowed as storage structures.

**Section 18.19.010 Purpose.** 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.

**Section 18.19.030 Maximum Height for an Accessory Structure in the RH District.** The maximum height for the eaves of an accessory structure is 14 feet, and the maximum height for the structure is 20 feet. Maximum height is measured as the height halfway between the peak of the roof and the eaves (mean height).

**Section 18.41.010 B.** All accessory structures shall meet the following criteria:

1. The cumulative area of all accessory structures shall not exceed 1,800 square feet on a lot with an area between 1 and 2.99 acres without the approval of a conditional use permit. Private swimming pools and structures 150 square feet or less in size shall not count towards the cumulative area of all accessory structures.
2. They shall not contain any living area within the structure which shall include but not be limited to bedrooms, living rooms, bathrooms, or kitchens.
3. The appearance of the structure shall be compatible with the design, style, and appearance of the principal structure on the property.

**Chapter 18.103 Conditional Uses.** Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and

other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

**ANALYSIS:** The request meets the standards for accessory structures in residential districts. The structure will be subordinate to the residence on the property, and it will meet all the standards for conditional use permits. The exterior of the structure is required to be compatible with the residence on the property. This request does not appear to be injurious to the use and enjoyment of other properties in the immediate vicinity. The lot is large enough to accommodate the additional accessory structure and the structure will meet minimum setbacks required in the RH district. It does not appear that the use of the structure will result in any nuisance factors such as noise, dust, or fumes.

**TOWN BOARD ACTION:** The Town of Brunswick Board met February 11, 2025, and voted to recommend approval of the request.

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff concludes that the request for a conditional use permit for the cumulative area of all accessory structures to exceed 1,800 sq. ft. on a lot with an area between 1 and 2.99 acres, will meet all the standards for accessory structures in the RH District; will meet all the standards for approval of conditional use permits; and will be consistent with the purpose of the zoning code, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

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

1. The site plan, floor plan, and elevation drawings submitted with the application shall be attached to and made a part of the permit. The structure shall be constructed in accord with the drawings submitted and located on the property as shown on the site plan.
2. The appearance of the accessory structure must be compatible with the design, style, and appearance of the principal structure on the property, in accordance with 18.41.010 B.3. of the Eau Claire County Code.
3. Any outside lighting shall be shielded in a downward manner to reduce lighting pollution.
4. The structure shall comply with the height standards for accessory structures, including the limit of eave height of 14 feet, and maximum mean height of 20 feet.
5. Prior to construction, the applicant shall obtain all necessary permits including but not limited to a land use permit from the Department of Planning and Development.
6. Use of the structure shall be limited to personal storage and shall not contain any living areas.
7. The building cannot be used for commercial or manufacturing purposes.
8. The applicant shall notify the Land Use Manager upon completion of the accessory structure so that staff can verify compliance with the terms of this approval.
9. The Land Use Manager can approve minor alterations from the terms of the permit. A major change requires the approval of the committee at a public hearing.
10. The owners shall allow staff from the Department to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
11. The permit is subject to Sections 18.155 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.



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

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

January 15, 2025

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a conditional use permit scheduled for the Committee on Planning and Development on 2/25/2025

**Owner:** Jeremy Hollister

**Applicant:** Owner

**Application Number:** CUP-0001-25

**Legal Description:** Lot 2 CSM 3432, Vol 19, P189, #1169757, in the NW ¼ of the SW ¼, Section 2, T26N, R10W, Town of Brunswick, Eau Claire County, Wisconsin.

**Zoning District:** RH - Rural Homes

**Site Address:** S4929 Karissa Drive, Eau Claire, WI 54701

**Purpose:** Cumulative area of all accessory structures to exceed over 1,800 square feet on a lot with an area between 1 and 2.99 acres.

**Date Received:** 1/15/2025

To view the application materials, click on link below.

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



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

**Office Use Only**

Date Application Accepted:	1-15-2025
Accepted By:	Heidi
Receipt Number:	079680
Town Hearing Date:	02/11/2025
Scheduled Hearing Date:	02/25/2025

**CONDITIONAL USE PERMIT APPLICATION**

Property Owner Name: Jeremy Hollister	Phone# 715-829-8721
Mailing Address: S4929 Karissa Dr. Eau Claire, WI 54701	
Email Address: jeremyhollister37@gmail.com	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

**SITE INFORMATION**

Site Address: S4929 Karissa Dr.	
Property Description: <u>NW</u> $\frac{1}{4}$ <u>SW</u> $\frac{1}{4}$ Sec. <u>2</u> T <u>26</u> N, R <u>10W</u> W, Town of <u>BRUNSWICK</u>	
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):	<u>004113404010</u>

**GENERAL APPLICATION REQUIREMENTS**

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

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide <b>\$575.00</b> application fee (non-refundable). 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 *Jeremy Hollister* Date 1/13/25

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

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

## **STANDARDS FOR CONDITIONAL USE PERMITS**

The Committee on Planning and Development has the authority to grant conditional use permit only when the standards are met. The conditional use permit standards are located in Section 18.103.070 of the Eau Claire County Code. Those standards are as follows:

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

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

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

16' x 20' SHED - 2x4 CONSTRUCTION ON POURED CONCRETE SLAB, 8' SIDEWALLS, 6/12 ROOF PITCH, (ROOF, DOORS, WINDOWS & SIDING TO MATCH HOUSE)

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

REMOVE 4" OF TOPSOIL AND REPLACE WITH 4" OF SAND UNDER CONCRETE

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

NONE

SCALED SITE PLAN- <https://beacon.schneidercorp.com/> (Select Wisconsin and then Eau Claire County, WI-View Map)

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

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

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

**SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT**

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

**WRITTEN DESCRIPTION OF THE PROPOSED USE:**

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

Shed will be used for storage of riding lawnmower, bagger, snowblower, dethatcher, bicycles, backpack leaf blower, patio furniture, push lawnmower, etc.

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

Description of the type of business activity:

Equipment used in the business activity:

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

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

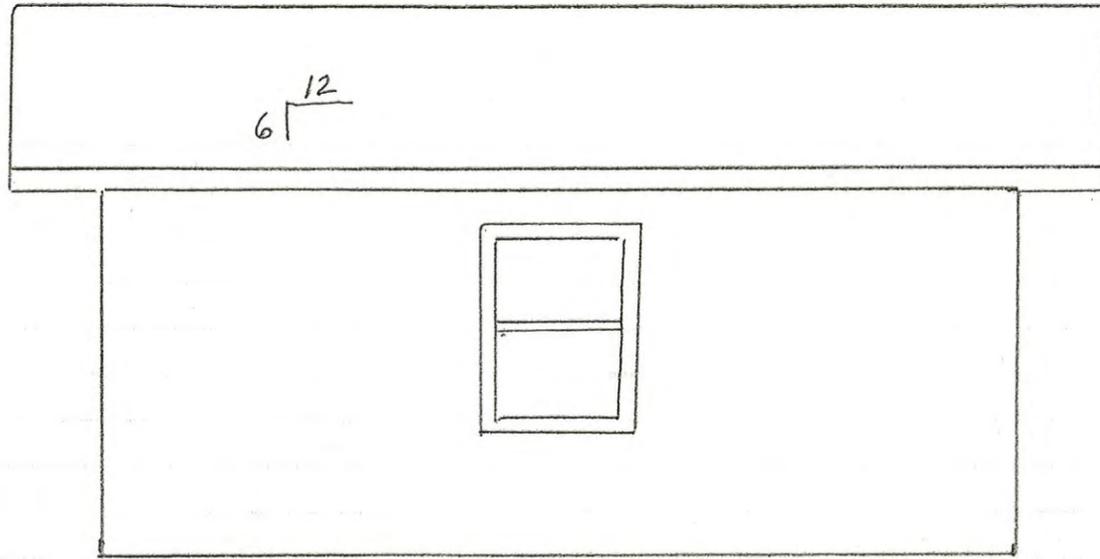
S4929 Karissa Dr.  
Eau Claire, WI 54701

JEREMY S  
HOLLISTER

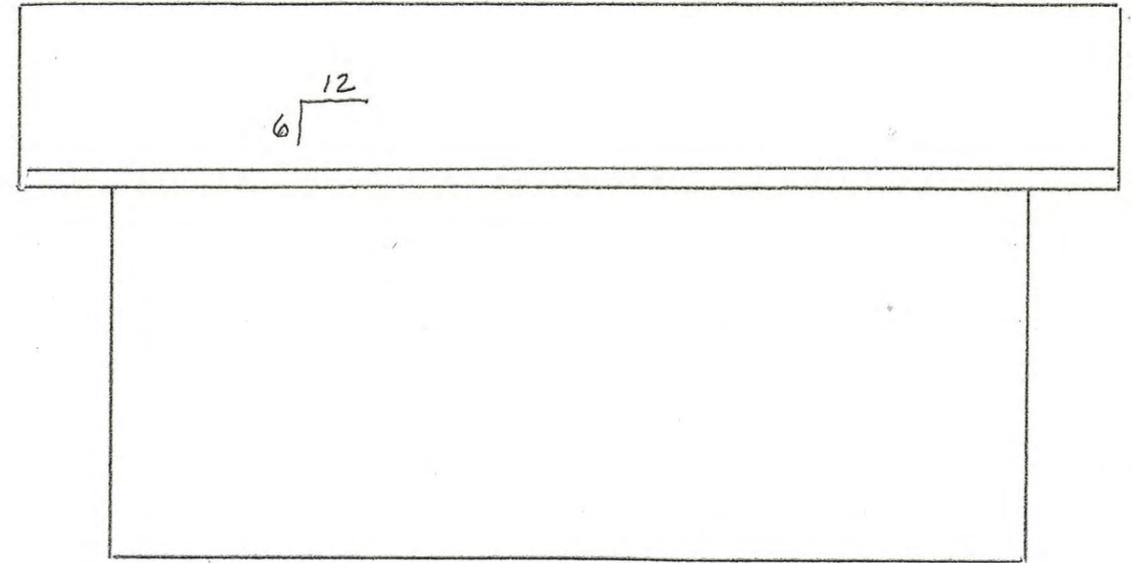
New Shed



KARISSA  
K MOEN



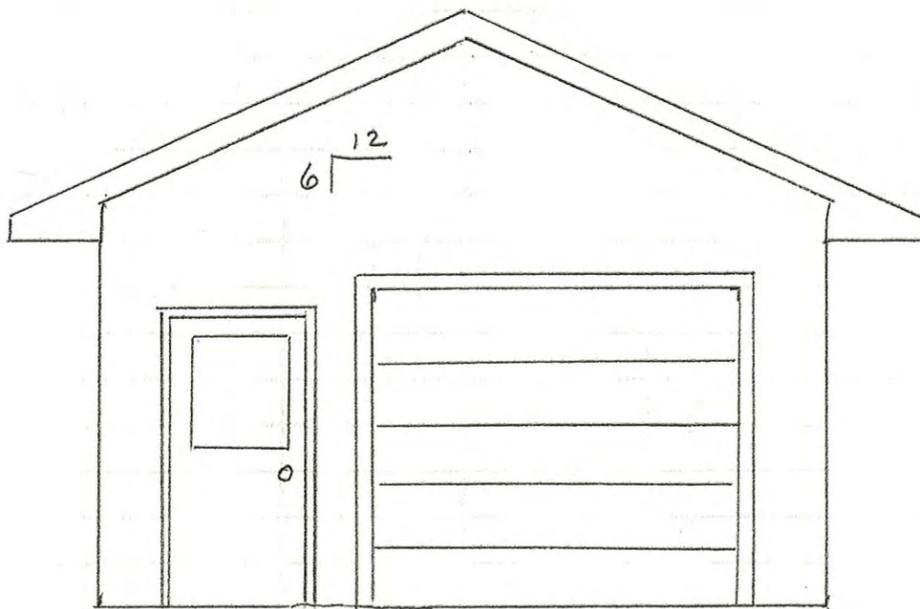
SIDE ELEVATION - NW



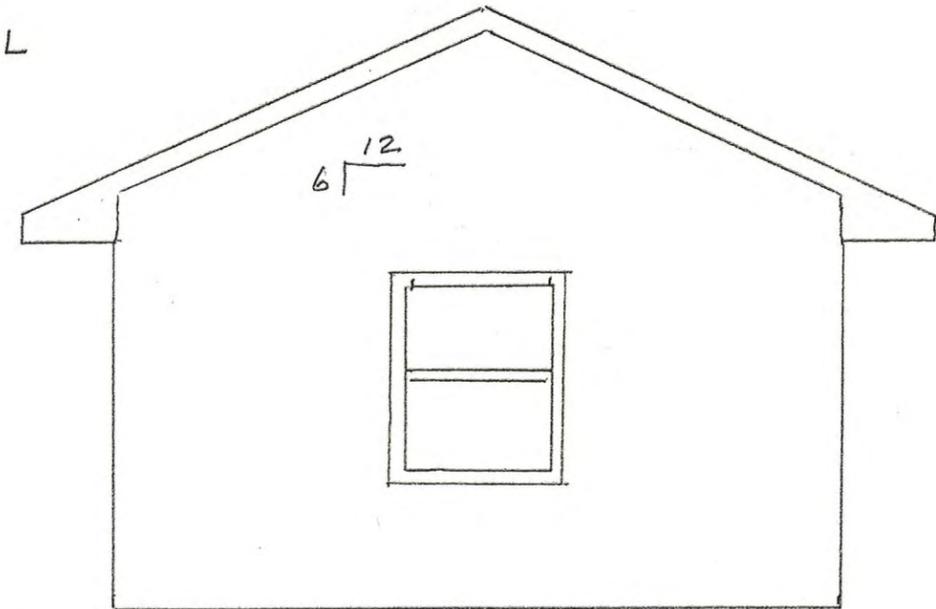
SIDE ELEVATION - SE

HOLLISTER SHED  
 $\frac{3}{4}'' = 1-0''$

STRUCTURE - 16'W x 20'L

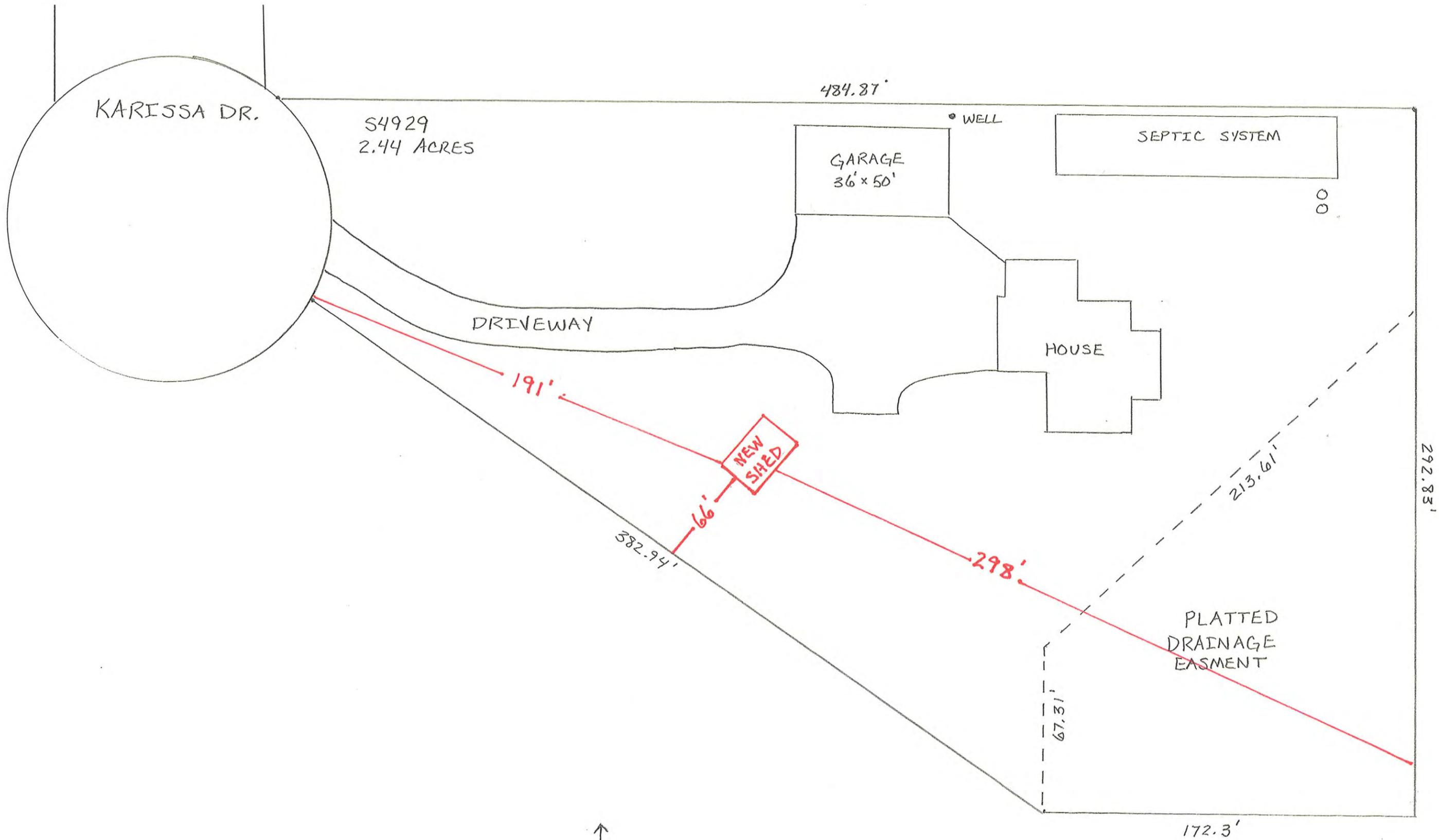


FRONT ELEVATION - NE



REAR ELEVATION - SW

JEREMY HOLLISTER  
54929 KARISSA DR.  
EVA CLAIRE, WI 54701



KARISSA DR.

54929  
2.44 ACRES

484.87'

WELL

GARAGE  
36' x 50'

SEPTIC SYSTEM

DRIVEWAY

HOUSE

191'

NEW SHED

66'

382.94'

298'

213.61'

292.83'

PLATTED  
DRAINAGE  
EASEMENT

67.31'

172.3'



SCALE



1" = 50' APPROX.

JEREMY HOLLISTER  
54929 KARISSA DR.  
EAU CLAIRE, WI 54701



# Town of Brunswick

## Eau Claire County, Wisconsin

### *Town Board Meeting Minutes*

February 11, 2025

Brunswick Town Hall

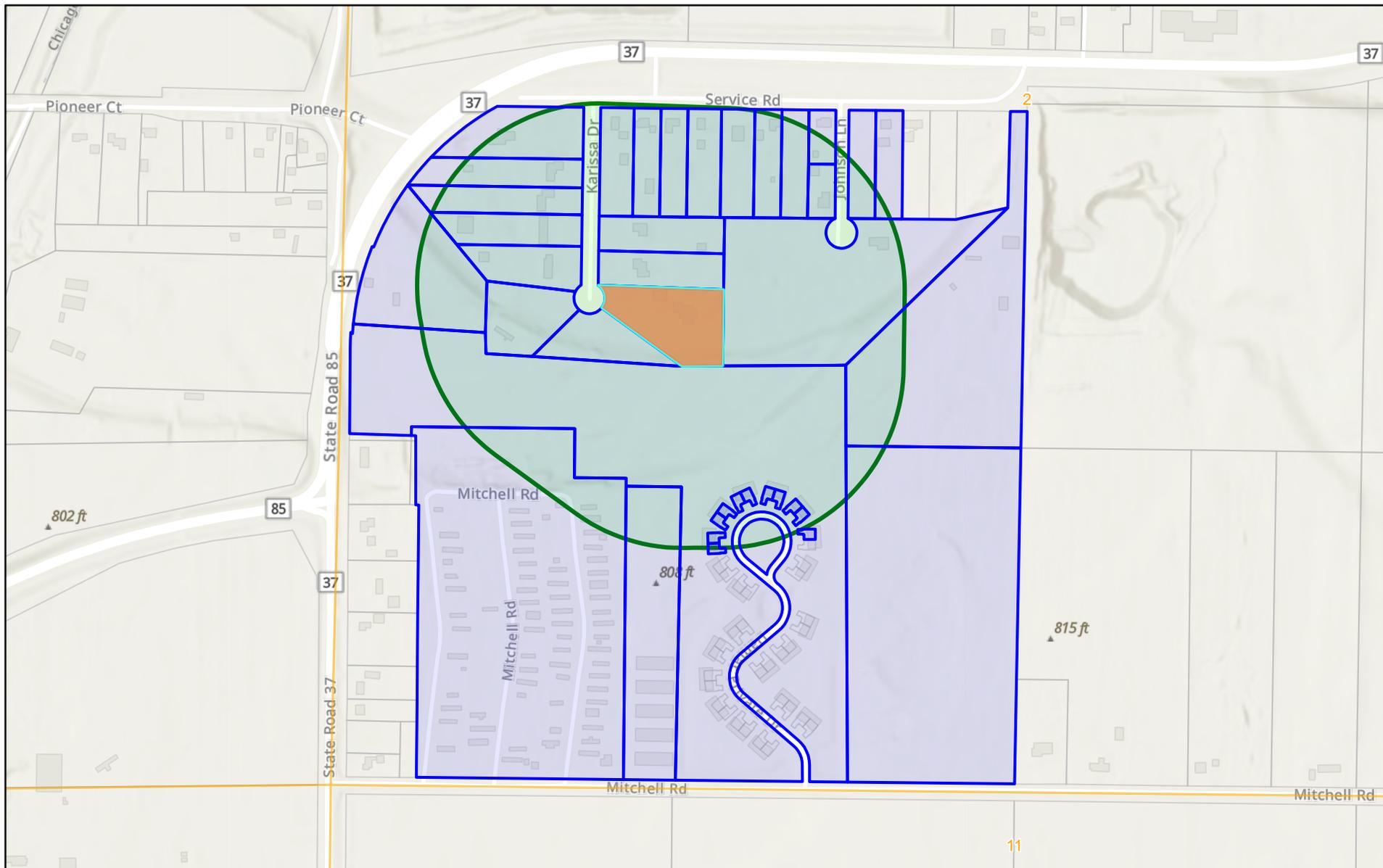
**Present:** Chairman Wes Vlcek, Supervisor John Helwig, Clerk Debby Grinde, and Treasurer Deb Heath. **Absent:** Supervisor Don Jaquish.

- **Call to order** at 7:00 p.m. by Chairman Vlcek. He led the Pledge to the Flag.
- Motion made by Helwig/Jaquish to approve the January 14, 2025 meeting minutes. Motion carried.
- **Informal Public Comment Time:** The fireworks permit applied for by the Rock Falls Raceway was discussed with issues pertaining to times and noise levels addressed.
- A motion by Chairman Vlcek to recommend approval of the conditional use permit application submitted by Jeremy Hollister, S4929 Karissa Dr., Eau Claire, WI. 54701 to exceed 1800 sq.ft. of accessory structures, seconded by Supervisor Helwig. Motion carried.
- Motion by Vlcek/Helwig to approve the fireworks permit for Rock Falls Raceway on March 1, 2025. Motion passed.
- A motion by Vlcek/Helwig to approve the letter of support for the Town of Pleasant Valley – FY26 Community Project Funding Request to purchase a generator for a rural, multi-purpose municipal building. Motion passed.
- **Town Roads:** The 10-yr. snowplow contract with American Express expires in 2025. It will be reviewed by Chairman Vlcek with recommendations for bidding and/or cost estimates forthcoming. No complaints have been received regarding snowplowing. Right-of-way clearing will commence this spring.
- Motion by Vlcek/Helwig to pay the bills. Motion carried.
- Motion by Helwig/Vlcek to approve the Treasurer's report. Motion carried.
- Next meeting set for March 11, 2025 at 7 p.m. at the Town Hall.
- Motion to adjourn by Helwig/Vlcek. Motion carried. TIME: 7:23 p.m.

Respectfully submitted,

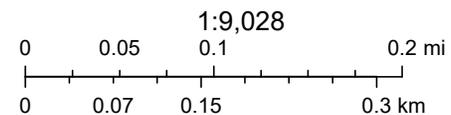
Debra Grinde  
Town Clerk

# Public Notification



1/15/2025, 3:02:31 PM

-  County Boundary
-  Tax Parcel
-  Section



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

PIN	FirstName LastName	Address	City State Zip
1800422610023100015	RICHARD JOHNSON	S 4830 JOHNSON LN	EAU CLAIRE WI 54701-9525
1800422610023100016	SHANIA MYREN	W3645 SERVICE RD	EAU CLAIRE WI 54701-9520
1800422610023200002	LAWRENCE OLSEN	S4905 STATE ROAD 37	EAU CLAIRE WI 54701-9528
1800422610023200003	JACOB J PRINCE	W3775 SERVICE RD	EAU CLAIRE WI 54701-9508
1800422610023200006	RICHARD OLSON	W 3801 SERVICE RD	EAU CLAIRE WI 54701-9508
1800422610023202001	ERIC PETERSON	S 4875 KARISSA DR	EAU CLAIRE WI 54701-5306
1800422610023100005	JAN SCHREINER	W 3741 SERVICE RD	EAU CLAIRE WI 54701-9508
1800422610023100011	CHRISTOPHER M MAAG	W 3691 SERVICE RD	EAU CLAIRE WI 54701-9520
1800422610023202005	JAMES HALL	S 4870 KARISSA DR	EAU CLAIRE WI 54701-5306
1800422610023202007	BENJAMIN M VASEY	S4840 KARISSA DR	EAU CLAIRE WI 54701-5306
1800422610023202008	STEVEN MELBY	S 4810 KARISSA DR	EAU CLAIRE WI 54701-5306
1800422610023309002	DAVID GRAZIANO	314 5TH AVE	EAU CLAIRE WI 54703-6500
1800422610023200004	GREGG SLOWIK	W3831 SERVICE RD	EAU CLAIRE WI 54701-9608
1800422610023202000	ANTHONY W & JULIE M DODD	S 4855 KARISSA DR	EAU CLAIRE WI 54701-5306
1800422610023202004	SHANE BEAUDETTE	S4936 KARISSA DR	EAU CLAIRE WI 54701-9599
1800422610023202006	KRYSTOPHER LAVICK	S4850 KARISSA DR	EAU CLAIRE WI 54701-5306
1800422610023202009	BW RENTALS WISCONSIN LLC	1123 SUNSET LN	ALTOONA WI 54720-2049
1800422610023209000	KARISSA MOEN	1340 N 2ND ST	BRUCE WI 54819-9792
1800422610023300010	PINE EDGE MHP EAU CLAIRE WI LLC	PO BOX 803436	DALLAS TX 75380-3436



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**CONDITIONAL USE PERMIT NUMBER:** CUP-0002-25

**COMPUTER NUMBERS:** 020-1032-10-000

**PUBLIC HEARING DATE:** February 25, 2025

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

**OWNER:** Michael and Jean Turk, 2795 N 67<sup>th</sup> Avenue, Eau Claire, WI 54703

**AGENT:** Owner

**REQUEST:** Conditional use permit for a cottage industry contractor business (marine and small engine repair).

**LOCATION:** 2795 N67th Avenue, Eau Claire, WI 54703

**LEGAL DESCRIPTION:** The Northwest Quarter of the Southwest Quarter in Section 5, Township 27 North, Range 8 West, in the Town of Seymour, Eau Claire County, Wisconsin.

---

## **SUMMARY**

The request is for a conditional use permit to operate a contracting business from the property. The intent is to open for business beginning April 1, 2025 to operate marine and small engine repair business. The owner intends to operate the business from an existing 30x60 heated shop on the property. Along with the shop the applicant is also proposing an 140x85 outdoor storage area for boats. The total number of employees the operation will have in the future is 3, but the initial plan is to have one and add employees as the business grows. The property is accessed through an easement that is recorded with the Register of Deeds.

---

## **BACKGROUND**

### REQUEST CHARACTERISTICS:

- Lot size is approximately 40 acres.
- The property is zoned A-P Agricultural.
- The site is located on 67<sup>th</sup> Avenue in the Town of Seymour.
- Marine and small engine repair will take place inside the existing shop structure.
- Proposed hours of operation are Monday – Friday 9:00 a.m. to 5:00 p.m. and by appointment only on Saturdays.
- There will be a small sign at the end of the driveway that will need approval by the Planning and Development Department.

**CURRENT ZONING:** A-P Agricultural District. The A-P agriculture-residential district was 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.

**ADJACENT ZONING & LAND USES:**

	ZONING	LAND USE
North	AP	Residential/Agriculture
West	AP/A3	Residential/Agriculture
South	AP	Agriculture
East	RH	Agriculture

**LAND USE PLANS:** The County Land Use Plan includes this property in a Rural Lands planning area.

**Rural Lands (RL)**

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

**APPLICABLE ZONING REGULATIONS**

**Section 18.01.010 Purpose.** This section describes the purpose of the zoning code. Generally, the purpose of the zoning ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens.

**Chapter 18.21 Conditional Uses.** Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

**Section 18.23.001 Purpose.** The purpose of this chapter is to set standards under which home occupations, home businesses and cottage industries may be conducted so that such occupations, businesses and industries do not undermine the purpose and intent of this subtitle and the purposes of all agricultural and residential districts.

**Section 18.13.001 Purpose.** This section outlines why the A-P zoning district is established as mentioned earlier in this report.

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

**Chapter 18.21 Conditional Uses.** Standards for approval of conditional uses:

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *cottage industries are allowed in the A-P District with a conditional use permit approval.*
- 2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *it appears that proposed use will not affect the use and enjoyment of other property as all the associated work is done off site.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *the property is served by utilities necessary to support the use.*
- 4) Adequate off-street parking is provided; *adequate off-street parking exists. The site plan shows there is adequate off-street parking available.*
- 5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *the proposed structure exceeds minimum setback requirements centrally located on the lot. There will be two company vehicles which will be stored within the structure. There is no outside storage proposed.*
- 6) Soil conditions are adequate to support the use; *it appears the soils are adequate to support the use.*
- 7) Access does not pose traffic congestion or hazards; *the site has existing access off State Road 93.*

**TOWN BOARD ACTION:** The Town of Seymour met February 11, 2025 and unanimously recommended approval with no additional conditions.

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff has concluded that the proposed cottage industry is consistent with the standards for conditional use permits, performance standards for cottage industries and with the purpose of the zoning code.

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

1. The conditional use permit is granted for a cottage industry to operate a marine and small engine repair contracting business. The site plan, building drawings and the narrative shall be attached to and made part of the permit.
2. The applicant shall obtain all other necessary permits and approvals including, but not limited to, a land use permit and electrical permit.
3. The contracting business shall follow the standards in 18.23.030.A-V of the Zoning Code.
4. The number of employees is limited to three.
5. All outside lighting shall be shielded downward to reduce glare to adjacent properties and not to cause light pollution. Any new lighting will be required to be shielded to direct the light source downward.
6. The hours of operations shall be Monday thru Friday from 9:00 a.m. to 5:00 p.m. with Saturday service available between 9:00 a.m. to 5:00 p.m. by appointment only.

7. A sign not to exceed 6 square feet in size may be placed on the property in accord with the county sign regulations. A sign land use permit is required to be obtained from the department before the sign can be installed.
8. Outside storage shall be within the 140'x85' area designated in the application.
9. Outside storage shall be completely screened from neighboring property view at all times.
10. All repair activities shall be performed within the designated shop structure. No business activities shall take place other than the storage of boats.
11. Uses authorized under this conditional use permit shall be limited to the cottage industry proposed in the application. However, future changes in the cottage industry located at this site shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
12. Property must be in compliance with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
13. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
14. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.



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**Recycling**  
839-2756

January 29, 2025

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a conditional use permit scheduled for the Committee on Planning and Development on 2/25/2025

**Owner:** Michael Turk

**Applicant:** Owner

**Application Number:** CUP-0002-25

**Legal Description:** The Northwest Quarter of the Southwest Quarter in Section 5, Township 27 North, Range 8 West, in the Town of Seymour, Eau Claire County, Wisconsin

**Zoning District:** A-P Agricultural Preservation

**Site Address:** 2795 N 67<sup>th</sup> Avenue, Eau Claire, WI 54703

**Purpose:** Request for a cottage industry contractor business (marine and small engine repair)

**Date Received:** 1/23/2025

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](http://eauclairecounty.gov)



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 Eau Claire, Wisconsin 54703  
 (715) 839-4741

**Office Use Only**

Date Application Accepted:	1/28/2025
Accepted By:	Holmg
Receipt Number:	079795
Town Hearing Date:	2.10.25 ?
Scheduled Hearing Date:	2.25.25

**CONDITIONAL USE PERMIT APPLICATION**

Property Owner Name: <u>Michael Turk</u>	Phone# <u>715-671-8875</u>
Mailing Address: <u>2795 N 67th Ave Eau Claire, WI 54703</u>	
Email Address: <u>Allamerican mse@gmail.com</u>	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

**SITE INFORMATION**

Site Address: <u>2795 N 67th Ave Eau Claire, WI 54703</u>	
Property Description: <u>NW 1/4 SW 1/4 Sec. 5, T 27 N, R 8 W, Town of <u>Seymour</u></u>	
Zoning District: <u>AP</u>	Code Section(s): <u>18.46.050 Cottage industries</u>
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):	<u>020 1032 10 000</u>

**GENERAL APPLICATION REQUIREMENTS**

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

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide \$550.00 application fee (non-refundable). 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 12/26/24

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

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

## STANDARDS FOR CONDITIONAL USE PERMITS

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

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

I would like to start a marine and small engine repair business at my residence. I have 40 acres in Seymour with a 30x60 heated shop already built. My shop and any area used by the business is at the top of a hill, surrounded by woods, and unable to be seen by any neighbors on the road. To start, I will be the only employee with a goal of hiring 1-2 more in the future. Hours of operation will be 9am-5pm M-F and by appt. on Saturday. I will have a sign at the bottom of my driveway which is not shared by anyone else. Noise will be kept at a minimum and neighbors will always be taken into consideration. I will also be offering outdoor storage for boats which will be stored in an area unseen by neighbors or passing traffic. I have a business plan prepared which you are welcome to look at if you would like additional details. I plan to open April 1st with limited hours while I finish school and be open full time July 1st after graduation.

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

Description of the type of business activity:

marine and small engine repair.  
outdoor boat storage

Equipment used in the business activity:

no heavy equipment is necessary. I will be using tools and a small lift inside the shop and an ATV to move boats around.

Days and hours of operation: M-F 9am-5pm Sat- by appt only

Number of employees: 1 (myself)

Nuisance abatement measures that will be implemented:

Noise abatement measures: will be working indoors with limited noise

Vibration abatement measures: N/A

Dust control measures: N/A

Measures to control fumes or odors: N/A

Visual screening measures (plants, fences, walls, etc.) located on a hill surrounded by wooded land

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

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

The shop is already built. No additional buildings are required.

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

None

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

One 3'x3' sign at the bottom of the driveway. Forgoing at this time per phone call HW

SCALED SITE PLAN-<https://beaconschneidercorp.com/> (Select Wisconsin and then Eau Claire County, WI-View Map)

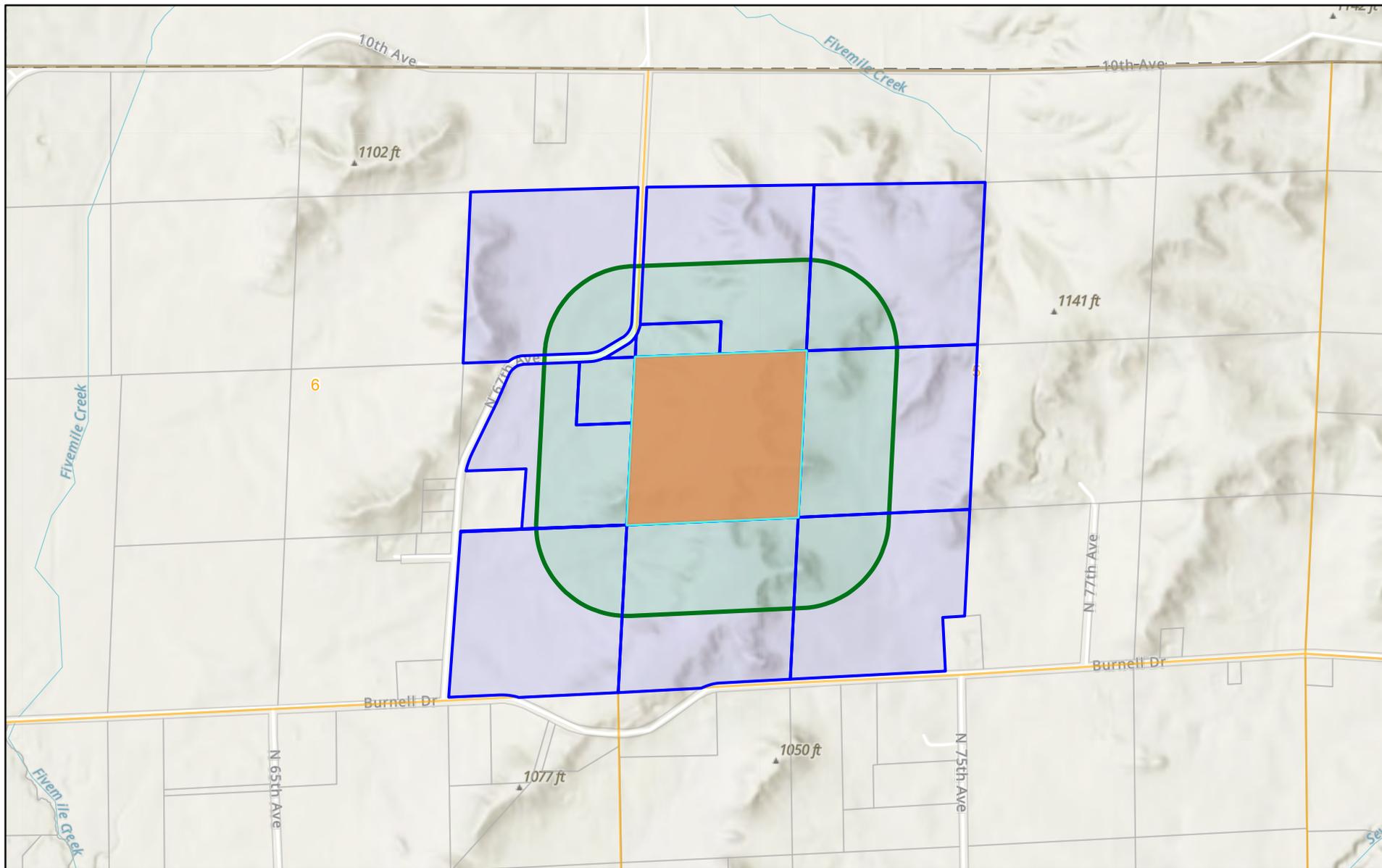
- |   |   |
|---|---|
| <input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures  | <input type="checkbox"/> Landscape and screening plans  |
| <input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning  | <input type="checkbox"/>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

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

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

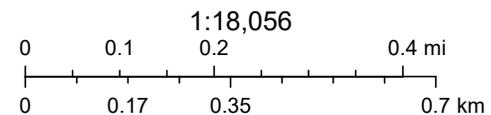
FirstName LastName	Address	City State Zip
CURTIS & DAUNEEN AMUNDSON TRUST	2807 N 67TH AVE	EAU CLAIRE WI 54703-9797
SHIRLEY ANN ALF	7001 VANCE DR	CHIPPEWA FALLS WI 54729-9613
NBC ENTERPRISES	3615 N HASTINGS WAY	EAU CLAIRE WI 54703-4073
STIEHL-BACKSTROM LLC	6814 BURNELL DR	EAU CLAIRE WI 54703-9742
KATHLEEN PECK	2438 COUNTY HIGHWAY P	CHIPPEWA FALLS WI 54729-7384
CHARLES E & TRESSA M LOEW	2715 N 67TH AVE	EAU CLAIRE WI 54703-9717
ANDREW J & CAROLYN S REITER	2775 N 67TH AVE	EAU CLAIRE WI 54703-9797

# Public Notification



1/29/2025, 1:38:43 PM

-  County Boundary
-  Tax Parcel
-  Section



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

1 **Enrolled No.**

**ORDINANCE**

**File No. 24-25/103**

2  
3 -AMENDING THE 2023 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF  
4 PLEASANT VALLEY -

5  
6 The County Board of Supervisors of the County of Eau Claire does ordain as follows:

7  
8 **SECTION 1.** That the 2023 Official Zoning District Boundary Map for the Town of Pleasant Valley,  
9 described as follows:

10  
11  
12 A parcel of land being part of the NE ¼ of the NW ¼ of Section 6, Township 25 North,  
13 Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin lying  
14 southeasterly of County Road W.

15  
16 Said described parcel of land containing 40.39 acres +/-, of land and is subject to the  
17 easements and restrictions of record to be reclassified from the A-P Agricultural  
18 Preservation District to the A-3 Agricultural District.

19  
20 **SECTION 2.** Where a certified survey map is required and may alter the above described property  
21 description, the official zoning district map for the town shall be automatically amended to reflect the  
22 property description of the certified survey map.

23  
24  
25 ENACTED:

26  
27 **Committee on Planning & Development**

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Supervisor Dane Zook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Robin Leary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Jim Dunning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Caleb Aichele	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Michele Skinner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

28  
29  
30  
31  
32  
33 ATTEST:

34  
35  
36 \_\_\_\_\_  
37 Rod Eslinger – Committee Clerk

38  
39  
40 Dated this 25 day of February, 2025



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

**REZONE NUMBER:** RZN-0001-25      **COMPUTER NUMBERS:** 018101506000  
 018101509000  
 018101508000

**PUBLIC HEARING DATE:** February 25, 2025

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

**OWNER:** Tracy and Lei Guo, S7650 Davis Dr, Eau Claire, WI 54701

**AGENT:** Eric Knauf, 3028 Hartwood Dr, Eau Claire, WI 54701

**ORIGINAL REQUEST:** Rezone 98.4 acres +/- from A-P to A-2 to allow sale of the northern 20 acres at the intersection of Co Rd HH and Co Rd W, and allow for potential future division of the remaining acreage. Note that the Town of Pleasant Valley recommended approval with modifications, as described under "Recommendation", below (see attached 2/10/25 Town of PV meeting minutes). The applicant agrees with the modified recommendation (see attached email from applicant).

**LOCATION:** S10685 County Rd F, Eleva, WI 54738 and land located East of County Highway F and South of County Highway HH

**LEGAL DESCRIPTION:** **Parcel 1:** That part of the NE ¼ of the NW ¼, Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, WI lying southeasterly of County Road W  
**Parcel 2:** The part of the SW ¼ of the NW ¼, Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, WI lying easterly of County Road W  
**Parcel 3:** The SE ¼ of the NW ¼, Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, WI

**RECOMMENDATION:** Approval of Town of Pleasant Valley's recommendation to rezone the 40.39 acre parcel (Parcel 1, described above) from A-P to A-3 to allow for the sale of the northern 20 acres. As mentioned, the applicant agrees with this recommendation.

Findings are provided on Page 6 of this report.

## BACKGROUND

### SITE CHARACTERISTICS:

- The property is mostly wooded and has no active agricultural uses.
- There are areas of mapped wetlands and steep slopes on the property (see attached Aerial Map).
- The property has frontage on County Rd HH and Co Rd W.

**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.”*

**RECOMMENDED ZONING DISTRICT:**

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

**ZONING/LAND USE CONTEXT:**

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

**COMPREHENSIVE PLANS:**

The Eau Claire County Future Land Use Map and the Town of Pleasant Valley Future Land Use Map 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 Pleasant Valley:**

- 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. However, the term rural lands is not intended to imply that changes in land use will not occur in these areas.”*
  
- Applicable Policies:
  1. *Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.*
  - ...
  3. *Proposals for any new non-farm residential development shall be consistent with the following policies:*

- a. *The maximum gross density for non-farm residential lots shall be one unit per five (5) acres held in single ownership, except as otherwise provided below for conservation subdivisions. The minimum lot size for non-farm residential lots shall be one and one-half (1.5) acres.*
  - 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. The majority of any proposed new lot shall not contain Class I, 11, or III soils. In addition, it is the preference of the Town of Pleasant Valley that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*
- ...
4. *The following Eau Claire County zoning districts will be considered for approval within RL areas: A-P Agricultural Preservation 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 Conservation Residential District. The following additional policies shall apply to zoning petitions:*
- ...
- b. *Rezoning land to the A-2 Agriculture-Residential District or the A-3 Agriculture District is discouraged for new non-farm residential development, unless findings can be made that 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.*
  - c. *Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Conservation Residential District is preferred over additional non-farm residential A-2 or A-3 parcels.*

**FARMLAND PRESERVATION PLAN:**

The 40.39 acres being rezoned is included in the Farmland Preservation Plan Map, although there is no farmland on the parcel. The proposed A-3 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 soil types are primarily non-prime with a small amount of prime soils (see attached Soil Map).
- **Historical Productivity** – The majority of the property is wooded and there is no visible evidence of agricultural use.
- **Site Location** – The property is located on County Roads HH and W.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmland, woodlands, and farm and non-farm single-family residences.

**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.* The proposed rezoning will not result in the loss of active farmland.

**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 Pleasant Valley Town Board considered the rezoning petition on Monday, February 10, 2025 and recommended approval of the rezoning of the northern 40.39-acre parcel from A-P to A-3, as previously described. Several nearby residents spoke in opposition of the original rezoning petition to rezone 98.4 acres from A-P to A-2.

The rezoning petition has been evaluated for consistency with the purpose of the A-3 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 farm and non-farm single-family residences, agricultural uses, and woodlands.
- Zoning is predominantly A-P, A-2, and A-3 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 of or opposed to the proposed rezoning has been received by county staff, to date.
- However, several nearby residents attended the Town of Pleasant Valley meeting on February 10 in opposition to the original rezoning petition to rezone to A-2.

## 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 modified recommendation to rezone only the northern 40.39-acre parcel from A-P to A-3 allows for the sale of the northern 20 acres, a stated objective on the rezoning petition, and addresses the neighboring property owners concerns regarding A-2 zoning on the entire 98.4 acres that the applicant owns.
3. There are other A-2 zoned lots near the subject property, and the rezoning will not remove active farmland from production.
4. The property has required road frontage on County Rd. HH and W.



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

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

January 15, 2025

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a rezoning scheduled for the Committee on Planning and Development on 2/25/2025:

**Owner:** Tracy and Lei Guo

**Applicant:** American Land Surveying-Eric Knauf

**File Number:** 24-25/0103

**Legal Description for Parcel 1:** That part of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, WI lying southeasterly of County Road W

**Legal Description for Parcel 2:** The part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, WI lying easterly of County Road W

**Legal Description for Parcel 3:** The SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, WI

**Site Address:** S10565 County Rd W, Eleva, WI 54738 and land located east of County Road W and South of County Road HH

**Existing Zoning District:** A-P Agricultural Preservation

**Proposed Zoning District:** A-2 Agriculture-Residential

**Acres to be Rezoned:** 98.41 acres +/-

**Date Received:** 1/15/2025

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](http://eauclairecounty.gov)



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

Application Accepted:	01/15/2025
Accepted By:	Matt Michels
Receipt Number:	079654
Town Hearing Date:	2/10/2025
Scheduled Hearing Date:	02/25/2025
Application No:	RZN-0001-25
Application Status:	Applied

## Rezoning Petition

**Owner/Applicant Name(s):**  
 Owner: TRACY GUO (Multiple Owners)  
 Applicant: Tracy and Lei Guo, 57650 S Davis Dr, Eau Claire, WI 54701  
 Telephone: 715-214-6508 Email: amsurv@charter.net

**Site Address(es):** S 10565 COUNTY ROAD W  
 No Address Available  
 No Address Available

**Property Description:** Sec 06 Twn 25 Rge 09  
 Town of Pleasant Valley

Zoning District(s):	Lot Area(s) - Acres:	Overlay District(s):
AP - Agricultural Preservation Distr	40.00 40.39 18.02	

PIN	Legal (partial)
1801822509062400001	SE-NW
1801822509062100001	FRAC NE-NW EX HWY, EX THAT PRT LYG S OF CTH HH & NWLY OF CTH W
1801822509062300001	THAT PRT OF FRAC SW-NW LYG E OF ELY R/W OF CTH W SEE U-346

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:

Eric Knauf, 3028 Hartwood Dr, Eau Claire, WI 54703

RECEIVED  
 JAN 15 2025  
 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:	1/15/25
Accepted By:	MM
Application Number:	RZN-0001-25
Town Hearing Date:	2/10/25
Scheduled Hearing Date:	2/25/25

**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): AZ
Acres to be rezoned: 98.4	

Property Owner Name: Tracy + Lei Guo	Phone# 715-514-2284
Mailing Address: 57650 S Davis Drive, Eau Claire, WI 54701	
Email Address: barten.wi@gmail.com	

Agent Name: Eric Krauf	Phone# 715-214-6508
Mailing Address: 3028 Hartwood Drive	
Email Address: amsurv@charter.net	

**SITE INFORMATION**

Site Address: S10565 County Road "W"
Property Description: $\frac{NE}{SW} = \frac{NE}{NE} \frac{1}{4} \text{ Sec. } 6, T 25 N, R 9 W, \text{ Town of Pleasant Valley}$
Zoning District: Code Section(s):
Overlay District: <input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s) or PIN #(s):
018101506000      018101509000      018101508000

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 \$660.00 application fee (non-refundable), (\$575.00 application processing fee and \$85.00 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: 1/10/25

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:

The landowner is requesting their property zoning to be changed from AP to A2. The landowner would like to sell 20 acres in the NE-NE. The landowner also is considering selling additional property in the future, hence they are requesting rezoning all of their real estate holding at this site. Rezoning is required to create a 20 acre parcel.

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.

This site has not been in agricultural production for over 25 years. The soils on this site are sandy and classified as "Not prime farmland" by the USDA. This site is also not suited for fiber production as soils do not promote prime timber or cordwood production. A2 zoning classification would be an appropriate classification for this site. Access is controlled by E.C. Highway Dept. on County Roads "HH" and "W". This site is bordered by "A2" lands on the north, south, and west. Existing patterns of developed lands, that being large lots, exist in the vicinity of this site. Rezoning this site will not limit current or future agricultural use in the area.

# Guo Area of Proposed Rezoing

Created by: null



- SurveySearch
- Parcels
- Parks
- Towns
- Surrounding Counties
  - Eau Claire
  - Surrounding
- Platted\_Lands
  - Assessor Plat or Subdivision
  - Certified Survey Map
  - Condominium
  - Plat of Survey
  - Transportation Plat
- Corners
  - Center Of Section
  - Meander Corner
  - Quarter Corner
  - Section Corner
  - Witness Corner
- Sections
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- Slate Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

Date created: 1/8/2025  
 Last Data Uploaded: 1/7/2025 9:38:27 PM  
 Developed by  
 SCHNEIDER  
SCOPAT AL

# Existing Zoning

Created by: null



- SurveySearch
- Parcels
- Parks
- County Zoning**
  - A1 - Agriculture-Residential
  - A2 - Agriculture-Residential
  - A3 - Agricultural
  - ACR - Agriculture
  - Conservation-Residential
  - AP - Agricultural Preservation
  - AR - Floating
  - Agricultural-Residential
  - C1 - Commercial Neighborhood
  - C2 - Commercial General
  - C3 - Commercial Highway
  - F1 - Forestry Exclusive
  - F2 - Forestry Limited
  - IH - Industrial - Heavy
  - IL - Industrial - Light
  - PUD - Planned Unit Development
  - R1 - Residential Single-Family
  - R2 - Residential Two-Family
  - R3 - Residential Multi-Family
  - RH - Rural Homes
  - RL - Residential Large Lot
- Towns**
- Surrounding Counties**
  - Eau Claire
  - Surrounding
- Platted\_Lands**
  - Assessor Plat or Subdivision
  - Certified Survey Map
  - Condominium
  - Plat of Survey
  - Transportation Plat
- 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

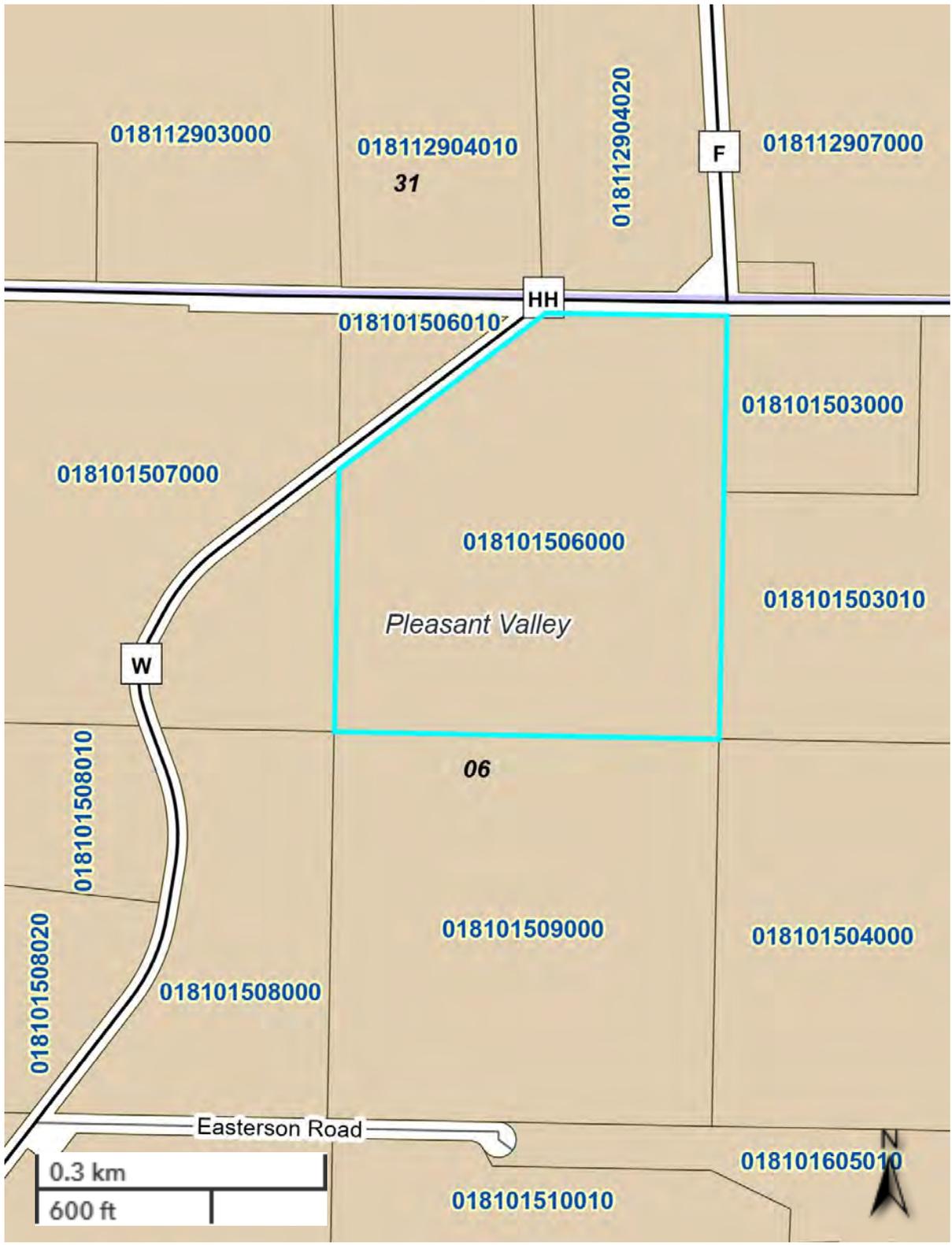
Description for Guo Proposed Area of Rezoning (AP to A2)

- That part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin, lying southeasterly of County Road "W".
- That part of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin, lying easterly of County Road "W".
- The SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 6, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin.



# Guo Future Land Use Map

Created by: null



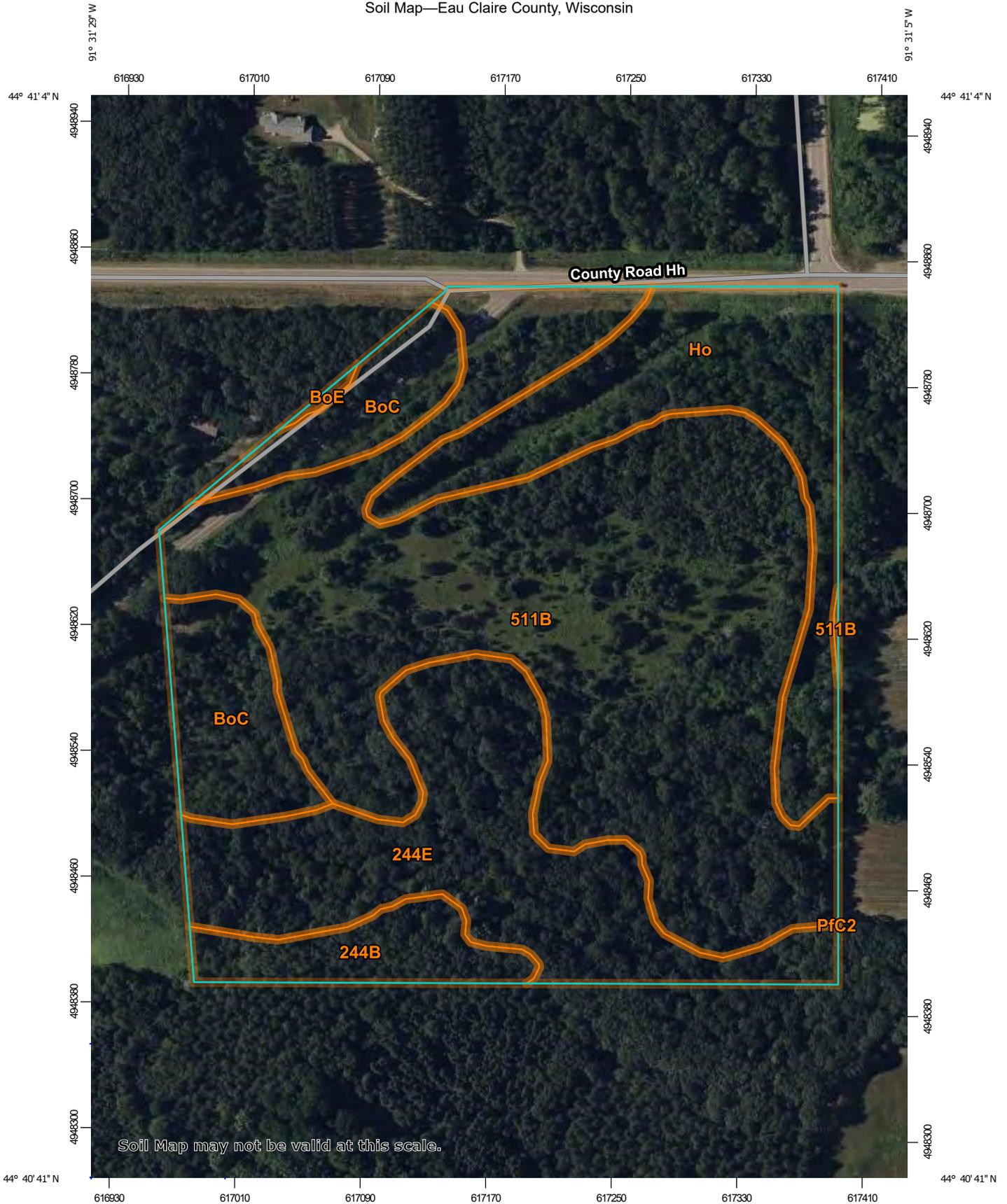
- Parcels
- Parcel Numbers
- Parks
- FutureLandUse
  - Commercial Industrial
  - County Forest
  - Natural Resource Protection
  - Park and Recreational
  - Public Institutional
  - Recreational Commercial
  - Rural Commercial
  - Rural Hamlet
  - Rural Industrial
  - Rural Lands
  - Rural Residential
  - Rural Residential - Mobile Home
  - Rural Transition
  - Urban Mixed Use
- Towns
- Surrounding Counties
  - Eau Claire
  - Surrounding
  - Sections
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

Date created: 2/17/2025  
 Last Data Uploaded: 2/17/2025 11:08:47 AM  
 Developed by

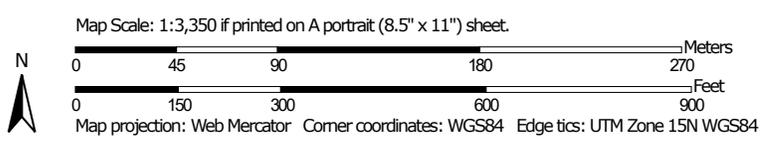




Soil Map—Eau Claire County, Wisconsin



Soil Map may not be valid at this scale.



## 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
244B	Elk mound loam, 2 to 6 percent slopes	1.9	4.5%
244E	Elk mound loam, 20 to 45 percent slopes	8.5	19.6%
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	22.1	51.1%
BoC	Boone-Plainbo complex, 6 to 12 percent slopes	4.3	9.9%
BoE	Boone-Plainbo complex, 12 to 45 percent slopes	0.1	0.2%
Ho	Houghton muck	6.4	14.7%
PfC2	Plainfield loamy sand, 6 to 12 percent slopes, eroded	0.0	0.0%
<b>Totals for Area of Interest</b>		<b>43.2</b>	<b>100.0%</b>

## TOWN OF PLEASANT VALLEY

February 10, 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, February 10, 2025, 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.

#### PUBLIC HEARING - GUO PROPERTY ~ 98 ACRES (3 PARCELS) FROM AP TO A2 PARCELS 1801822509062400001, 1801822509062100001, and 1801822509062300001

Chairman Hanson explained the rezone process and shared the existing Pleasant Valley land use map. The scheduled and properly noticed public hearing opened at 7:05pm. Tracy and Lei Guo, owners of said properties located north of Easterson Rd, east of Cty W and south of HH, submitted an application to EC County Planning and Development requesting to rezone the three parcels from AP to A2. Eric Knauf of Real Land Surveying, who is representing the Guo's, shared with the attendees the Guo's intention to sell the northern 20 acres to a third party. A 20-acre trapezoidal section of the northern parcel would be created for the third-party buyer. The request is to rezone the entire 98 acres to A2, however the Guo's expressed no intentions of selling off additional acreage in the near future. They do want to keep their options open for future potential sales. Tracy and Lei Guo also shared additional background information. Lee Bitzer, who owns adjacent property, questioned why the entire 98 acres would be rezoned to A2 if only 20 acres is being sold. Others expressed similar concerns. Chairman Dan Hanson interjected with information that this request does not fit in the Town Comprehensive Plan as it is located south of Cty HH. With no more questions, the public hearing was closed at 7:25. 10 attendees were signed in for the public hearing.

**Motion (Iverson/Nelson)** to close the Public Hearing.

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

#### RECOMMENDATION REZONE REQUEST – GUO PROPERTY 98 ACRES FROM AP to A2

A rezone of 98 acres south of HH from AP to A2 does not fit into the Town Comprehensive Plan. The board discussed with the Guo's and Eric Knauf the option of rezoning the northern 40.39A parcel to A3 to accommodate the 20 acre sale. If road right of ways do not accommodate 2 – 20-acre parcels, the Guo's have the additional acreage which could be reconfigured to add a few more acres to the northern parcel if needed. The Guo's will always have the option to rezone additional acres in the future should they choose to sell additional land.

**Motion (Nelson/Iverson)** to deny recommendation of the 98-acre rezone request from AP to A2 and to approve recommending the northern 40.39-acre parcel be rezoned to A3.

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

WILD TURKEY RIDGE FINAL PLAT

The final plat of the Wild Turkey Ridge subdivision was reviewed by the board. Wyatt, highway supervisor, had questions regarding the cul de sac placement. If it complies with the 60' radius required by the town Street Construction ordinance, it should be adequate. The trees should be cleared to the property line beyond the cul de sac and gravel put down to aid in snow removal in the cul de sac.

The Developers Agreement has been signed by all parties and a Letter of Credit is on file with the Town.

**Motion (Iverson/Nelson)** to approve the final plat of Wild Turkey Ridge.

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

NELSON PRELIMINARY REZONE DISCUSSION

Paul Nelson, S10600 Cty Rd F, shared with the board his intentions to rezone a section of his farm to AC-R. One of his sons would like to build on the farm property. The board reviewed the request and is supportive of the rezone. Paul Nelson will contact the county regarding highway access in the area. If highway access is obtainable, he will proceed with the rezone process.

PROCEDURES

**Motion (Nelson/Iverson)** to dispense with the reading of and approve the January 13, 2025, Town board meeting minutes. 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 January 2025 as presented and printed. Chairman Hanson announced the ayes carry 3-0 and the motion is carried.

LETTERS & REPORTS

Town Chairman

-none

Town Supervisors

-none

Town Highway Supervisor

-Tree removal is complete in the park. They are working on cleaning up the limbs and branches in preparation for stump removal

-The radar sign has been ordered. There is a long lead time.

Town Clerk/Treasurer

-Jen attended the annual City of Eau Claire EMS meeting. The agreement will be honored in 2026. There is legislation that would allow for regional EMS areas to exceed their levy limit.

-Jen shared upcoming educational opportunities.

Park/Historical Committee/Lions Club/TFD updates

Park Committee – Frank N.

-Frank will meet with a contractor to discuss estimated costs of replacing the dugouts at the ball field.

-the new refrigerator will be delivered on Feb 19th

Lions – Frank N.

- the February Euchre tournament had 40 players. Proceeds will go to the generator project.

-they are considering a chicken feed in May

TFD- no report

CITIZEN INPUT

Mark Anderson would like to replace the sign at the ball field honoring his brother. The board is in favor of a new sign.

February 10, 2025 con't

COMPLAINTS

OLD BUSINESS

NEW BUSINESS

2024 Audit Report

The 2024 audit is complete. Jen distributed the report to the board.

2025 Budget Review

The budget as of February 10, 2025, was presented and reviewed.

REVIEW/APPROVE ORDERS

The bills /orders for the month of February 2025 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 to adjourn at 8:30pm.

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

Respectfully submitted,  
Jen Meyer, Clerk / Treasurer

Posted at town hall 3-6-2025  
Placed on Website 3-6-2025

**From:** [Barton.wi](#)  
**To:** [Matt Michels](#)  
**Cc:** [amsurv](#)  
**Subject:** Re: FW: Town Board rezoning hearing results  
**Date:** Friday, February 14, 2025 12:15:03 AM

---

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

Hello again Matt,

We have decided to move forward with the rezoning from A-P to A-3 for the northern 40.39-acre parcel (Computer #018101506000) per the PV Town Board recommendation. Please let us know if you need anything else from us, otherwise, we will see you on the 25th at the County public hearing ... Thank you, and have a great weekend!

On Thu, Feb 13, 2025 at 8:48 AM Matt Michels <[Matt.Michels@eauclairecounty.gov](mailto:Matt.Michels@eauclairecounty.gov)> wrote:

Hi Barton,

Yes, we can give you until Monday to make your final decision. If you elect to withdraw, we would subtract the amount used to draft the ordinance, notice, and legal notice mailing, so I would anticipate you'd get most of your money back.

Thank you,



**Matt Michels, AICP**

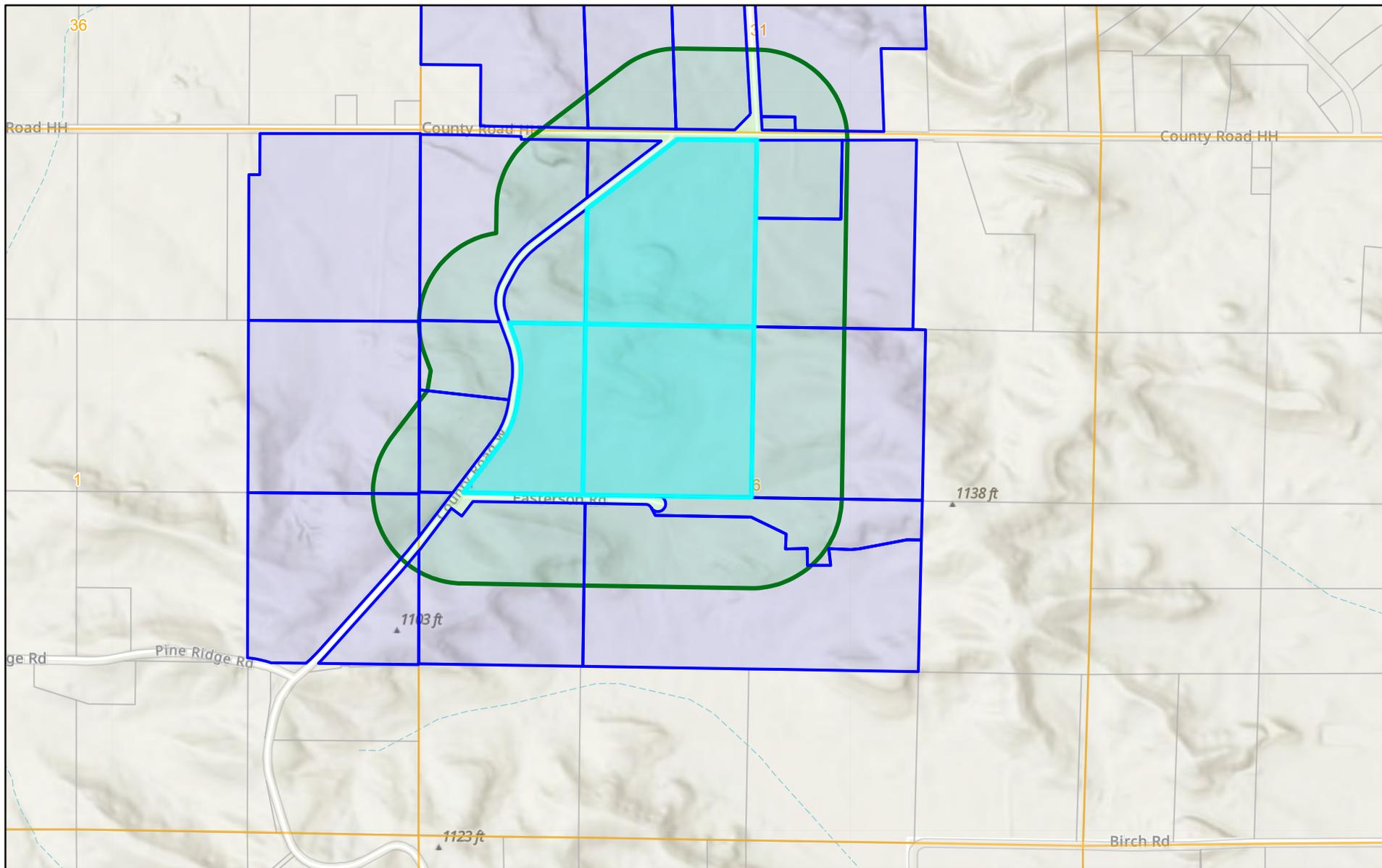
*Senior Planner*

721 Oxford Ave., Suite 3544 • Eau Claire, WI 54703  
**Direct:** 715-839-5055 **Fax:** 715-839-5802

**Email:** [matt.michels@eauclairecounty.gov](mailto:matt.michels@eauclairecounty.gov)

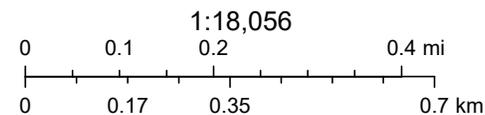
**Web:** [Planning and Development | Eau Claire County \(eau-claire.wi.us\)](http://Planning and Development | Eau Claire County (eau-claire.wi.us))

# Public Notification



1/16/2025, 9:09:58 AM

-  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
ROBERT R & JUANA E NEGUS	W 2333 COUNTY ROAD HH	ELEVA WI 54738-9417
PAUL JOHNSON	W2444 PINE RIDGE RD	ELEVA WI 54738-9287
AMY S STAHL	S10360 COUNTY ROAD W	ELEVA WI 54738-9244
GARY L & MARY E MATHIS	S 10510 COUNTY ROAD W	ELEVA WI 54738-9227
DONALD T & JANET H WESTPHAL	S 10660 COUNTY ROAD W	ELEVA WI 54738-9226
KURT SEEMAN TRUST	535 FAIRFAX ST	ALTOONA WI 54720-1057
HELGE VESTNES	W1741 EASTERSON RD	ELEVA WI 54738-9448
DAVID LEE & PEGGY L BITZER	W 1425 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
ANGELA HAZEN	W 1085 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
DEWAYNE C & JOYCE E HAZEN FAMILY TRUST	W1065 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
ELEANOR SPITZENBERGER	W 2080 COUNTY ROAD HH	EAU CLAIRE WI 54701-9638
DEBRA HEATH	S10180 COUNTY ROAD F	EAU CLAIRE WI 54701-9633
TRACY ZURN	251 4TH AVE	CLAYTON WI 54004-8925
TIMOTHY MCCAUGHEY	W 1710 COUNTY ROAD HH	EAU CLAIRE WI 54701-5228
RANDY J & MARY E CARLSON	S 10113 COUNTY ROAD F	EAU CLAIRE WI 54701-9635

4 -AMENDING THE 2023 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF  
5 WASHINGTON -

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

7  
8 **SECTION 1.** That the 2023 Official Zoning District Boundary Map for the Town of Washington,  
9 described as follows:

10  
11 A parcel of land commencing at the Southeast corner of Section 34; Thence N.00'13'09"E.,  
12 along the east line of the Southeast ¼ of Section 34, a distance of 663.06 feet to the  
13 point of beginning; Thence N.66'05'53"W., a distance of 576.77 feet; Thence  
14 N.00'07'46"E., a distance of 55.80 feet; Thence N.89'39'02"W., a distance of 132.28  
15 feet; Thence N.00'07'53"W., a distance of 193.39 feet; Thence N,38'29'10"E., a  
16 distance of 243.59 feet; Thence S.89'38'59"E., a distance of 58.07 feet more or less to  
17 the southerly road right of way line of U.S. Highway 12; Thence southeasterly along  
18 said right of way 569 feet more or less to a point where said right of way intersects  
19 the east line of the Southeast ¼ of Section 34; Thence S.00'13'09"W., a distance of  
20 330.12 feet more or less to the point of beginning.

21  
22 Said described parcel of land containing 5.7 acres +/-, of land and is subject to the  
23 easements and restrictions of record to be reclassified from the A-3 Agricultural  
24 District to the A-2 Agriculture-Residential District.

25  
26 **SECTION 2.** Where a certified survey map is required and may alter the above described property  
27 description, the official zoning district map for the town shall be automatically amended to reflect the  
28 property description of the certified survey map.

29  
30 ENACTED:

31  
32 **Committee on Planning & Development**

	<u><b>AYE</b></u>	<u><b>NAY</b></u>	<u><b>ABSTAIN</b></u>	<u><b>ABSENT</b></u>
Supervisor Dane Zook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Robin Leary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Jim Dunning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Caleb Aichele	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Michele Skinner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

34  
35  
36  
37  
38  
39  
40

1 ATTEST:

2

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4 \_\_\_\_\_  
Rod Eslinger – Committee Clerk

5

6

7

8

Dated this 25 day of February, 2025



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

**REZONE NUMBER:** RZN-002-25      **COMPUTER NUMBER:** 024111702000

**PUBLIC HEARING DATE:** February 25, 2025

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

**OWNER/AGENT:** Terrance Nuesse, 10268 Voight Rd, Fall Creek, Wi 54742

**REQUEST:** Rezone 5.7 acres +/- from A-3 Agricultural District to the A-2 Agriculture-Residential District to sell the northern portion of the property fronting on Highway 12 for potential future agricultural-residential development.

**LOCATION:** South of US Highway 12 and northeast of Voight Road

**LEGAL DESCRIPTION:** Part of the E 1/2 the SE 1/4 of the SE 1/4, Section 34, T27N, R8W, Town of Washington, Eau Claire County, Wisconsin (complete legal description attached).

**RECOMMENDATION**      Approval of request based on findings outlined on Page 3 of this report.

## BACKGROUND

### SITE CHARACTERISTICS:

- The property is undeveloped and is primarily planted in pines.
- There is a small area of mapped wetlands and floodplain on the western portion of the property.

### EXISTING ZONING DISTRICT:

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

### REQUESTED ZONING DISTRICT:

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

### ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-3	Pine plantation
North	A-P	Agriculture
East	Not zoned by co.	Wetlands; Agriculture
South	A-3	Agriculture
West	A-3/A-P	Wetlands; Agriculture

**COMPREHENSIVE PLANS:**

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

**Eau Claire County:**

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

**Town of Washington:**

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
  
- **Applicable Policies:**
  - a. *Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.*
  - b. *Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*

- c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. No more than 20% of any proposed new lot should contain Class I, II, or III soils, or the owner must demonstrate that the lands with prime agricultural soils are marginal for agriculture due to other factors. In addition, it is the preference of the Town of Washington that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

#### Eau Claire County Farmland Preservation Plan

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

### **ANALYSIS**

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

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

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

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

### **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 property has frontage on US Highway 12.
3. Other similarly zoned lots are found in the vicinity of the subject property.



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

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

January 31, 2025

## **Report to the Eau Claire County Board of Supervisors**

The Eau Claire County Department of Planning and Development has received the following application for rezoning:

**Owner:** Terrance Nuesse

**Applicant:** Owner

**File Number:** 24-25/106

**Legal Description:** Part of the E ½ of the SE ¼ of the SE ¼ of Section 34, Township 27 North, Range 8 West, Town of Washington, Eau Claire County, Wisconsin.

**Site Address:** Located South off of US Highway 12 and Northeast from Voight Road

**Existing Zoning District:** A-3 Agricultural District

**Proposed Zoning District:** A-2 Agriculture-Residential

**Acres to be Rezoned:** 5.7 +/- acres

**Date Received:** 1/30/2025

Regards,

Holly Weigand  
Administrative Specialist, Planning and Development



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

Application Accepted:	01/30/2025
Accepted By:	Matt Michels
Receipt Number:	079819
Town Hearing Date:	02/20/2025
Scheduled Hearing Date:	02/25/2025
Application No:	RZN-0002-25
Application Status:	Applied

## Rezoning Petition

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

**Owner:** TERRANCE NUESSE

**Applicant:** Terrance Nuesse, 10268 Voight Rd, Fall Creek, WI 54742

**Telephone:** 651-707-2414

**EMail:** tnuesse@eraeng.com

**Site Address(es):**

No Address Available

**Property Description:**

Sec 34 Twn 27 Rge 08  
Town of Washington

**Zoning District(s):**

A3 - Agricultural District

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

15.07

**Overlay District(s):**

Flood Zone

**PIN**

1802422708344400001

**Legal (partial)**

THE E 1/2 OF THE SE-SE EX USH 12 R/W EX BEG 100' M/L E OF NW COR SD E 1/2 TN S

**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

JAN 30 2025

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:	1/30/25
Accepted By:	MM
Application Number:	RZN-002-25
Town Hearing Date:	2/20/25
Scheduled Hearing Date:	2/25/25

**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: A3	Proposed Zoning District(s): A2
Acres to be rezoned: 5.7+/- Acres	

Property Owner Name: Terrance Nuesse	Phone# 651-707-2414 (cell)
Mailing Address: 10268 Voight Road; Fall Creek, WI 54742	
Email Address: tnuesse@eraeng.com	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

**SITE INFORMATION**

Site Address: 10268 Voight Road; Fall Creek, WI 54742	
Property Description: SE ¼ SE ¼ Sec. 34, T 27 N, R 8 W, Town of Washington	
Zoning District: A3	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	Parcel Number 1802422708344400001

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 1-29-2025

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:

I would like to rezone and sell 5.7+/- acres of pine grove along Hwy 12 that I do not use much. My intention is to allow it to be built as a residential property.

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.

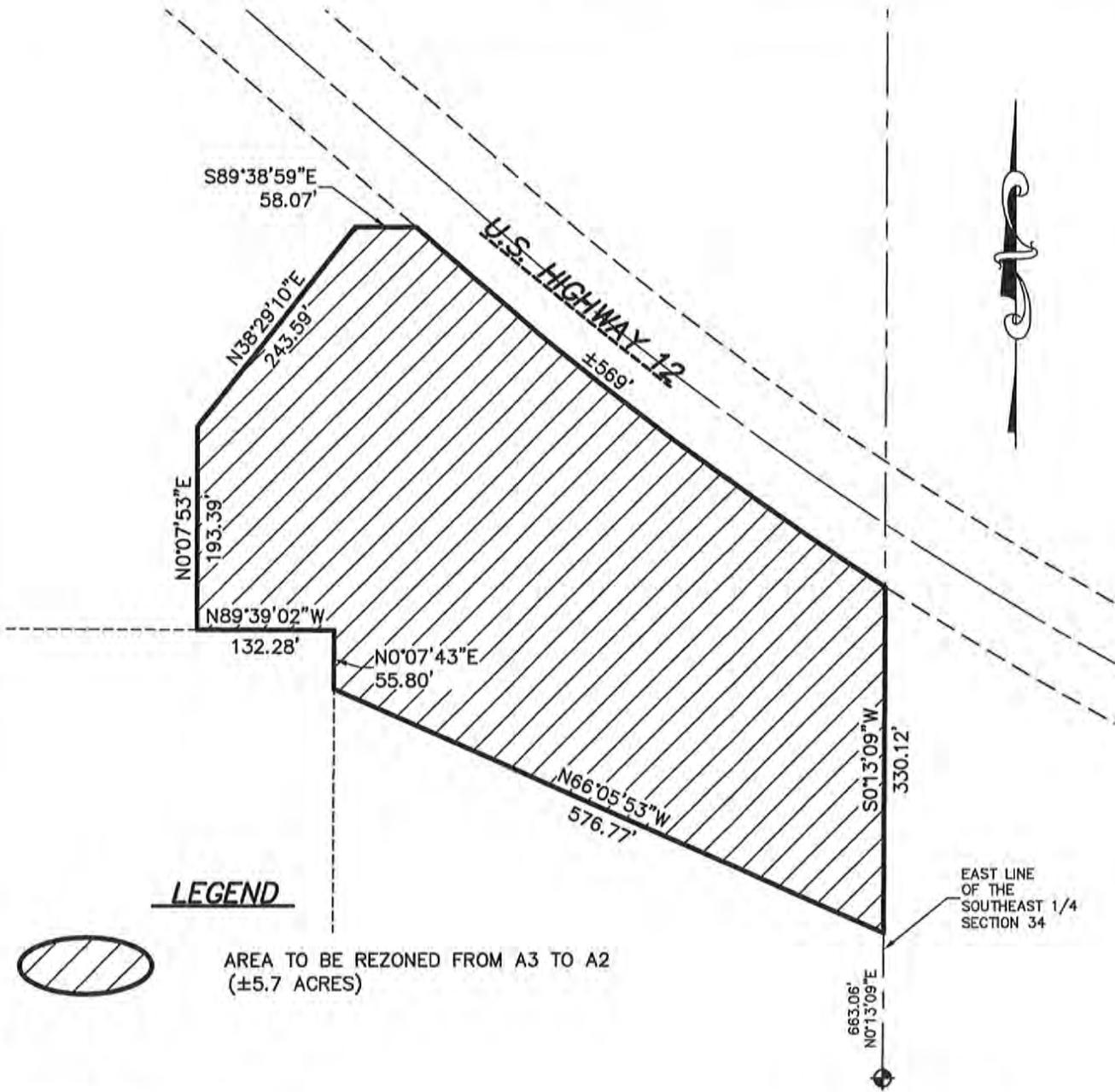
The 5.7+/- acre area would make a good property for someone to build a house. It is mostly pines planted roughly 20 years ago and there are neighboring properties with houses.

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.

The 5.7+/- acre portion of land currently has about 3,000 or more pine trees and it is not being utilized for farmland.



**LEGEND**



AREA TO BE REZONED FROM A3 TO A2  
(±5.7 ACRES)

**DESCRIPTION:**

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 34; THENCE N.00°13'09"E., ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 663.06 FEET TO THE POINT OF BEGINNING; THENCE N.66°05'53"W., A DISTANCE OF 576.77 FEET; THENCE N.00°07'46"E., A DISTANCE OF 55.80 FEET; THENCE N.89°39'02"W., A DISTANCE OF 132.28 FEET; THENCE N.00°07'53"W., A DISTANCE OF 193.39 FEET; THENCE N.38°29'10"E., A DISTANCE OF 243.59 FEET; THENCE S.89°38'59"E., A DISTANCE OF 58.07 FEET MORE OR LESS TO THE SOUTHERLY ROAD RIGHT OF WAY LINE OF U.S. HIGHWAY 12; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY 569 FEET MORE OR LESS TO A POINT WHERE SAID RIGHT OF WAY INTERSECTS THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 34; THENCE S.00°13'09"W., A DISTANCE OF 330.12 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION TO CONTAIN 5.7 ACRES, MORE OR LESS.

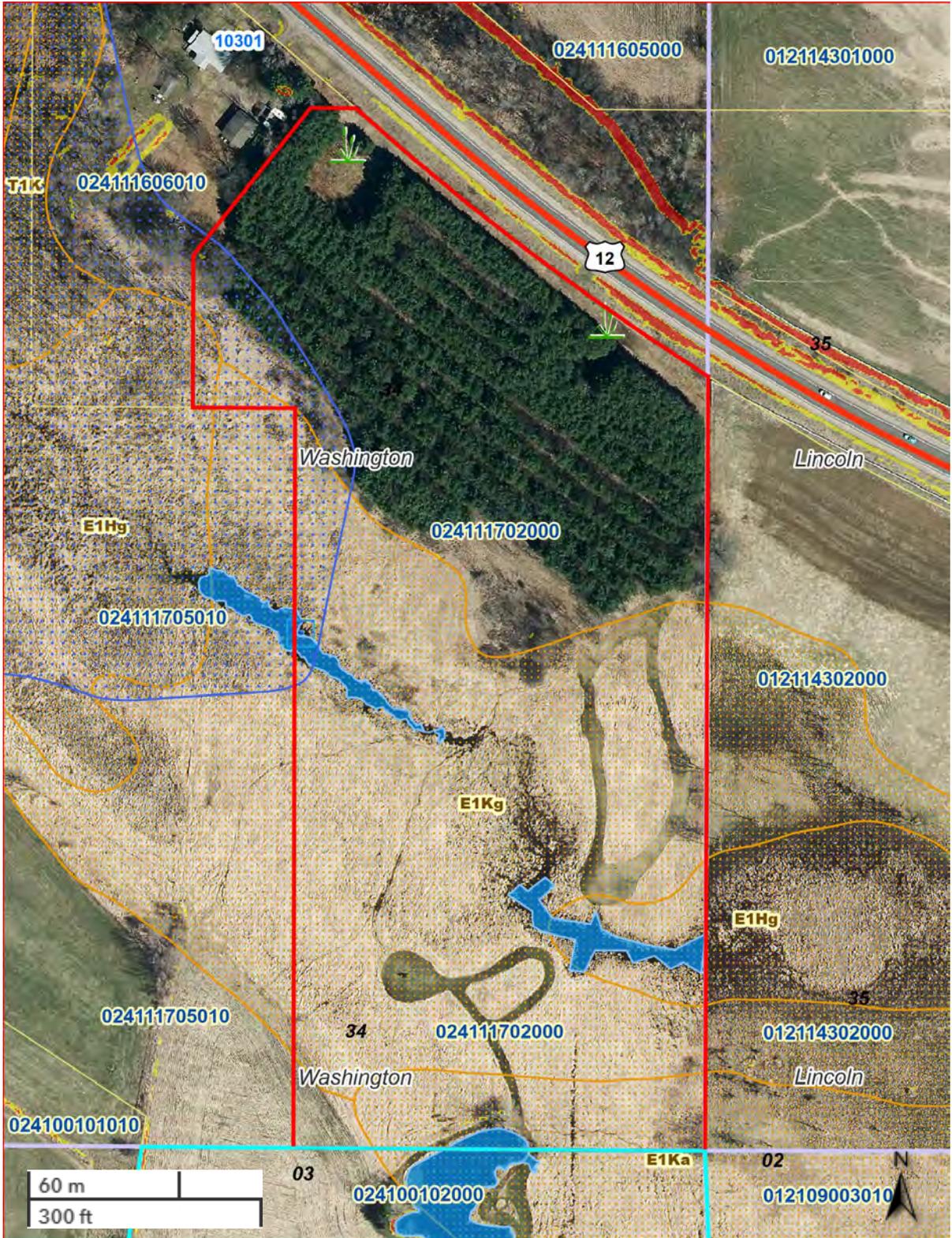
SOUTHEAST CORNER SECTION 34



SCALE: 1" = 150'

**REZONE EXHIBIT**

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 34, TOWNSHIP 27 NORTH, RANGE 8 WEST TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN



- Address Labels
- Parcels
- Parcel Numbers
- 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
- 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: 2/12/2025  
 Last Data Uploaded: 2/12/2025 9:17:28 AM  
 Developed by

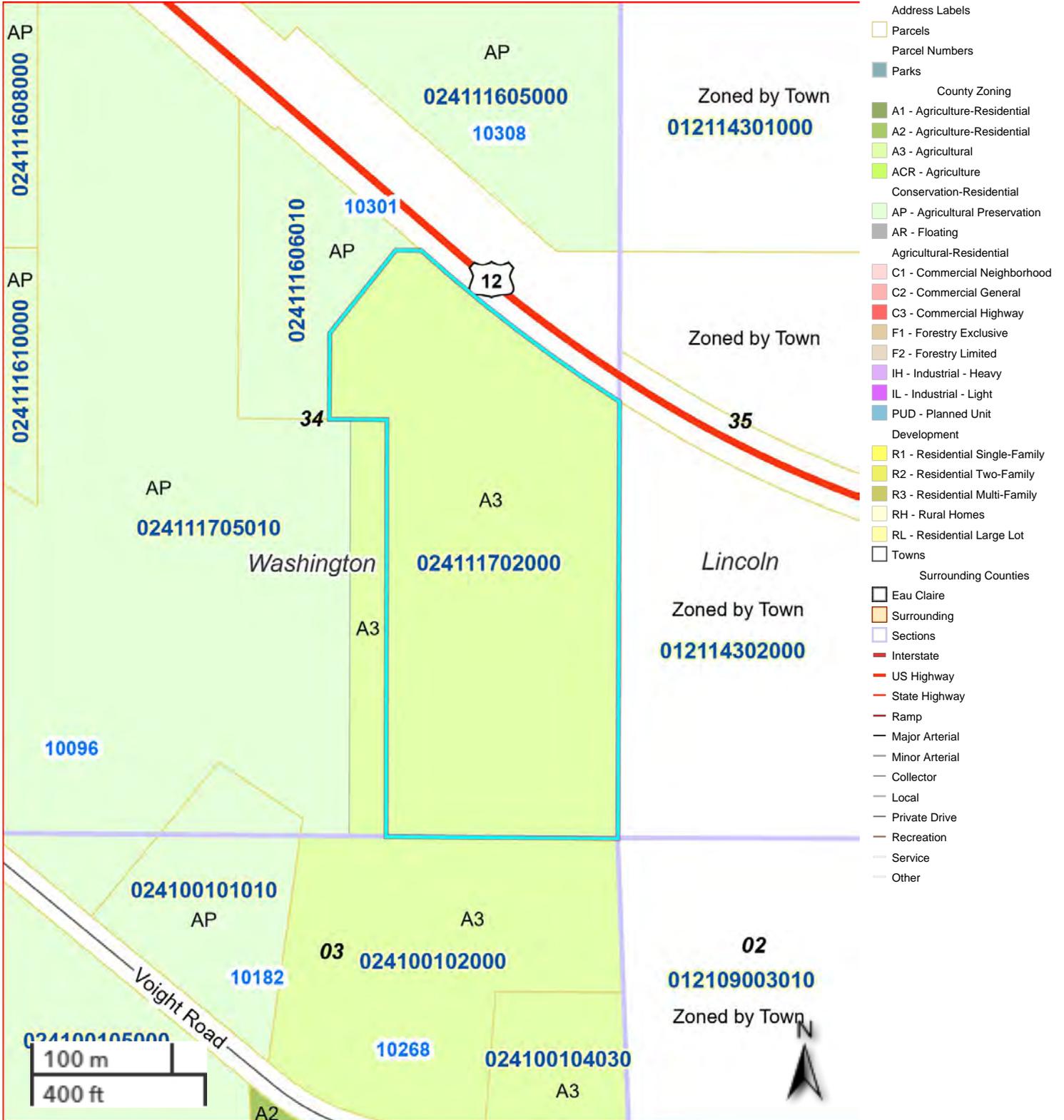




- Address Labels
- Parcels
- Parcel Numbers
- Parks
- FutureLandUse
  - Commercial Industrial
  - County Forest
  - Natural Resource Protection
  - Park and Recreational
  - Public Institutional
  - Recreational Commercial
  - Rural Commercial
  - Rural Hamlet
  - Rural Industrial
  - Rural Lands
  - Rural Residential
  - Rural Residential - Mobile Home
  - Rural Transition
  - Urban Mixed Use
- Towns
- Surrounding Counties
  - Eau Claire
  - Surrounding
- Sections
  - Interstate
  - US Highway
  - State Highway
  - Ramp
  - Major Arterial
  - Minor Arterial
  - Collector
  - Local
  - Private Drive
  - Recreation
  - Service
  - Other

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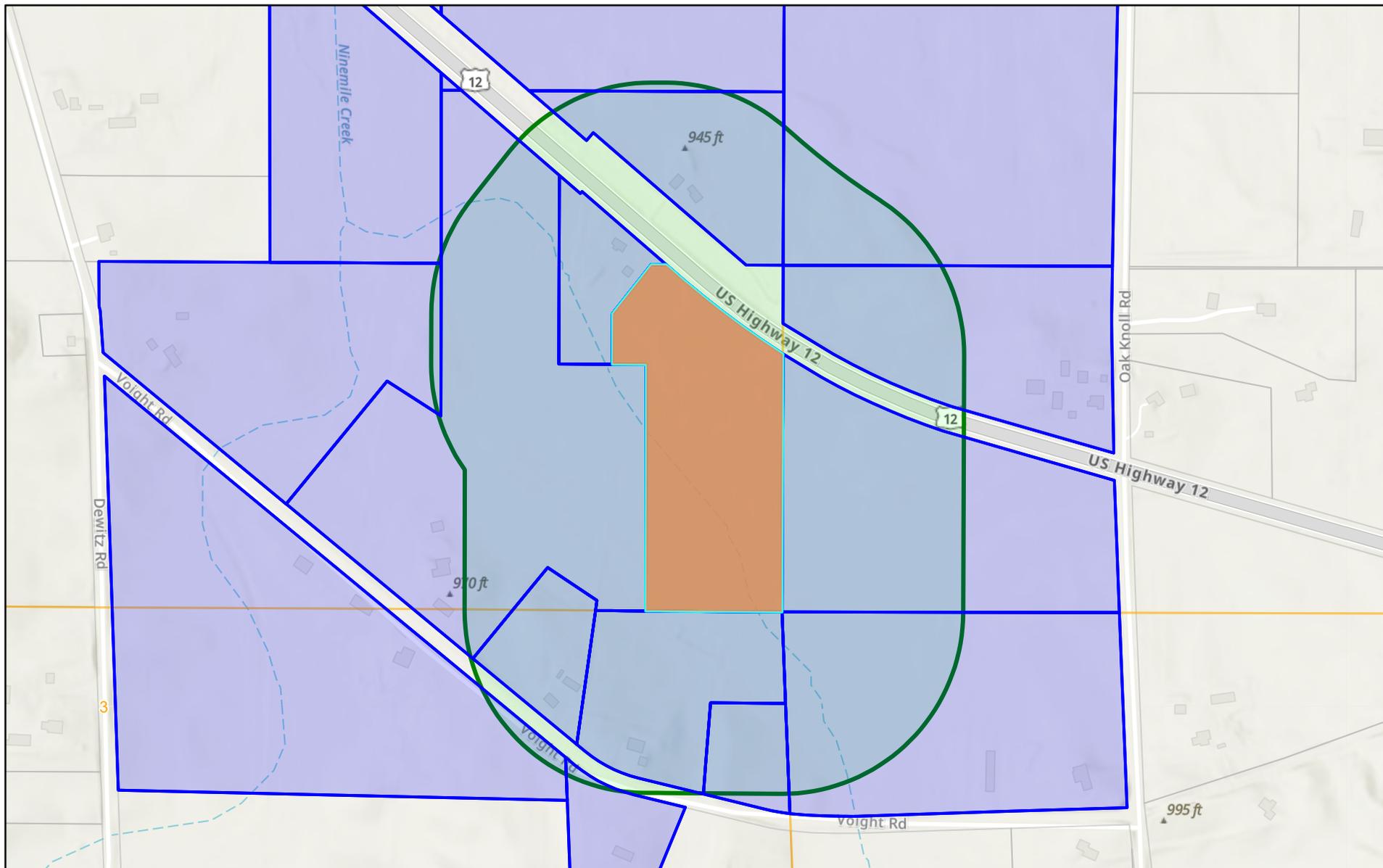




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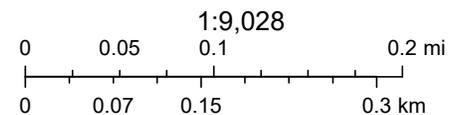


# Public Notification



1/31/2025, 9:58:03 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
MICHAEL C FREDERICK & ROXANNE LAROSA-FREDERICK REV LIV TRUST	S4300 OAK KNOLL RD	FALL CREEK WI 54742-9215
RANDY STAVES	S 4050 OAK KNOLL RD	FALL CREEK WI 54742-4412
MARK D & KAREN M LEVASSEUR	10308 US HIGHWAY 12	FALL CREEK WI 54742-9391
GREGORY L MAYER	3976 VOIGHT RD	FALL CREEK WI 54742-9386
STACY WINSAND	10096 VOIGHT RD	FALL CREEK WI 54742-9387
SEAN SHILTS	E10595 PINE RD	FALL CREEK WI 54742-4534
PATRICK L & DEBRA A BATES	10301 US HIGHWAY 12	FALL CREEK WI 54742-9391
TANNER KURTH	4060 VOIGHT RD	FALL CREEK WI 54742-9387
MICHAEL S & REBECCA A GILLELAND	10101 VOIGHT RD	FALL CREEK WI 54742-9387
LEON MCMULLEN	10182 VOIGHT RD	FALL CREEK WI 54742-9387
TIMOTHY LANGE	10255 VOIGHT RD	FALL CREEK WI 54742-9387

1 **Enrolled No.**

**ORDINANCE**

**File No. 24-25/107**

2  
3 -AMENDING THE 2023 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF  
4 WASHINGTON -

5  
6 The County Board of Supervisors of the County of Eau Claire does ordain as follows:

7  
8 **SECTION 1.** That the 2023 Official Zoning District Boundary Map for the Town of Washington,  
9 described as follows:

10  
11 A parcel of land being located in the NW ¼ of the SE ¼, SW ¼ of the NE ¼, Section 14,  
12 Township 26 North, Range 9 West, Town of Washington, Eau Claire County  
13 Wisconsin and being more particularly described as follows:

14  
15 Commencing at the North ¼ corner of said Section 14; Thence S00°02'05"E, along  
16 the north south ¼ line of Section 14, at a distance of 1291.23 feet; Thence  
17 N89°26'11"E, at a distance of 1309.71 feet; Thence S00°08'01"E, at a distance of  
18 1331.28 feet; Thence S00°08'46"E, at a distance of 1320.33 feet; Thence  
19 N89°57'50"W, at a distance of 1314.53 feet; Thence N00°02'05"W, a distance of  
20 1309.60 feet, Thence N.00°02'05"W., at a distance of 259.77 feet to the southwest  
21 corner of Lot 1, CSM# 2903; Thence N.89°12'24"E., at a distance of 500.00 feet to  
22 the southeast corner of said Lot 1; Thence N.00°04'29"E., at a distance of 500.00  
23 feet to the northeast corner of said Lot 1; Thence S.89°12'24"W., at a distance of  
24 500.96 feet to the northwest corner of said Lot 1; Thence N00°02'05"W, at a  
25 distance of 568.54 feet to the point of beginning.

26  
27 Said described parcel of land containing 73.92 acres +/-, of land and is subject to the  
28 easements and restrictions of record to be reclassified from the A-1 Exclusive  
29 Agricultural District to the A-2 Agriculture-Residential District.

30  
31 **SECTION 2.** Where a certified survey map is required and may alter the above described property  
32 description, the official zoning district map for the town shall be automatically amended to reflect the  
33 property description of the certified survey map.

34  
35 ENACTED:

36  
37 **Committee on Planning & Development**

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Supervisor Dane Zook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Robin Leary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Jim Dunning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Caleb Aichele	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supervisor Michele Skinner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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ATTEST:

\_\_\_\_\_  
Rod Eslinger – Committee Clerk

Dated this 25 day of February 2025



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

**REZONE NUMBER:** RZN-0003-25      **COMPUTER NUMBERS:** 024117506000  
024117305000

**PUBLIC HEARING DATE:** February 25, 2025

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

**OWNER:** Cliff Properties, LLC, 6681 Talmadge Rd, Eau Claire, WI 54701

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

**REQUEST:** Rezone 73.92 acres +/- of land from A-1 (Agriculture-Residential) to A-2 (Agricultural Residential) to enable development as a single-family detached residential subdivision. (Note that, if approved, a preliminary and final plat will be required).

**LOCATION:** East side of Talmadge Rd. approximately one-quarter mile south of Deerfield Rd.

**LEGAL DESCRIPTION:** Part of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  and NW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 14, T26N, R9W, Town of Washington, Eau Claire County (complete legal description attached)

**RECOMMENDATION** Approval based on the findings on Page 5 of this report.

## BACKGROUND

### SITE CHARACTERISTICS:

- The property is primarily farmland.
- The property contains areas of floodplain and wetlands, including Willow Creek flowing through the southwestern corner of the southern parcel (see attached Aerial Map)
- There are two ponds on the southern parcel.
- The property is rolling and slopes generally to the south, with approximately 90 feet of fall from the highest point on the northern parcel to Willow Creek on the southwestern corner of the southern parcel (990 to 900 ft).
- The parcels have frontage on Talmadge Road.
- 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 A-2 (Agricultural-Residential), which has a minimum lot size of 5 acres.
- 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.

**CURRENT ZONING:**

A-1 Agriculture-Residential District. The A-1 Agricultural district is established to: A. Preserve those areas best suited for farming or agricultural use; B. Protect the agricultural economic base of the county; C. Minimize urban sprawl and its associated public expense; and D. Minimize land use conflicts between farms and non-farms.

**REQUESTED ZONING DISTRICT:**

A-2 Agriculture-Residential District. The A-2 District is established to “A. Provide an area for limited residential and hobby farm development in a rural atmosphere; and B. Preserve the county’s natural resources and open space.” Minimum lot size in the A-2 District is five (5) acres.

**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE(S)
Subject	A-1	Agricultural Fields; Wetlands
North	A-3	Woodlands
East	A-3	Woodlands
South	A-2; RH	Single-family residences
West	R-H R1-L	Single-family residential lots (Cliff Properties West & Trilogy subdivisions)

**COMPREHENSIVE PLANS:**

The County and Town of Washington Comprehensive Plan Future Land Use Maps both include this property in the Rural Transition (RT) planning area, consistent with this rezone request. Following is a description of the intent of the applicable County and Town comprehensive plan future land use category and applicable policies:

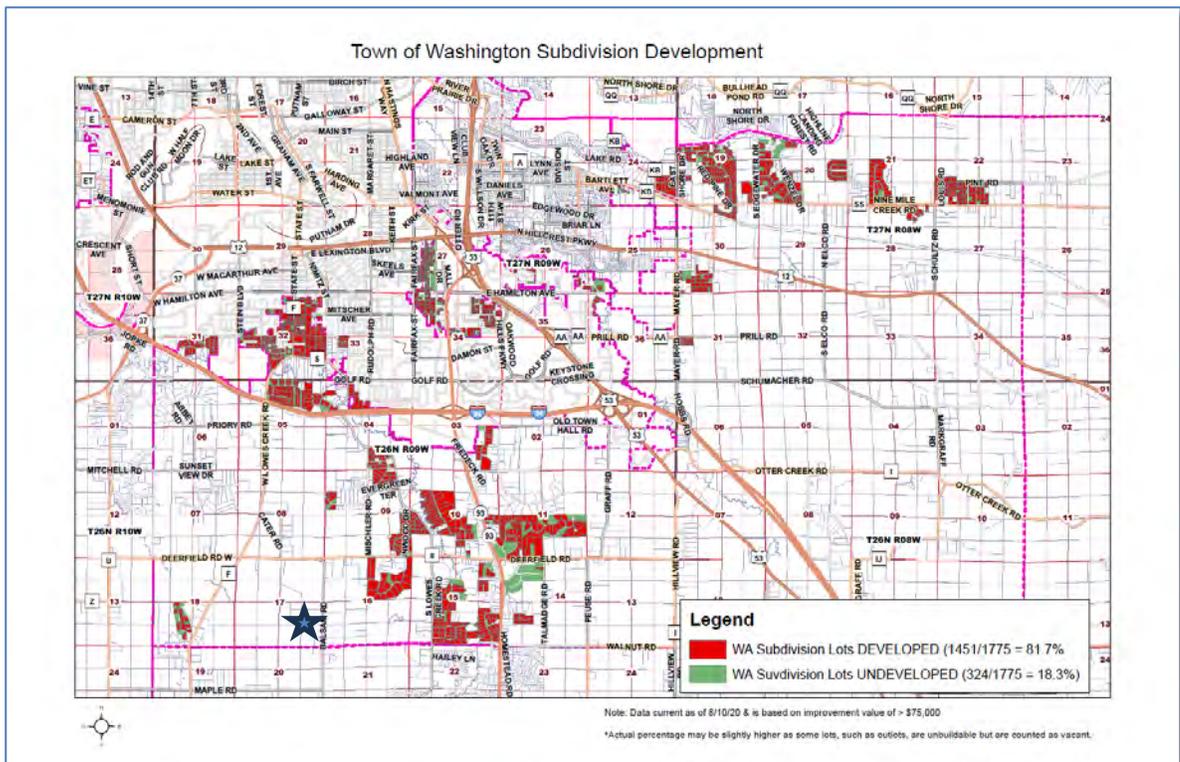
**Eau Claire County:**

- Rural Transition Intent and Description: *The primary intent of this classification is to identify certain lands in proximity to developed areas, to be preserved in mainly agricultural and open space uses until such time as more intensive development is appropriate. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low density single-family residential development. The RT areas potentially represent prime candidates for intergovernmental agreements that lay out specific plans for land use, boundary changes, and fiscal arrangements.*
- Applicable Policies:
  1. *Continue to maintain and support farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utility uses until such time as it has been determined by local plans that these areas are needed for additional non-farm development.*
  2. *For those Towns under County Zoning, density and zoning districts to be considered for new development shall be limited in accordance with all policies applicable to the Rural Lands classification, until such time as it has been determined by local officials in accordance with local plans, and the County Plan, that these areas are needed for additional non-farm development.*

The A-2 Zoning District is permitted within the Rural Lands Future Land Use classification. However, this standard will be met if the town recommends approval of the rezoning to A-2, as requested, for the purpose of non-farm development.

**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. Although the “Firenze” subdivision on Balsam Road is currently under review, no new subdivisions have been approved since the 2022 analysis, so the actual percentage of developed and occupied lots will be higher than the 81.7% calculated at that time.

#### Comprehensive Plan Summary

The proposed A-2 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan.

#### FARMLAND PRESERVATION PLAN:

The property is not included in the Farmland Preservation Plan Map as A-1 is not a certified farmland preservation zoning district. Therefore, although the land has been used for agricultural purposes, there are no farmland preservation issues since it is

#### Summary

As discussed above, the proposed A-2 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County and Town of Washington Comprehensive Plan Rural Transition Planning Area and properties in vicinity of the subject property. The existing development context is primarily non-farm development with some agricultural uses to the east.

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 Eau Claire County Future Land Use plan.
- Existing uses in the area include single-family residential subdivisions, scattered woodlands, and agricultural uses.
- Zoning in the area is predominantly R-H, RL, A-2, RH and A-3, and A-1.

Town Board Action: The Washington Town Board will consider the rezoning petition on Thursday, February 20, 2025.

#### **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 A-2 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 Eau Claire County and Town of Washington Rural Transition Future Land Use classifications.
2. The larger lot size (5 acres +) and lower density than nearby residential subdivisions will likely have less impacts than a higher density development.
3. The Eau Claire County Zoning Ordinance requires conservation of Environmentally Sensitive Areas (ESAs), including steep slopes, mapped wetlands, and adjacent areas.
4. Although the rezoning impacts farmland, it is not prime farmland; it is planned for non-farm development; and is not included in the farmland preservation plan.

### Findings Against:

1. The A-2 District allows a range of hobby farm uses, including apiculture (beekeeping), keeping of farm animals, and small-scale livestock facilities, that could potentially present compatibility concerns with nearby non-farm residential subdivisions.



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

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

February 3, 2025

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a rezoning scheduled for the Committee on Planning and Development on 2/25/2025:

**Owner:** Cliff Properties LLC

**Applicant:** Peter Gartmann

**File Number:** 24-25/107

**Legal Description:** Part of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , part of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , and the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , all in Section 14, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin

**Site Address:** Two parcels located East of Talmadge Road and South of County Road II (Deerfield Road)

**Existing Zoning District:** A-1 Exclusive Agricultural

**Proposed Zoning District:** A-2 Agriculture-Residential

**Acres to be Rezoned:** 73.48 +/- acres

**Date Received:** 2/3/2025

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](http://eauclairecounty.gov)



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

Application Accepted:	02/03/2025
Accepted By:	Matt Michels
Receipt Number:	
Town Hearing Date:	
Scheduled Hearing Date:	02/25/2025
Application No:	RZN-0003-25
Application Status:	Applied

## Rezoning Petition

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

Owner: CLIFF PROPERTIES LLC (Multiple Owners)

Applicant: Peter J Gartmann, 1356 International Dr, Eau Claire, WI 54701

Telephone: 715-514-4116 Email: pgartmann@rlswi.com

**Site Address(es):**

No Address Available  
No Address Available

**Property Description:** Sec 14 Twn 26 Rge 09  
 Town of Washington

**Zoning District(s):**

A1 - Exclusive Agricultural District

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

34.28  
39.64

**Overlay District(s):**

PIN	Legal (partial)
1802422609141300001	SW-NE CONT 39.576 AC PER CO SURVEY DATA, EX LOT 1 CSM 2903 (VOL 16 P 220 #10
1802422609144200001	NW-SE CONT 39.643 AC PER CO SURVEY DATA SEE S-4946

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  
 FEB 03 2025  
 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:	2/3/25
Accepted By:	mm
Application Number:	RZN-0003-25
Town Hearing Date:	2/20/25
Scheduled Hearing Date:	2/25/25

**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: A1      Proposed Zoning District(s): A-2 <sup>\*mm. changed per</sup> Pete G. 2/3/25

Acres to be rezoned: 22.24 73.48 mm\*

Property Owner Name: Randall A & Darlene L Cliff / Phone# \_\_\_\_\_  
 Mailing Address: 4681 Talmadge Rd Cliff Properties LLC  
 Email Address: Eau Claire, WI, 54701

Agent Name: Peter J. Gartmann Phone# 715 514 4116  
 Mailing Address: 1356 International Dr. Eau Claire WI 54701  
 Email Address: Pgartmann@RLS WI.com

**SITE INFORMATION**

Site Address: 4681 Talmadge Rd. Eau Claire, WI 54701

Property Description: SW - NE NW - SE  $\frac{1}{4}$  Sec. 14, T 26 N, R 9 W, Town of Washington

Zoning District: \_\_\_\_\_ Code Section(s): \_\_\_\_\_

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

Computer #(s): 024117506000 024117305000

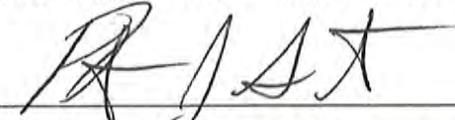
PIN #(s): \_\_\_\_\_

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       Confirmed with the Town their submittal deadline and process.

Provide legal description of property to be rezoned       Provide \$660.00 application fee (non-refundable), (\$575.00 application processing fee and \$85.00 mapping surcharge fee). Send application to [landuse@eauclairecounty.gov](mailto: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:  Date 1-31-25

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 18.13.040. (does this apply for any zoning district?)
    - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D. Doesn't exist in new code..
    - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B-not in old code
    - Add anything else?

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:

For contiguous 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.

The surrounding properties are a mixture of Agricultural & Residential.  
The Proposed Lots are larger nearing 5Ac and above keeping sparcity in the neighborhoods-

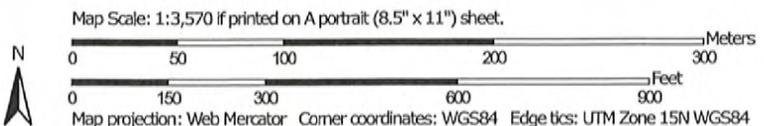
Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 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.

- 1.) The soil quality is poor for farming practices. Portions are Wetlands and would be protected from fertilizing chemicals & Tilling / Mining of soils
- 2.) Development near the City with large lots
- 3.) This rezone would remove farmland that abuts residential developments on one side and smaller pasture land / Hobby Farms on the other.
- 4.) Much of the area is being / has been developed. Poor soil quality along with wetlands / Floodzone / Watersheds hamper farming practices.

Soil Map—Eau Claire County, Wisconsin



### 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

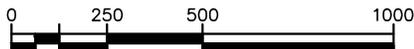
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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
244C2	Elk mound loam, 6 to 12 percent slopes, moderately eroded	11.0	18.4%
244D2	Elk mound loam, 12 to 20 percent slopes, moderately eroded	6.7	11.3%
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	29.2	48.9%
626A	Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded	0.2	0.3%
BIC2	Billett sandy loam, 6 to 12 percent slopes, eroded	0.1	0.1%
GsC2	Gotham loamy sand, sandstone substratum, 6 to 12 percent slopes, eroded	12.5	21.0%
<b>Totals for Area of Interest</b>		<b>59.6</b>	<b>100.0%</b>



SCALE: 1" = 500'

**TALMADGE ROAD**

66' WIDE RIGHT-OF-WAY

N. 1/4 COR.  
SEC. 14  
FND. BRASS CAP MON.

POINT OF BEGINNING  
1291.23'

N89°26'11"E 1309.71'

NW 1/4 - NE 1/4

NE 1/4 - NE 1/4

**REZONE DESCRIPTION:**

LOCATED IN THE NW 1/4 OF THE SE 1/4, SW 1/4 OF THE NE 1/4, SECTION 14, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 14; THENCE S00°02'05"E, ALONG THE NORTH SOUTH 1/4 LINE OF SECTION 14, AT A DISTANCE OF 1291.23 FEET; THENCE N89°26'11"E, AT A DISTANCE OF 1309.71 FEET; THENCE S00°08'01"E, AT A DISTANCE OF 1331.28 FEET; THENCE S00°08'46"E, AT A DISTANCE OF 1320.33 FEET; THENCE N89°57'50"W, AT A DISTANCE OF 1314.53 FEET; THENCE N00°02'05"W, A DISTANCE OF 1309.60 FEET; THENCE N.00°02'05"W., AT A DISTANCE OF 259.77 FEET TO THE SOUTHWEST CORNER OF LOT 1, CSM# 2903 ; THENCE N.89°12'24"E., AT A DISTANCE OF 500.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N.00°04'29"E., AT A DISTANCE OF 500.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S.89°12'24"W., AT A DISTANCE OF 500.96 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N00°02'05"W, AT A DISTANCE OF 568.54 FEET TO THE POINT OF BEGINNING; ABOVE DESCRIPTION CONTAINS 73.92 ACRES ±

LOT 1  
CSM# 2903  
V. 16 OF CSM'S  
P. 220  
DOC.# 1086135

S89°12'24"W 500.96'  
500.00' 500.00'  
N0°04'29"E  
500.00' N89°12'24"E

N0°02'05"W 259.77'

N0°02'05"W 5238.74'

N0°02'05"W 1309.60'

3,219,771 SQ.FT.  
73.92 ACRES

S0°08'01"E 1331.28'

S0°08'46"E 1320.33'

N89°57'50"W 1314.53'

1309.61'

S. 1/4 COR.  
SEC. 14  
FND. BRASS CAP MON.

**ABBREVIATIONS:**

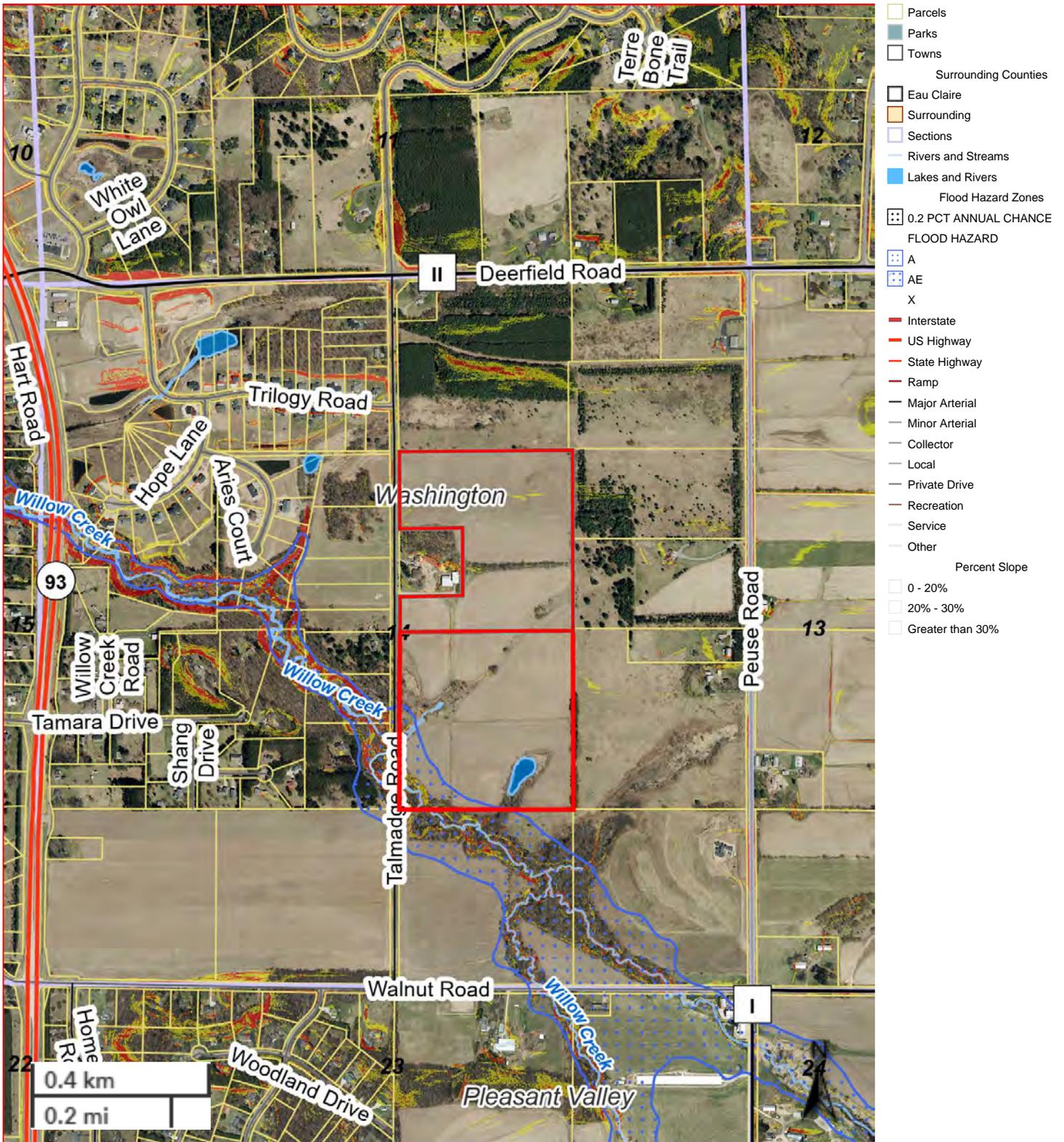
- ALUM. - ALUMINUM
- B.C. - BRONZE CAP
- COR. - CORNER
- CSM# - CERTIFIED SURVEY MAP NUMBER
- DOC.# - DOCUMENT NUMBER
- E. - EAST
- FND. - FOUND
- LBS/LF - POUNDS PER LINEAR FOOT
- MON. - MONUMENT
- N. - NORTH
- NE - NORTHEAST
- NW - NORTHWEST
- O.D. - OUTSIDE DIAMETER
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- R/W - RIGHT OF WAY
- R#W - RANGE # WEST
- S. - SOUTH
- SE - SOUTHEAST
- SEC. - SECTION
- SQ.FT. - SQUARE FEET
- SW - SOUTHWEST
- T##N - TOWNSHIP ## NORTH
- V.# - VOLUME #
- P. - PAGE #
- U.S.H. - UNITED STATES HIGHWAY
- W. - WEST

**LEGEND**

--- AREA TO BE REZONED

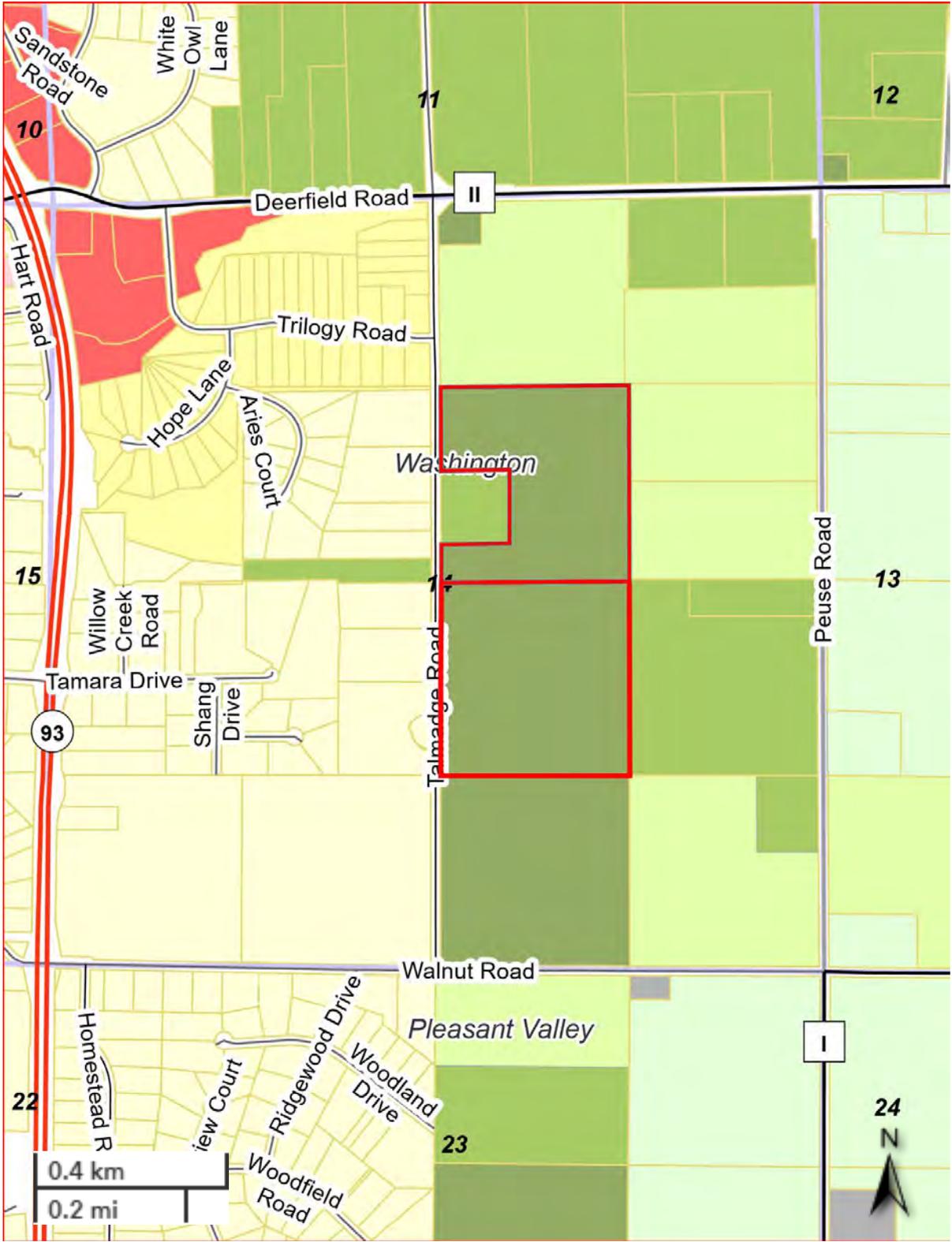
**REZONE EXHIBIT**

LOCATED IN THE SW 1/4 - NE 1/4,  
AND THE NW 1/4 - SE 1/4,  
SECTION 14, TOWNSHIP 26 NORTH, RANGE 9 WEST,  
TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN



Date created: 2/12/2025  
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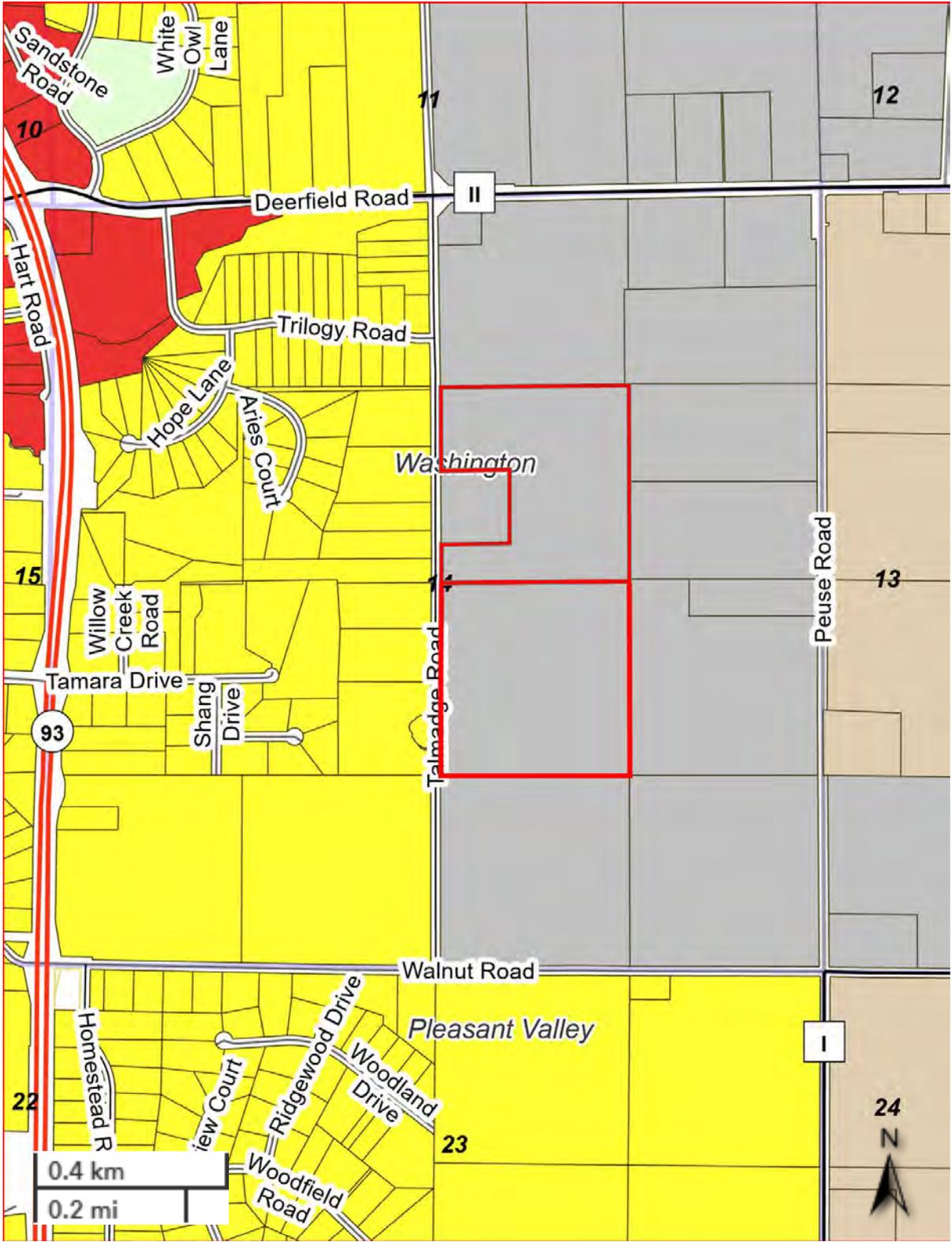




- Parcels
- Parks
- County Zoning
  - A1 - Agriculture-Residential
  - A2 - Agriculture-Residential
  - A3 - Agricultural
  - ACR - Agriculture
  - Conservation-Residential
  - AP - Agricultural Preservation
  - AR - Floating
  - Agricultural-Residential
  - C1 - Commercial Neighborhood
  - C2 - Commercial General
  - C3 - Commercial Highway
  - F1 - Forestry Exclusive
  - F2 - Forestry Limited
  - IH - Industrial - Heavy
  - IL - Industrial - Light
  - PUD - Planned Unit Development
  - R1 - Residential Single-Family
  - R2 - Residential Two-Family
  - R3 - Residential Multi-Family
  - RH - Rural Homes
  - RL - Residential Large Lot
- Towns
- Surrounding Counties
  - Eau Claire
  - Surrounding
- Sections
  - Interstate
  - US Highway
  - State Highway
  - Ramp
  - Major Arterial
  - Minor Arterial
  - Collector
  - Local
  - Private Drive
  - Recreation
  - Service
  - Other

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 Developed by





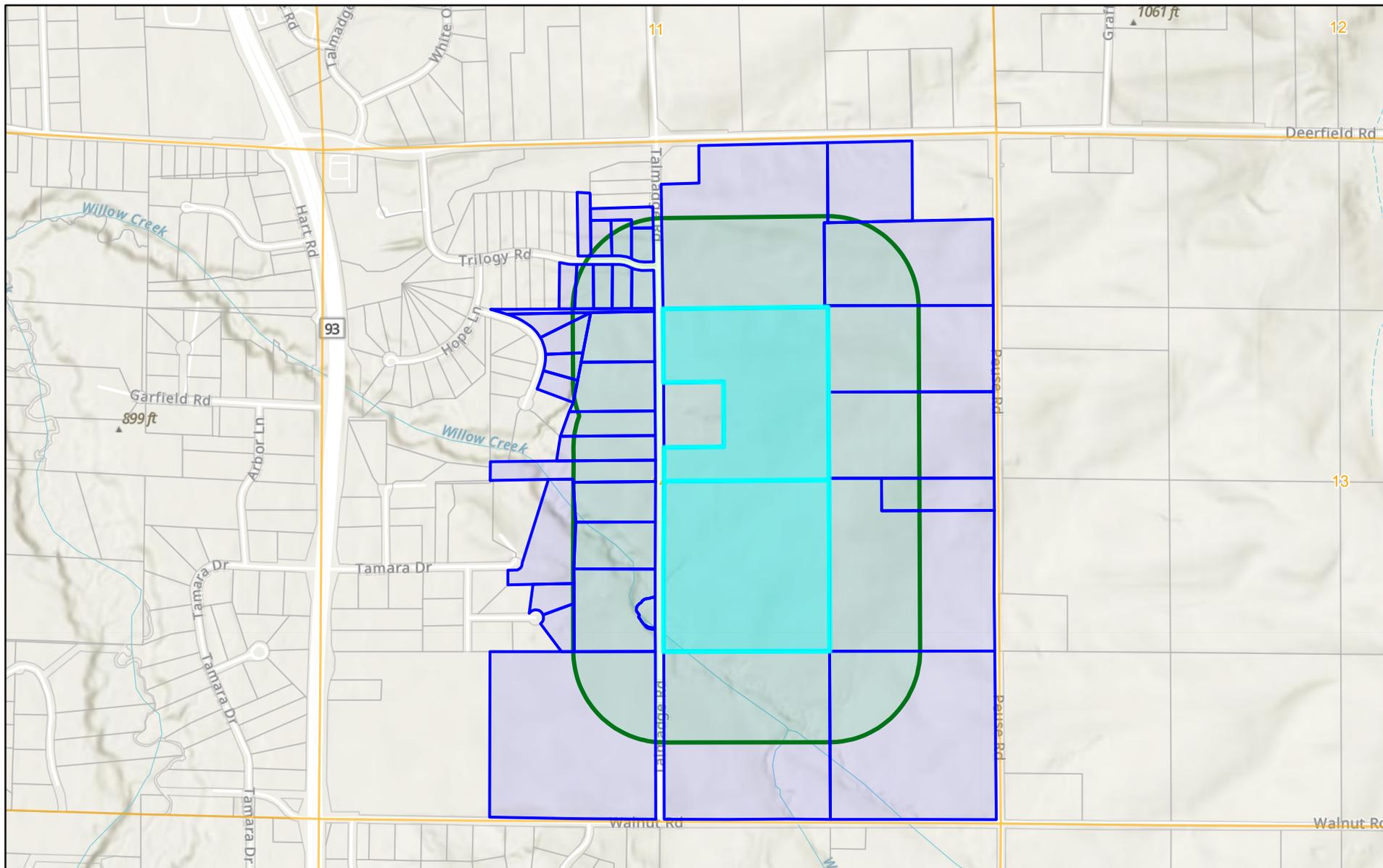
- Parcels
- Parks
- FutureLandUse
  - Commercial Industrial
  - County Forest
  - Natural Resource Protection
  - Park and Recreational
  - Public Institutional
  - Recreational Commercial
  - Rural Commercial
  - Rural Hamlet
  - Rural Industrial
  - Rural Lands
  - Rural Residential
  - Rural Residential - Mobile Home
  - Rural Transition
  - Urban Mixed Use
- Towns
- Surrounding Counties
  - Eau Claire
  - Surrounding
- Sections
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

Date created: 2/12/2025  
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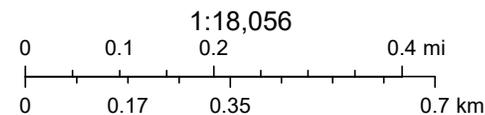
FirstName LastName	Address	City State Zip
BLONG KUE	4656 TRILOGY RD	EAU CLAIRE WI 54701-5506
GARY CARLSON	4618 TRILOGY RD	EAU CLAIRE WI 54701-5506
JONATHAN ZIERDEN	4569 TRILOGY RD	EAU CLAIRE WI 54701-5507
JAIME JIMENEZ LOPEZ	4517 TRILOGY RD	EAU CLAIRE WI 54701-5507
SOUTHSIDE EC PROPERTIES LLC	6176 SANDSTONE RD	EAU CLAIRE WI 54701-5138
CABB INVESTMENTS LLC	35700 LEE ST	WHITEHALL WI 54773-2602
ADAM RESNICK	2009 N ELCO RD	FALL CREEK WI 54742-9306
MARK CHRISTENSON	6680 PEUSE RD	EAU CLAIRE WI 54701-2330
JOHN MURPHY	6346 TALMADGE RD	EAU CLAIRE WI 54701-8811
PATRICK CIFALDI	4700 TRILOGY RD	EAU CLAIRE WI 54701-5509
JORDAN P PETERSEN	1597 SOUTHERN HILLS CT	ALTOONA WI 54720-2227
WILLIAM CLARK	382 CHAPLIN COVE AVE	LAS VEGAS NV 89183-4603
TYLER NEEDHAM	S8740 COTTONWOOD CIR	EAU CLAIRE WI 54701-2332
DCF INCOME TRUST	PO BOX 596	RHINELANDER WI 54501-0596
MARY WEIDER	4401 TERRI CT	EAU CLAIRE WI 54701-8922
RICHARD VENN JR	4402 TERRI CT	EAU CLAIRE WI 54701-8922
PATRICK J & KATHLEEN M MULLIGAN REV TRUST	6990 TALMADGE RD	EAU CLAIRE WI 54701-8811
COREY W JAHNKE	4574 TRILOGY RD	EAU CLAIRE WI 54701-5507
SEAN LEWANDOWSKI	4667 TRILOGY RD	EAU CLAIRE WI 54701-5506
OMAR M EL KAWKGI	4621 TRILOGY RD	EAU CLAIRE WI 54701-5506
CHARLES L & MARY BRIGID GEROUX REV TRUST	5203 DEERFIELD RD	EAU CLAIRE WI 54701-8701
BRIAN BESSINGER	6798 TALMADGE RD	EAU CLAIRE WI 54701-8811
DAVID SCHIAN	3340 CRAIG RD APT 309	EAU CLAIRE WI 54701-7043
N&P PROPERTIES LLC	604 E MURRAY ST	BOYD WI 54726-9059
MATTHEW LOKKEN	6688 TALMADGE RD	EAU CLAIRE WI 54701-8811
DANIEL ERICKSON	6850 TALMADGE RD	EAU CLAIRE WI 54701-8811
CHRISTOPHER PUTZKE	6799 TAMARA DR	EAU CLAIRE WI 54701-8956
WILLIAM ROBERT SR & DANIELLE JILL CASPERSEN REV LIV TRUST	6796 PEUSE RD	EAU CLAIRE WI 54701-8837
STEPHANIE BUTERO	E4435 WOODLAND DR	EAU CLAIRE WI 54701-8569
RYAN MCKONE	3108 DRIER RD	EAU CLAIRE WI 54701-8102
HUTCHINSON TRUST	E 5325 WALNUT RD	EAU CLAIRE WI 54701-2401
KERWIN HEATH	E 5911 WALNUT RD	EAU CLAIRE WI 54701-8561

# Public Notification



2/3/2025, 3:20:33 PM

-  County Boundary
-  Tax Parcel
-  Section



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

# Final Plat Report



**To:** Committee on Planning and Development  
**Regarding:** Final Plat of “Wild Turkey Ridge”  
**Surveyor:** Real Land Surveying  
**Owner/Agent:** Wild Turkey Ridge LLC, Lyle & Carol Bien  
Revocable Trust / Pete Gartmann  
**Date:** February 20, 2025  
**Cc:** Town of Pleasant Valley, RLS Pete Gartmann

## Committee Members:

The statutory time limit for the County to take action on this matter expires 60 days after the last submittal. The County must “Approve, Conditionally Approve or Deny” this submitted Final Plat by this time or it automatically is deemed approved by statute. Committee may also, by majority vote, require the subdivider to submit other reasonable and pertinent information necessary to review the plat, as per 18.86.030 F 2 (a).

Staff has reviewed and recommends tabling the decision to March 25, 2025, meeting so item 4 listed below can be satisfied of the *1/31/2025* Final Plat of “Wild Turkey Ridge”.

Recommended conditions for approval are as follows:

- 1) That the Town of Pleasant Valley reviewed the plat during their February 10, 2025 meeting, but at the time of this report being written their decision has not been received.
- 2) That the final plat be revised and/or updated to include:
  - a) Steep slope ESA Lot 2.
- 3) Statements added to the plat:
  - a) “Eau Claire County and the Town of Pleasant Valley have the perpetual right, privilege, and easement to enter upon any outlot and stormwater management facility to operate, repair, maintain, relocate, reconstruct, and replace said facilities as either of them, in their sole discretion, determines that any such action is necessary or desirable to accommodate anticipated flows of stormwater or melt water.”
  - b) Road Names (will require approval for recording and subsequent addressing)
  - c) There appears to be a geometry error impacting closure of Lot 1 and Lot 2 by approximately 1.35 feet. This may be on or near the 13.72 foot line.
  - d) The plat to the north should be noted as “Stonebrook Ridge”
  - e) Will need to show “recorded as” bearings/distances along border with existing Stonebrook Ridge.
  - f) Survey appears to miss existing monuments of Stonebrook Ridge by approximately 0.4 ft. Unsure why this may be.
  - g) Monument needs to be set and noted at end of chord H-I.
  - h) No bearing for 16.90’ distance NE of Stonebrook Drive.
  - i) Will need a field date on final. That the soils conditions meet the approval of the City/County Health Department for installation of on-site sanitary systems.
- 4) That the storm water plans meet the approval of the Eau Claire County Land Conservation Department -lot configuration may be affected. Please complete items noted in the report from

Graef, dated December 3<sup>rd</sup> or demonstrate satisfactory accommodation of the noted items contained therein.

- a) Land Conservation staff recommends the plat is not conditionally approved until the revised stormwater plan is reviewed and approved.
- 5) That the Final Plat conforms to 18.78.060 Final Plat Submittal, 18.78.070 Final Plat Review and Approval, 18.78.080 Recording of the Final Plat, 18.80 Final Plat, 18.82 Design Standards, 18.83 Required Improvements, 18.84 Subdivision Improvement Guarantees and 18.85.030 Legal, Engineering and Inspection Fees which are requirements and procedures outlined within the Subdivision Control of the County Code that may not have specifically identified previously in detail. (i.e., vision corner easements at all road intersections and noted with restrictions in 18.22.025; etc.)
- 6) That the Final Plat complies with all applicable portions of s. 236 of the Wisconsin Statutes and that the Department of Administration has no objection to the final plat and certifies to this.
- 7) That in submitting for final plat approval, the owner will also furnish to the county an abstract of title or a policy of title insurance certified to date for examination as allowed in s. 236.21 (2) (b).

**Notes:**

- 1) The developer will need to meet with the USPS Postmaster to determine type and location of mailbox installation for this development.

Respectfully submitted:

**Ben Bublitz**  
Land Use Manager  
Department of Planning and Development  
Room 3344 - 721 Oxford Avenue  
Eau Claire, WI 54703-5481  
Voice: 715-839-4743  
FAX 715-831-5802  
E-mail: ben.bublitz@eauclairecounty.gov



## Fee Schedule

Guide to Calculate Fees Required by 4.35.110 of the Eau Claire County Code.

Submittal Fee of <b>\$480.00</b> per plat	fill in or strike out any N/A
Payable with the submission of all preliminary plats	<u>n/a</u>
Parcel Review Fee: <b>\$95.00</b> per parcel x _____ parcels =	<u>n/a</u>
Final Plat Review Fee of <b>\$270.00</b> per final plat	<u>270.00</u>
Payable with the submission of all final plats Mapping Review Fee: <b>\$120.00</b> per <u>21</u> parcels =	<u>2520.00</u>
Storm Water Management Permit Fees <b>\$500+ \$50/4,000 Sq. Ft. of Impervious Area</b> payable directly to the Land Conservation Division.	
Total Review Fees Due - Payable to Eau Claire County Treasurer	<u>2790.00</u>

Soil Analysis Fees - Payable to City/County Health Department  
[Health Department Soil Boring Fee Chart](#) (Please include with Health Department Submission)

Attach payments here:

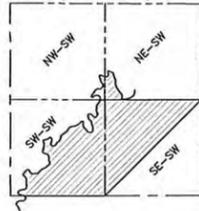
**1st** Check Payable to Eau Claire County Treasurer  
for review fees.

**2nd** Check Payable to Eau Claire County Health Department  
for soil analysis fees.

Office Use Only			
Logged in by:	P&D Staff	Date Logged in:	
Received from:	(Circle)	(Circle)	(Circle)
	Owner/Agent	By Mail or in Person	Preliminary or Final
Approximately 60 day county review time limit expires on: (time limit starts from when all required data is submitted to the county)			

*Note: Shaded areas are for County Use Only.*

LOCATION SKETCH  
OF THE SW¼ OF SECTION 27  
(NOT TO SCALE)



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 s. 236.12, Wis. Stats.

Certified \_\_\_\_\_  
20 \_\_\_\_\_

Department of  
Administration

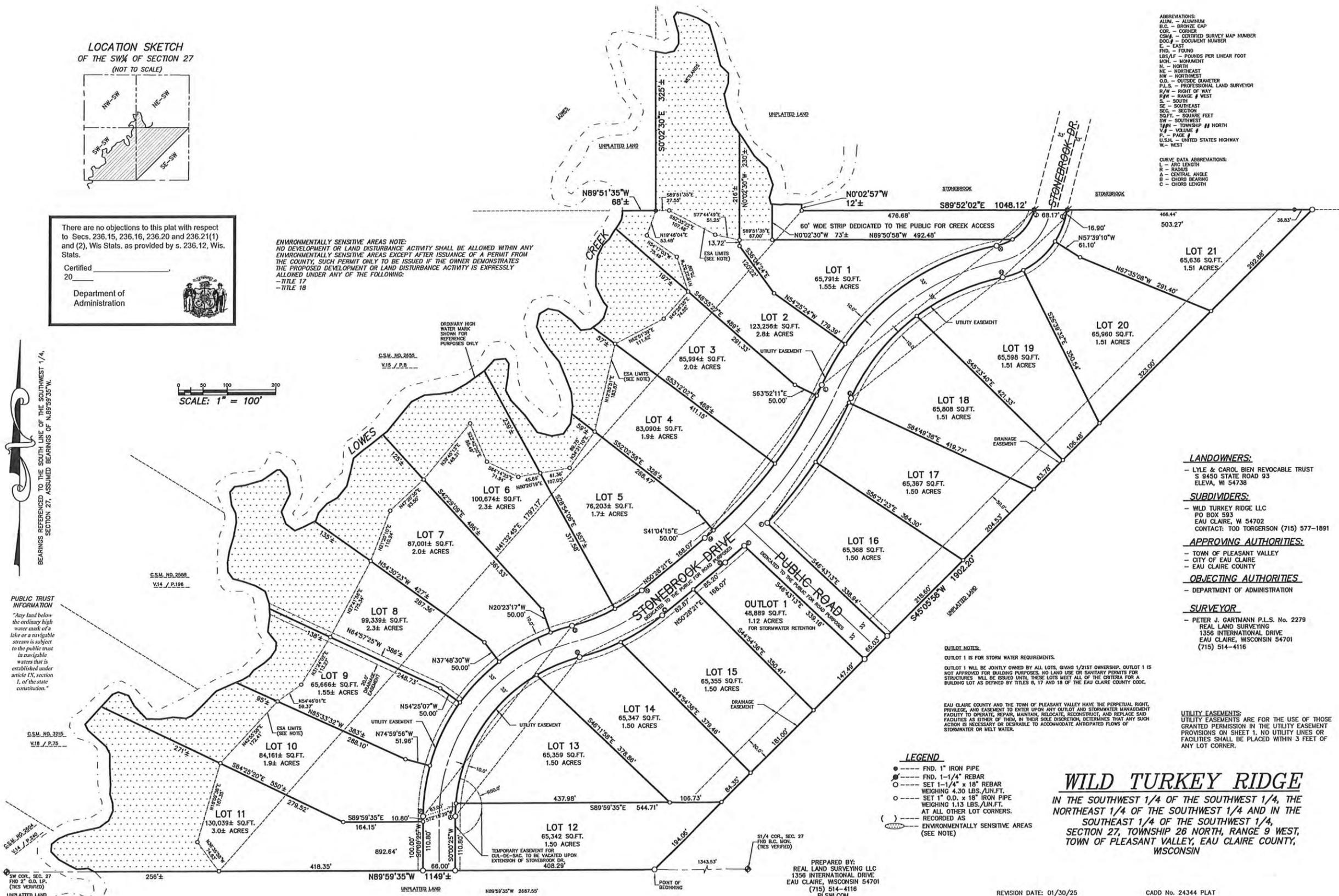


**ENVIRONMENTALLY SENSITIVE AREAS NOTE:**  
NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS EXCEPT AFTER ISSUANCE OF A PERMIT FROM THE COUNTY. SUCH PERMIT ONLY TO BE ISSUED IF THE OWNER DEMONSTRATES THE PROPOSED DEVELOPMENT OR LAND DISTURBANCE ACTIVITY IS EXPRESSLY ALLOWED UNDER ANY OF THE FOLLOWING:  
- TITLE 17  
- TITLE 18

SCALE: 1" = 100'

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 SECTION 27, ASSUMED BEARINGS OF N89°59'35"W.

**PUBLIC TRUST INFORMATION**  
"Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IV, section 1, of the state constitution."



**ABBREVIATIONS:**  
ALUM. - ALUMINUM  
B.C. - BRONZE CAP  
COR. - CORNER  
CSM# - CERTIFIED SURVEY MAP NUMBER  
DOC# - DOCUMENT NUMBER  
E - EAST  
FND. - FOUND  
LBS/LF - POUNDS PER LINEAR FOOT  
MON. - MONUMENT  
N - NORTH  
NE - NORTHEAST  
NW - NORTHWEST  
O.D. - OUTSIDE DIAMETER  
P.L.S. - PROFESSIONAL LAND SURVEYOR  
R/W - RIGHT OF WAY  
R/W - RANGE # WEST  
S - SOUTH  
SE - SOUTHEAST  
SEC. - SECTION  
SQ.FT. - SQUARE FEET  
SW - SOUTHWEST  
T/R# - TOWNSHIP ## NORTH  
V# - VOLUME #  
P. - PAGE #  
U.S.H. - UNITED STATES HIGHWAY  
W - WEST

**CURVE DATA ABBREVIATIONS:**  
L - ARC LENGTH  
R - RADIUS  
A - CENTRAL ANGLE  
B - CHORD BEARING  
C - CHORD LENGTH

**LANDOWNERS:**  
- LYLE & CAROL BIEN REVOCABLE TRUST  
S 9450 STATE ROAD 93  
ELEVIA, WI 54738

**SUBDIVIDERS:**  
- WILD TURKEY RIDGE LLC  
PO BOX 593  
EAU CLAIRE, WI 54702  
CONTACT: TOD TORGERSON (715) 577-1891

**APPROVING AUTHORITIES:**  
- TOWN OF PLEASANT VALLEY  
- CITY OF EAU CLAIRE  
- EAU CLAIRE COUNTY

**OBJECTING AUTHORITIES:**  
- DEPARTMENT OF ADMINISTRATION

**SURVEYOR:**  
- PETER J. GARTMANN P.L.S. No. 2279  
REAL LAND SURVEYING  
1356 INTERNATIONAL DRIVE  
EAU CLAIRE, WISCONSIN 54701  
(715) 514-4116

**OUTLOT NOTES:**  
OUTLOT 1 IS FOR STORM WATER REQUIREMENTS.  
OUTLOT 1 WILL BE JOINTLY OWNED BY ALL LOTS, GIVING 1/21ST OWNERSHIP. OUTLOT 1 IS 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 BUILDING LOT AS DEFINED BY TITLES 8, 17 AND 18 OF THE EAU CLAIRE COUNTY CODE.

EAU CLAIRE COUNTY AND THE TOWN OF PLEASANT VALLEY HAVE THE PERPETUAL RIGHT, PRIVILEGE, AND EASEMENT TO ENTER UPON ANY OUTLOT AND STORMWATER MANAGEMENT FACILITIES AS EITHER OF THEM, IN THEIR SOLE DISCRETION, DETERMINES THAT ANY SUCH ACTION IS NECESSARY OR DESIRABLE TO ACCOMMODATE ANTICIPATED FLOWS OF STORMWATER OR MELT WATER.

**LEGEND**

- FND. 1" IRON PIPE
- FND. 1-1/4" REBAR
- SET 1-1/4" x 18" REBAR WEIGHING 4.30 LBS./LIN.FT.
- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT. AT ALL OTHER LOT CORNERS.
- ( ) RECORDED AS
- ( ) ENVIRONMENTALLY SENSITIVE AREAS (SEE NOTE)

**WILD TURKEY RIDGE**  
IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 27, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY, WISCONSIN

PREPARED BY:  
REAL LAND SURVEYING LLC  
1356 INTERNATIONAL DRIVE  
EAU CLAIRE, WISCONSIN 54701  
(715) 514-4116  
RLSW.COM

REVISION DATE: 01/30/25

CADD No. 24344 PLAT

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 s. 236.12, Wis. Stats.

Certified \_\_\_\_\_,  
20\_\_\_\_

Department of  
Administration



**SURVEYOR'S CERTIFICATE:**

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF WILD TURKEY LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 27, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27;
- THENCE N.89°59'35"W., ALONG THE SOUTHWEST LINE OF SAID SECTION, 1343.53 FEET TO THE POINT OF BEGINNING;
- THENCE N.89°59'35"W., ALONG THE SOUTHWEST LINE OF SAID SECTION, 892.64 FEET TO THE START OF A MEANDER LINE OF LOWES CREEK;
- THENCE N.41°32'45"E., ALONG SAID MEANDER LINE, A DISTANCE OF 1797.17 FEET TO THE END OF A MEANDER LINE OF LOWES CREEK;
- THENCE S.89°52'02"E., A DISTANCE OF 1048.12 FEET;
- THENCE S.45°05'58"W., A DISTANCE OF 1902.20 FEET TO THE POINT OF BEGINNING.
- INCLUDING ALL LAND LYING BETWEEN SAID MEANDER LINE AND THE WATER'S EDGE OF LOWES CREEK.

THAT BY THE DIRECTION OF WILD TURKEY RIDGE LLC., I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS PLAT OF WILD TURKEY RIDGE.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, A-E.7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF PLEASANT VALLEY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

\_\_\_\_\_  
PETER J. GARTMANN, P.L.S. No. 2279 DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

**OWNER'S CERTIFICATE OF DEDICATION:**

WILD TURKEY RIDGE, LLC, AS OWNER, DOES HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.

IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- EAU CLAIRE COUNTY
  - TOWN OF PLEASANT VALLEY
  - DEPARTMENT OF ADMINISTRATION
- WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
DON SOUTHARD, MEMBER      TOD TORGERSON, MEMBER      JOE LARSON, MEMBER

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE ABOVE NAMED DON SOUTHARD, TOD TORGERSON, AND JOE LARSON TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**UTILITY EASEMENT PROVISIONS:**

AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

WILD TURKEY RIDGE LLC, GRANTORS TO  
XCEL ENERGY COMPANY, GRANTEE  
ATA&T, A WISCONSIN CORPORATION, GRANTEE  
CHARTER COMMUNICATIONS, GRANTEE  
EAU CLAIRE ENERGY COOPERATIVE, GRANTEE  
BRIGHTSPEED, GRANTEE  
CENTURYLINK, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED. ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

**TOWN BOARD RESOLUTION:**

RESOLVED THAT THIS THE PLAT OF WILD TURKEY RIDGE, IN THE TOWN OF PLEASANT VALLEY, IS HEREBY, APPROVED BY THE TOWN BOARD OF THE TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY, WISCONSIN.

DATE APPROVED: \_\_\_\_\_ (PRINT NAME): \_\_\_\_\_  
TOWN CHAIRMAN

(SIGNATURE) \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY, WISCONSIN.

(SIGNATURE) \_\_\_\_\_  
TOWN CLERK

**EAU CLAIRE COUNTY PLANNING AGENCY:**

THIS PLAT KNOWN AS WILD TURKEY RIDGE IS APPROVED BY THE EAU CLAIRE COUNTY PLANNING AGENCY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025. THERE ARE NO OBJECTIONS TO THIS PLAT WITH RESPECT TO SUBTITLE III, THE SUBDIVISION CONTROL, OF TITLE 18 OF THE COUNTY CODE OF GENERAL ORDINANCES.

CERTIFIED TO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

APPROVED: \_\_\_\_\_  
RODNEY J. ESLINGER, DEPARTMENT DIRECTOR

**CERTIFICATE OF TOWN TREASURER:**

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE SS

I, JENNIFER MEYER, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE TOWN OF PLEASANT VALLEY, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WILD TURKEY RIDGE IN THE TOWN OF PLEASANT VALLEY.

(SIGNATURE): \_\_\_\_\_ DATE: \_\_\_\_\_  
JENNIFER MEYER, TOWN TREASURER

**CERTIFICATE OF COUNTY TREASURER:**

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE SS

I, GLENDA J. LYONS, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WILD TURKEY RIDGE IN THE TOWN OF PLEASANT VALLEY.

(SIGNATURE): \_\_\_\_\_ DATE: \_\_\_\_\_  
GLENDA J. LYONS, COUNTY TREASURER

**CONSENT OF CORPORATE MORTGAGEE:**

\_\_\_\_\_, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS THE PLAT OF WILD TURKEY RIDGE AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE WILD TURKEY RIDGE, LLC, OWNER OF SAID LAND.

IN WITNESS THEREOF, THE SAID \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) \_\_\_\_\_ AND (PRINT NAME) \_\_\_\_\_  
AT \_\_\_\_\_, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

(SIGNATURE) \_\_\_\_\_ (SIGNATURE) \_\_\_\_\_

(PRINT NAME/TITLE) \_\_\_\_\_ (PRINT NAME/TITLE) \_\_\_\_\_

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

PERSONALLY APPEARED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE ABOVE NAMED

(PRINT NAME) \_\_\_\_\_ AND (PRINT NAME) \_\_\_\_\_ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**COMMON COUNCIL RESOLUTION:**

RESOLVED, THAT THIS PLAT OF WILD TURKEY RIDGE IN THE TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED: \_\_\_\_\_ (DATE) SIGNED: \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL, CITY OF EAU CLAIRE.

(SIGNATURE) \_\_\_\_\_  
CITY CLERK

**LANDOWNERS:**

- LYLE & CAROL BIEN REVOCABLE TRUST  
S 9450 STATE ROAD 93  
EQUA, WI 54738

**SUBDIVIDERS:**

- WILD TURKEY RIDGE LLC  
PO BOX 593  
EAU CLAIRE, WI 54702  
CONTACT: TOD TORGERSON (715) 577-1891

**APPROVING AUTHORITIES:**

- TOWN OF PLEASANT VALLEY  
- CITY OF EAU CLAIRE  
- EAU CLAIRE COUNTY

**OBJECTING AUTHORITIES:**

- DEPARTMENT OF ADMINISTRATION

**SURVEYOR**

- PETER J. GARTMANN P.L.S. No. 2279  
REAL LAND SURVEYING  
1356 INTERNATIONAL DRIVE  
EAU CLAIRE, WISCONSIN 54701  
(715) 514-4116

ABBREVIATIONS:  
ALM. - ALUMINUM  
B.C. - BRONZE CAP  
COR. - CORNER  
CSM - CERTIFIED SURVEY MAP NUMBER  
DOC# - DOCUMENT NUMBER  
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P. - PAGE #  
U.S.H. - UNITED STATES HIGHWAY  
W - WEST

CURVE DATA ABBREVIATIONS:  
L - ARC LENGTH  
R - RADIUS  
A - CENTRAL ANGLE  
SB - CHORD BEARING  
C - CHORD LENGTH

CURVE TABLE								
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
A-B		443.89'	334.00'	076°08'46"	411.93'	N38°04'48"E	N00°00'25"E	N76°09'11"E
	12	26.23'	334.00'	004°30'00"	26.23'	S02°15'25"W	S04°30'25"W	S00°00'25"W
	13	321.84'	334.00'	055°12'35"	309.53'	S32°06'42"W	S59°43'00"W	S04°30'25"W
	14	95.81'	334.00'	016°26'11"	95.49'	S67°56'05"W	S76°09'11"W	S59°43'00"W
B-C		189.98'	423.87'	025°40'50"	188.39'	N63°18'46"E	N76°09'11"E	N50°28'21"E
	14	88.97'	423.87'	012°01'34"	88.81'	N70°08'23"E	N76°09'11"E	N64°07'36"E
	15	101.01'	423.87'	013°39'15"	100.77'	N57°17'59"E	N64°07'36"E	N50°28'21"E
D-E	OUTLOT 1	52.08'	941.00'	003°10'15"	52.07'	N48°53'13"E	N50°28'21"E	N47°18'05"E
F-G		307.43'	941.00'	018°43'08"	306.07'	N33°55'12"E	N43°16'47"E	N24°33'38"E
	16	158.26'	941.00'	009°38'09"	158.07'	N38°27'42"E	N43°16'47"E	N33°38'37"E
	17	139.12'	941.00'	008°28'15"	139.00'	N29°24'29"E	N33°38'37"E	N25°10'22"E
	18	10.05'	941.00'	000°36'44"	10.05'	N24°52'00"E	N25°10'22"E	N24°33'38"E
G-H		411.27'	941.00'	054°17'40"	396.05'	N51°42'28"E	N24°33'38"E	N78°51'19"E
	18	217.30'	434.00'	028°41'13"	215.03'	S38°54'15"W	S53°14'51"W	S24°33'38"W
	19	193.97'	434.00'	025°36'28"	192.38'	S68°03'05"W	S78°51'19"W	S53°14'51"W
	19	185.78'	165.69'	064°14'25"	176.20'	N46°44'06"E	N78°51'19"E	N14°36'54"E
	19	44.87'	165.69'	015°30'51"	44.73'	N71°05'53"E	N78°51'19"E	N63°20'28"E
	20	88.57'	165.69'	030°37'35"	87.52'	N48°01'41"E	N63°20'28"E	N32°42'53"E
	21	52.20'	165.69'	018°02'57"	51.98'	N23°41'24"E	N32°42'53"E	N14°39'56"E
J-K		111.63'	99.69'	064°09'22"	105.89'	S46°46'38"W	S14°41'56"W	S78°51'19"W

CURVE TABLE								
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
		76.30'	99.69'	043°50'59"	74.45'	N36°37'26"E	N58°32'55"E	N14°41'56"E
	1	35.33'	99.69'	020°18'23"	35.15'	N68°42'07"E	N78°51'19"E	N58°32'55"E
K-L		473.81'	500.00'	054°17'40"	456.28'	S51°42'28"W	S78°51'19"W	S24°33'38"W
	1	377.68'	500.00'	043°16'42"	368.76'	S57°12'58"W	S78°51'19"W	S35°34'36"W
	2	96.13'	500.00'	011°00'58"	95.99'	S30°04'07"W	S35°34'36"W	S24°33'38"W
L-M		395.72'	875.00'	025°54'43"	392.35'	S37°31'00"W	S24°33'38"W	S50°28'21"W
	2	23.97'	875.00'	001°34'11"	23.97'	N25°20'44"E	N26°07'49"E	N24°33'38"E
	3	162.94'	875.00'	010°40'09"	162.70'	N31°27'54"E	N36°47'58"E	N26°07'49"E
	4	185.24'	875.00'	012°07'46"	184.89'	N42°51'51"E	N48°55'45"E	N36°47'58"E
	5	23.57'	875.00'	001°32'36"	23.57'	N49°42'03"E	N50°28'21"E	N48°55'45"E
N-O		160.40'	357.87'	025°40'50"	159.06'	N63°18'46"E	N76°09'11"E	N50°28'21"E
	5	66.37'	357.87'	010°37'34"	66.27'	N55°47'08"E	N61°05'54"E	N50°28'21"E
	6	94.03'	357.87'	015°03'16"	93.76'	N68°37'33"E	N76°09'11"E	N61°05'54"E
O-P		531.60'	400.00'	076°08'46"	493.33'	N36°04'48"E	N00°00'25"E	N76°09'11"E
	6	45.66'	400.00'	008°32'27"	45.64'	S72°52'57"W	S76°09'11"W	S69°36'43"W
	7	121.62'	400.00'	017°25'13"	121.15'	S60°54'07"W	S69°36'43"W	S52°11'30"W
	8	115.96'	400.00'	016°36'37"	115.56'	S43°53'12"W	S52°11'30"W	S35°34'53"W
	9	143.68'	400.00'	020°34'49"	142.91'	S25°17'29"W	S35°34'53"W	S15°00'04"W
	10	104.68'	400.00'	014°59'39"	104.38'	S07°30'15"W	S15°00'04"W	S00°00'25"W

**WILD TURKEY RIDGE**  
IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 27, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF PLEASANT VALLEY, EAU CLAIRE COUNTY, WISCONSIN



*Providing quality, innovative, and cost-effective services that safeguard and enhance well-being.*

## 2024 QUARTER 4 | PLANNING AND DEVELOPMENT

### SELECTED PERFORMANCE MEASURES

SELECTED PERFORMANCE MEASURES	
Value of new construction, land use permits (Year to date)	67.9 Million
Number of acres planted with the County's "no till planter" (Year to Date).	522 acres

### SUMMARY OF CURRENT ACTIVITIES

#### Emergency Management

- Working on end of year work and grant closeouts
- Working with WCWRPC to finalize hazard mitigation plan
- Setting up training and exercises for 2025

#### GIS

- Land Information Council adopted the 2025-2027 Land Information Plan.
- Completed the 2024 NextGen911 Grant project adding thousands of multi-unit structures addresses and increasing the spatial accuracy of address points.
- Work with the County Highway Department to develop mobile field data collection apps for PASER data and road sign assets.
- Updated Beacon to the new A20 Parcel Schema, also added the Platted Lands and Future Land layers.
- Completed the parcel remapping of T25 R6.

#### Land Conservation

- Working through program reimbursements with a final request of \$270,070.22. This does not include the Wildlife Damage reimbursement.
- NMFE workshops coming up in February with planning wrapping up.
- Met with the DNR to review wetland regulations and how the DNR and County might work together when properties are out of compliance.
- Continuing the partnership with Graef for engineering services related to stormwater permit reviews.
- Worked with Corp Counsel to hold two pretrial conferences regarding a wetland setback issue and disturbance of steep slopes.
- Presented the 2024 LCC Awards at the County Board meeting on January 21, 2025.

#### Land Records

- Wrapping field work in project areas prior to snow accumulation.
- Began and completed two boundary surveys for airport property, cataloguing encroachment from adjacent owners.
- Worked with Corporation Counsel to record over 20 legal descriptions for BFI (Buildings, Fixtures and Improvements) documents within the Chippewa Valley Regional Airport.
- Continue to work with GIS to update our school district boundary map to reflect all district orders available as accurately as possible

#### Land Use Controls

- Wrapping up the title 18 amendments.
- Review permit and land division requests.

Our Core Behaviors:

- Review permits attached to inactive parcels and assign them to the correct active parcel.

#### Planning

- Completed Chapter 5 for the Town of Drammen Comprehensive Plan update, which we were contracted to complete.
- Working towards completion of the Eau Claire County Farmland Preservation Plan update, including completion of draft plan document and update of farmland preservation maps.

#### Recycling/Sustainability

- Hiring/onboarding LTE position to wrap up the USDA composting grant project
- Meeting with final schools that were awarded the “Schools Fight Food Waste” grant. Planning for waste audits in the new year.
- Submitted a grant application for the EPA SWIFR program for a 3-year project focused on recycling infrastructure.

## ISSUES ON THE HORIZON AND SIGNIFICANT TRENDS

#### Emergency Management

- Desire for community storm shelters as part of hazard mitigation plan
- Continued uncertainty with funding levels for EM and related programs

#### GIS

- Implementation of WI Act 235 Judicial Privacy, effective April 1, 2025, and determine the workflow for shielding data.
- In 2025 we will need to work with IT to update our ESRI Enterprise GIS System.
- In 2026 ESRI is deprecating concurrent licensing, this will have a significant impact on county operations. GIS will work with ESRI and County IT in 2025 to prepare for the transition to the new named user model.
- Work with DPI to address boundary discrepancies they have identified.
- Begin the conversion of webapp builder apps to the new experience builder.

#### Land Conservation

- Environmental Engineer position will not be filled in 2025, and the workload is being picked up by existing staff.
- Without the Engineer position current programming can't be sustained. We will be working internally to reevaluate programs.
- We are seeing projects being implemented without permits that impact environmentally sensitive areas. These violations have contributed to a significant increase in workload.

#### Land Records

- We currently have one remaining boundary survey to complete for the Chippewa Valley Regional Airport and may have another survey for P&D (LOMA of main Courthouse structure) in the Spring
- Current funding is insufficient to retain field staff beyond the end of 2025
- Still processing work completed prior to “pause” of field staff position, mid-project, due to the pandemic.
- Will need to assemble work group for Judicial Privacy Order Act 235. This will involve a lot of staff from a broad range of County Departments.

#### Land Use Controls

- Maintaining open communication with Towns that opted out of County zoning and are implementing new town ordinances. There has been a lot of misinformation circulating in communities who have recently opted out of county zoning.
- If interest rates stay at a high-level construction project may slow. To date there doesn't appear to be a major impact on permitting. New home permitting has had a small decline, but there is an increase in permitting modifications and additions.

#### Planning

- Fostering communication and relationships with town officials regarding county planning and zoning policies and processes, including comprehensive plan amendment process. Also, challenges associated with management of misinformation regarding zoning in towns that have recently opted out of county zoning.

- Maintaining positive communication and relationship with the Town of Washington, who has filed for incorporation but is currently under county zoning.
- Housing market conditions remain constrained, with limited inventory, high prices, and high interest rates. A new residential subdivision on Balsam Road in the Town of Washington may begin building this year, which would provide additional housing opportunities at the higher end of the single-family housing market in unincorporated Eau Claire County.

## STRATEGIC INITIATIVES (GREEN / AMBER / RED)

### [County Board Strategic Initiatives/Action Items](#)

The goal is to report on a strategic initiatives from the County's Strategic Plan quarterly.

Include action items with key performance indicators (KPIs) which demonstrate work that has been, will be, or needs to be completed in support of the strategic initiative. Label your action items with one of the following colors to signify their status:

- **Green** = Action item complete / on-track to complete / making expected progress
- **Amber** = Action item progress is paused / slower than expected / waiting
- **Red** = Action item progress is not being made / off-track / not expected to be complete

### STRATEGIC PRIORITY: Robust Infrastructure

**Strategic Initiative: Extend broadband internet service to areas identified as being underserved or unserved**

#### Key Initiative(s):

- Support broadband committee with an emphasis on rural population (underserved and unserved).
- Reallocate unused broadband matching funds to aid in broadband development in rural areas with low population densities.

**Status: Green – Complete – The Broadband Committee will be recognized for their service at the February County Board meeting.**

**Key performance indicators:** Per Wisconsin Public Service Commission, of the approximate 37,000 broadband serviceable locations in the county, only 297 BSLs remain underserved or unserved. This means that highspeed broadband infrastructure covers 99.2 % of the county. This gap may close further if Charter is awarded BEAD funding to cover project units with BSL's still needing coverage.

## GOALS FOR NEXT QUARTER

### Emergency Management

- Finalize hazard mitigation plan draft and submit to WI EM and FEMA for review
- Conduct large Emergency Operations Center exercise

### GIS

- Develop a continuing operations plan due to significant staffing changes.
- Continue working with the County Highway Department to develop a mobile field data app for PASER and sign asset data collection.
- Kick off the ESRI Enterprise GIS System upgrade project, replacing all system hardware, software, and architecture.

### Land Conservation

- Work through the backlog of projects/issues/violations.
- Hold 3 NMFE workshops.
- Inspect erosion control sites.
- Assist Lake Districts with dredging calculations and make Lake Rehab payments.
- Apply for DTACP Staffing Grant.
- Compile 2024 Annual Report
- Looking to bring a proposal forward to the LCC to change the 30% slope prohibition.

### Land Records

- Sign and stamp maintenance tie sheets (corner certificates) for corners replaced due to road work.
- Wrap up Town 26 North, Range 6 West analysis and complete tie sheets
- Commence analysis of Town 27 North, Range 6 West analysis.
- Begin work group meetings for Judicial Privacy Order WI Act 235

### Land Use Controls

- Begin NMM ordinance update and text amendments.
- Transition active violations to the Ascent tracking system.
- Continue working with the Towns of Lincoln and Clear Creek to ensure permit processes are in place and understandable to property owners.
- Update applications forms and guides prior to construction season.

### Planning

- Complete all elements of the County Farmland Preservation Plan in preparation for plan approval and certification by Wi DATCP.

### Recycling/Sustainability

- Complete waste audits at all schools.
- Begin the process of the website redesign in collaboration with communication committee.
- Begin online compost bin sale in January.

**Planning and Development  
January 2025**

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

**Planning**

Vendor	Amount	Description	Line Item#
ECC Highway	65.88	2024 November Fuel	100-15-56920-330-000
Batteries Plus (Pcard)	10.30	Batteries for Key Fob	100-15-56920-241-000
Amazon (Pcard)	43.99	Copy Paper	705-08-51451-310-381
Amazon (Pcard)	76.86	Office Supplies	100-15-56920-310-000
APG	113.59	Public Hearing Notice 12/10 & 01/14	100-15-56920-321-000
WRPLA Treasurer	80.00	2025 WRPLA Membership-Roxy Schmidt	100-15-56920-324-000
Dean Roth	46.00	WSLS Conference Expenses (2025)	100-15-56920-340-000

**Resurvey**

Vendor	Amount	Description	Line Item#
Menards (Pcard)	9.99	Resurvey Supplies	100-15-51740-360-200
UWSP Continuing Ed (Pcard)	375.00	Training (2025)	100-15-56920-340-000
WSLS (Pcard)	210.00	WSLS Membership (2025)	100-15-51740-324-000

**Emergency Management**

Vendor	Amount	Description	Line Item#
Amazon (Pcard)	235.24	EM Supplies	100-15-52924-813-000
Amazon (Pcard)	(23.98)	EM Supplies Refund	100-15-52924-813-000
Prep Innovations (Pcard)	100.00	Subscription	100-15-52924-813-000
Valerie Desio	87.08	EM Supplies Reimbursement (2024)	100-15-52924-390-000

**Recycling**

Vendor	Amount	Description	Line Item#
Earthbound Environmental	7,018.26	2024 November Curbside	211-15-53635-201-000
GFL Environmental	44,551.80	2024 December Curbside	211-15-53635-201-000
GFL Environmental	9,096.11	2024 December Dropsite	211-15-53635-208-000
First Choice	3,561.93	2024 December Batteries & Electronics	211-15-53636-309-745
Town of Wilson	120.00	2024 December Recycling Attendant	211-15-53635-208-000
Bridge Creek	3,227.37	2024 Jan-Dec Recycling Attendant	211-15-53635-208-000
Earthbound Environmental	7,037.34	2024 December Curbside	211-15-53635-201-000
Eau Claire Area Schools	5,000.00	2024 Elementary School Composting Program	211-15-53637-700-748
Trash on Trucks	5,418.72	2024 December Curbside	211-15-53635-201-000
Waste Management	42,452.36	2024 December Curbside	211-15-53635-201-000
Olive Ellringer	21.84	2024 December Mileage Reimbursement	21115-53635-330-000

**Land Conservation**

Vendor	Amount	Description	Line Item#
RTK Mobile (Pcard)	30.00	GPS Data	100-15-56920-226-000
Paypal (Pcard)	350.00	Land & Water Conference (2025)	100-15-56920-340-000
Chad Berge	50.00	Buffalo County Registration (2025)	100-15-56920-340-00
Dean Anderson	448.00	2024 NMFE	207-15-56924-200-708
Dennis Volbrecht	1,250.00	2024 NMFE	207-15-56924-200-708
Dutter Farms	1,136.00	2024 NMFE	207-15-56924-200-708
Eric Wehling	1,000.00	2024 NMFE	207-15-56924-200-708
Jody Larson	1,000.00	2024 NMFE	207-15-56924-200-708
Graef	3,896.00	Storm Water Contracted Services	100-15-56922-200-000
Larry Wathke	1,000.00	2023 NMFE	207-15-56924-000-708
USDA, APHIS	3,278.41	2024 WDACP	100-15-56922-390-702
Carol King	400.00	2024 Well Abandonement	207-15-56924-390-703
Jeffrey Jackson	270.00	2024 Well Abandonement	207-15-56924-390-703
Benjamin Berg	400.00	2025 Well Abandonement	207-15-56924-390-703
Bertrang Roofing	2,348.75	Financial Assurance Release (2025)	100-00-23172-000-000
Laura's Lane	911.00	Tree Sale Order (2025)	100-15-56922-829-701
Digicopy	85.00	Envelopes (2024)	100-15-56920-310-000
Voyager Card	186.93	2024 December Fuel	100-15-56920-330-000

Division	Totals
Planning	436.62
Resurvey	594.99
Emergency Management	398.34
Recycling	127,505.73
Land Conservation	18,040.09
<b>Total</b>	<b>128,935.68</b>