



Committee on Planning & Development  
AGENDA

March 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: **25375656560##**

**Join by Meeting Number:**

Meeting Number: **2537 565 6560**

Meeting Password: **pRMGycDd743**

**Join from Meeting Link:**

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

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of February 25, 2025 Meeting Minutes / Discussion – Action **Pages 3-7**
5. Public Hearings for Discussion – Action
  - a. **Proposed Ordinance: File No. 24-25/115** to rezone 1.77 acres +/- from the AP-Agricultural Preservation District to the A2-Agriculture-Residential District. Owner: Chris Phillips & Kayleen Myren. Applicant: Chris Phillips. Legal: The West 183.5 feet of the North 420 feet of the SW ¼ of the SE ¼, Section 27, T26N, R10W, Town of Brunswick, Eau Claire County, Wisconsin. **RZN-0004-25**  
**Pages 8-29**
  - b. A conditional use permit request for a Resource Recovery Facility. Owner: Blue Northern Holdings, LLC. Applicant: Harter's Property Management, LLC-Chris Sattler. Legal: Lot 1 CSM 2083, Vol 11 P201 #880632, in the SW ¼ of the SE ¼ and NW ¼ of the SE ¼, Section 4, T27N, R10W, Town of Union, Eau Claire County, Wisconsin. **CUP-0003-25** **Pages 30-79**
  - c. A conditional use permit request for cumulative area of all accessory structures to exceed 2,100 square feet on a lot with an area between 3.00 and 4.99 acres. Owners: Jeff & Claudia Martin. Legal: Lot 2 CSM 596, Vol 3, P151, #577438, along with the East 451.66 feet of the North 120 feet of the South 10 acres in the SE ¼ of the NE ¼, Section 15, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. **CUP-0004-25** **Pages 80-92**
  - d. A conditional use permit request for a contractor's office and storage yard (McCabe Construction Inc.) Owner: Band Properties, LLC. Applicant: Everyday Surveying-Mark Erickson. Legal: Lot 1, CSM 1099, Vol 6, P22, #675623, in the NE ¼ of the NE ¼ and NW ¼ of the NE ¼, Section 11, T27N, R10W. Town of Union, Eau Claire County, Wisconsin **CUP-0005-25** **Pages 93-115**
  - e. **Proposed Ordinance: File No. 24-25/094** to amend several sections of Title 18: Land Use and Development Ordinance to provide clarity and address complications that became evident while administering the code following the comprehensive plan update adopted 7/18/2024. **Pages 116-126**

6. Continuation of Final Plat for Wild Turkey Ridge / Discussion – Action **Pages 127-136**
7. Groundwater Advisory Committee Projects/Duties / Discussion – Direction **Pages 137-138**
8. Review of February bills / Discussion **Page 139**
9. Proposed Future Agenda Items
  - a. Next scheduled meeting April 8, 2025
10. Director’s Update
11. Announcements
12. Adjourn



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, February 25, 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, Robin Leary, Michele Skinner (joined remotely at 6:24), Caleb Aichele (joined remotely at 6:21)

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 January 14, 2025, Meeting Minutes

Motion by Robin Leary to approve the January 14, 2025, committee meeting minutes as presented. Motion carried on a voice vote: 3-0-0.

### Public Hearings

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**

Ben Bublitz, Eau Claire County Land Use Manager, presented his staff report to the committee. He indicated the applicant is requesting the CUP to construct a two-family dwelling in the Town of Washington. Ben reviewed with the committee the location and site maps, and the applicant's building plans. The Town of Washington Town Board met on January 16th and recommended approval of the CUP. Mr. Bublitz concluded by recommending approval of the applicant's request subject to his conditions in the staff report.

No one spoke in favor or against the request.

Motion by Robin Leary to approve the conditional use permit request for a two-family dwelling unit as outlined by staff with conditions. Motion carried on a roll call vote: 3-0-0.

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. **CUP-0001-25**

Ben Bublitz presented the request for the cumulative square footage of all accessory structures to exceed 1,800 square feet in the R-H District. Ben indicated that the applicant previously received CUP approval for a 36 by 50-foot accessory structure on his property and now would like to add a 16 by 20-foot garage to store other personal belongings. He reviewed the location of the site within the Town of Brunswick, site plan, and existing site conditions. The new structure will meet the setback requirements of the district, comply with the height requirements, and the structure's exterior will match the other structures onsite.

On February 11, 2025, the Town of Brunswick met and recommended approval of the conditional use permit of the request.

Staff concluded their presentation and recommended approval as subject to the conditions in the staff report.

Jeremy Hollister, the applicant/owner, spoke in favor of the request. He indicated he's requesting the CUP to store his lawnmower, bikes, patio furniture, leaf blower, snowblower and other related items.

The committee reviewed a correspondence from Greg Slowik, a neighbor, opposing the CUP request.

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

Motion by James Dunning to approve the 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 as supported by the town and the conditions outlined in the staff report. Motion carried on a roll call vote: 3-0-0.

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**

Ben Bublitz presented his staff report to the committee. He indicated the applicant is requesting a conditional use permit to operate a cottage industry to repair marine and small engines on his property in the Town of Seymour. Ben reviewed the location and site plan with the committee. The applicant will conduct the cottage industry out of an existing pole building onsite and park associated equipment in an outside storage area until they can be repaired. Ben indicated that the Town of Seymour met on February 11<sup>th</sup> and recommended approval of the CUP amendment. Mr. Bublitz concluded by recommending approval of the applicant's request subject to staff's conditions.

*Supervisor's Aichele and Skinner joined the meeting during staff's presentation.*

No one else spoke in favor of the request.

Jeanie Backstrom, representing her father who owns land south and adjacent to the applicant's property, expressed concern about where the outside storage will be maintained.

Motion by Caleb Aichele to approve the conditional use permit request for a cottage industry contractor business (marine and small engine repair) subject to staff's recommended conditions. Motion carried on a roll call vote: 5-0-0.

**Proposed Ordinance: File No.24-25/103** to rezone 98.41 acres +/- from the AP-Agricultural Preservation District to the A2-Agriculture-Residential District. **RZN-0001-25**

Matt Michels, Senior Planner for Eau Claire County, presented background information regarding the applicant's petition to rezone 40.39 acres from the A-P, Agricultural Preservation District to the A-3, Agricultural District to allow for the sale of 20 acres. Mr. Michels explained that the original request for rezoning was modified by the town from A-2 to A-3, as it was speculative in nature. The Town of Pleasant Valley Town Board met on February 10, 2025, and voted to support the rezoning petition. Mr. Michels recommended approval of the petition subject to the findings/conditions outlined in his report.

Eric Knauf, owner of American Land Surveying, represented the owner and clarified the purpose of the rezoning for the committee.

No one else spoke in favor or in opposition.

Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/103 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

Findings:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. 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.

**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. **RZN-0002-25**

Matt Michels presented background information regarding the applicant's petition to rezone 5.7 acres from the A-3 Agricultural District to the A-2 Agriculture District for the purpose of creating a lot to sell. He indicated that the Town of Washington Town Board met on February 20, 2025, and voted to recommend approval of the petition. Mr. Michels concluded his presentation by recommending approval of the petition subject to the findings in support.

Terrance Nuesse, property owner, spoke in favor of the request and clarified for the committee where the 5 acres that he wanted to rezone was located. He noted that the acreage is separated by a wetland, which makes it difficult to use it. Terrance indicated that Jill Proud with the Wisconsin Department of Transportation issued an access permit from Hwy 12 for the 5 acres on January 25, 2025.

Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/106 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

Findings:

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.

**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. **RZN-0003-25**

Matt Michels presented background information regarding the applicant's petition to rezone 73.92 acres. He reviewed the aerial, location and site maps, future and zoning maps with the committee. Matt indicated the intention of the petition was to allow a single-family subdivision development on large lots. He indicated that the Town of Washington Town Board met on February 20, 2025, and voted to recommend approval of the petition. Mr. Michels concluded his presentation by recommending approval of the petition subject to the findings in support.

Jeremy Skaw, a professional land surveyor with Real Land, presented the request to rezone the property. Mr. Skaw indicated that having the land A2 will help them maintain the town's agricultural identity.

Motion by Dane Zook to approve the Proposed Ordinance: File No. 24-25/107 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

Findings:

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.

**Preliminary Plat for Firenze Estates**

Mr. Publitz reviewed the staff report for the preliminary plat of Firenze Estates with the committee. The development is in the Town of Washington and fronts on Balsam Road. The plat contains 128 lots, 10 out lots, and is situated at the headwaters of Taylor Creek. The lots range in size from .7 acres to 19.77 acres and are zoned RL. The applicant's engineers have developed a stormwater management plan as required by county code that addresses the stormwater requirements. The development will be served by three community sanitary systems that each will serve 42 lots and two lots will have separate POWTS. The road network will contain an internal loop road along with two terminuses to the north for future road connectivity. Ben reviewed with the committee the applicant's request for three waivers from the subdivision standards to create two flag lots, several lots that exceed the depth to width requirements, and to vary the lot lines from right angles with the street lines. Staff concluded by recommending approval of the plat subject to the conditions listed in the staff report.

Adam Ashely, co-owner of the development, spoke in favor of the plat. He specifically requested the county not to refer to their development with the Orchard Hills development that is in the City of Eau Claire.

Sean Bohan, owner of AEC and the senior engineer working on the stormwater plan for the plat, spoke in favor of the development. Sean reiterated the development's highlights for the committee and clarified that there'll be about 11,000 feet of new roadway that will be built to serve the lots. Mr. Bohan indicated that the stormwater design will protect the Taylor Creek and the wetlands that are onsite by using responsible stormwater design and grading practices.

No one else spoke in favor or against the preliminary plat of Firenze Estates.

Motion by Robin Leary to approve the Preliminary Plat for Firenze Estates as recommended by staff. Motion carried on a roll call vote: 5-0-0.

**Final Plat for Wild Turkey Ridge**

Mr. Publitz presented the staff report and concluded by recommending the committee postpone its action on the final plat of Wild Turkey until its meeting on March 25<sup>th</sup> to allow the applicant's engineer to revise the stormwater plan that can be reviewed and approved by the county's consultant, GRAEF Engineering.

Motion by James Dunning to approve recommend postponing action on the Final Plat for Wild Turkey Ridge to its March 25, 2025, meeting as recommended by staff. Motion carried on a voice vote: 5-0-0.

**2024 Planning & Development Dept. 4<sup>th</sup> Quarter Review**

Eslinger reviewed the 4th quarter report with the committee.

**Review of January bills**

The committee reviewed the December bills.

**Proposed Future Agenda Items**

Next scheduled meeting March 25, 2025

Discussion with Regan Watts on plastic recycling

**Director's Update**

Director Eslinger updated the committee on the recruitment of the GIS Administrative position. He also noted that the current Assistant County Surveyor was resigning from the position effective in March. Funding for the Assistant County Surveyor position was available through the end of the year, but filling the position could be challenging given the time required to onboard a person before the end of the year.

**Announcements**

None

**Adjourn**

Meeting adjourned by unanimous consent at 7:50 PM.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development

1 **Enrolled No.**

2 **ORDINANCE**

3 **File No. 24-25/115**

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

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 Brunswick,  
9 described as follows:

10  
11 A parcel of land located in the SW ¼ of the SE ¼, Section 27, Township 26 North, Range  
12 10 West, Town of Brunswick, Eau Claire County, Wisconsin.

13  
14 Being more particularly described as follows:

15  
16 The West 183.5 feet of the North 420 feet of said forty.

17  
18 Said described parcel of land containing 1.77 acres +/-, of land and is subject to the  
19 easements and restrictions of record to be reclassified from the A-P Agricultural  
20 Preservation District to the A-2 Agriculture-Residential District.

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

25  
26 ENACTED:

27  
28 **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"/>

29  
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34 ATTEST:

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

38  
39  
40 Dated this 25 day of March, 2025



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

**REZONE NUMBER:** RZN-0004-25      **COMPUTER NUMBER:** 004109201000

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

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

**OWNER/AGENT:** Chris Phillips, S 9139 Betz Rd, Eau Claire, WI 54701

**REQUEST:** Rezone 1.77 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to match zoning of the remaining 38.23 acres of the 40 acre parcel.

**LOCATION:** East side of Betz Rd and west of State Highway 37

**LEGAL DESCRIPTION:** The west 183.5' of the north 420' of the SW ¼ of the SE ¼ of Section 27, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, Wisconsin.

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

## BACKGROUND

### SITE CHARACTERISTICS:

- The property to be rezoned is developed with a single-family residence and garage
- The remainder of the property is wooded

### EXISTING ZONING DISTRICT:

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

- 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;*
- 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;*
- 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;*
- 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;*
- 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;*
- 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;*
- Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and*
- Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County's permitting processes to ensure compatibility with adjacent land uses, minimize impacts to*

*natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.*

**REQUESTED ZONING DISTRICT:**

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

**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE
<b>Subject</b>	A-P	Single-family residence; Woodlands
<b>North</b>	A2	Woodlands; Agricultural
<b>East</b>	A-2	Woodlands; Outbuildings
<b>South</b>	A-2	Woodlands
<b>West</b>	A-P	Single-family residence; Woodlands

**COMPREHENSIVE PLANS:**

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Brunswick Future Land Use Map includes the property in the Rural Preservation (RP) planning area. Following are descriptions of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies.

**Eau Claire County:**

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

- Rural Preservation Comprehensive Plan Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas. However, the term rural preservation is not intended to imply that changes in land use will not occur in these areas. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and limited low density single-family residential development. Future development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP areas and other policies included in this Plan. Any new development shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses.*
  
- Applicable Policies:
  - a. *Non-farm residential lots shall be a minimum of two (2) acres per unit, with the number of lots allowed being based upon a gross density of one (1) residential dwelling unit per five (5) acres held in single ownership. The balance of the land not included in the residential lots shall be placed in a permanent conservation easement for agriculture, forestry, and open space use.*
  - b. *Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*
  - c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot shall not contain Class I, II, or III soils. In addition, it is the preference of the Town of Brunswick that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

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

FARMLAND PRESERVATION PLAN:

The property is included in the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. The proposed A-2 Zoning District is not a certified farmland preservation district and would not qualify for Farmland Preservation tax credits. However, no farmland will be impacted with this rezoning.

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 1.77 acres to be rezoned is developed and no agricultural activity is present. The primary soil type (85%) is Plainbo sandy loam, 6-12% slopes, eroded, which is not a prime soil type.
- **Historical Productivity** – There is no evidence that the property to be rezoned has been used for agriculture.
- **Site Location** – The property is located on Betz Road.
- **Adjacent Land Uses** – Uses in the area include a mixture of woodlands, farm and non-farm single-family residences, and agricultural uses.

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

The proposed rezoning substantially conforms to the future land use intent, purpose, and policies for the Eau Claire County Comprehensive Plan, including policies related to limiting residential density in rural areas of the County and limiting conversion of productive farmland.

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

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

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

## ANALYSIS

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

Town Board Action: The Brunswick Town Board will consider the rezoning petition on Tuesday, March 11, 2025.

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

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

## CONCLUSION

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

- Eau Claire County Comprehensive Plan future land use designation
- Eau Claire County Comprehensive Plan goals, objectives, and policies
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-2 District

In addition, the following factors have also been considered:

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

## FINDINGS

### Findings in Favor:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. This rezoning eliminates the dual zoning on the 40-acre parcel.
3. There are other A-2 zoned lots near the subject property.
4. The property has required road frontage on Betz Road.



**Eau Claire County  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
Eau Claire County Courthouse - Suite 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 20, 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 3/25/2025:

**Owner:** Chris Phillips and Kayleen Myren

**Applicant:** Chris Phillips

**File Number:** 24-25/115

**Legal Description:** The West 183.5 feet of the North 420 feet of the SW ¼ of the SE ¼, Section 27, T26N, R10W, Town of Brunswick, Eau Claire County, Wisconsin

**Site Address:** S9139 Betz Rd, Eau Claire, WI 54701

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

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

**Acres to be Rezoned:** 1.77 acres +/-

**Date Received:** 2/13/2025

To view the application materials, click on link below.

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

Application Accepted:	02/13/2025
Accepted By:	Matt Michels
Receipt Number:	79931
Town Hearing Date:	3/11/25
Scheduled Hearing Date:	03/25/2025
Application No:	RZN-0004-25
Application Status:	Applied

## Rezoning Petition

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

**Owner:** Chris Phillips and Kayleen Myren  
**Applicant:** Chris Phillips, S 9139 Betz Rd, Eau Claire, WI 54701  
**Telephone:** 715-456-5403      **Email:** phillipsck405@gmail.com

**Site Address(es):**

S 9139 BETZ RD

**Property Description:**

Sec 27 Twn 26 Rge 10  
 Town of Brunswick

**Zoning District(s):**

AP-A2 - Multiple Zoning Districts

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

40.00

**Overlay District(s):**

Flood Zone

**PIN**

1800422610274300002

**Legal (partial)**

SW-SE

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 18 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:	2/13/25
Accepted By:	MM
Application Number:	079931
Town Hearing Date:	3/11/25
Scheduled Hearing Date:	3/25/25

**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): A2
Acres to be rezoned: 1.77	

Property Owner Name: Chris Phillips	Phone# 715-456-5403
Mailing Address: S9139 Betz Rd. Eau Claire Wi. 54701	
Email Address: phillipsck405@gmail.com	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

**SITE INFORMATION**

Site Address: S9139 Betz Rd. Eau Claire Wi. 54701	
Property Description: SW ¼ SE ¼ Sec. 27, T26 N, R 10 W, Town of Brunswick	
Zoning District: A2	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):	1800422610274300002

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: Chris Phillip Date 02/13/2025

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:

To match with connecting 38.23 acreage.

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.

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.

To match with connecting 38.23 acreage. Comply with township requirement.

Pin # 18004-2-261027-430-0002

EAU CLAIRE COUNTY LAND USE PERMIT

Computer No.  
004109201000

Land Use Permit No.  
BR-894

Owner: CHRIS W & PATSY M  
PHILLIPS  
Address: S9139 BETZ RD  
EAU CLAIRE WI  
547019579

Section: 27 Tn: 26 Rng: 10  
Parcel No. 26.10.27.4-3-B  
Zoning District: A1  
Acreage: 1.77

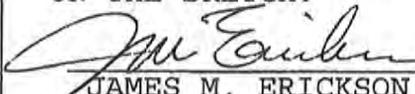
Legal Desc: PART SW-SE: THE W 183.5 FT OF N 420 FT OF SD 40 CONT. 1.77 ACRES M/L

Application Date: 04/14/94	Municipality: Brunswick
Classification: X New Structure Addition X Accessory Signs Other-Explanation	Additional Approval Required: Sanitary: N/A Building: N/A Other:  Estimated Value: \$10,000.00
Lot Size: (Acreages or Footages) 40 AC.	Access Permit & Date: N/A
Building Details: (Size & Height) 32' X 54'	Principal Use: Accessory Use: \$43.20 Fee U.D.C.: Info. Additions: House No. Fee: Other Fee: Total Fee: \$43.20 Receipt No.3925
Setbacks: Front:100' Rear: 1000' Left: 350' Right:950'	

Additional Information:  
GARAGE/STORAGE BUILDING

Permit Denied:

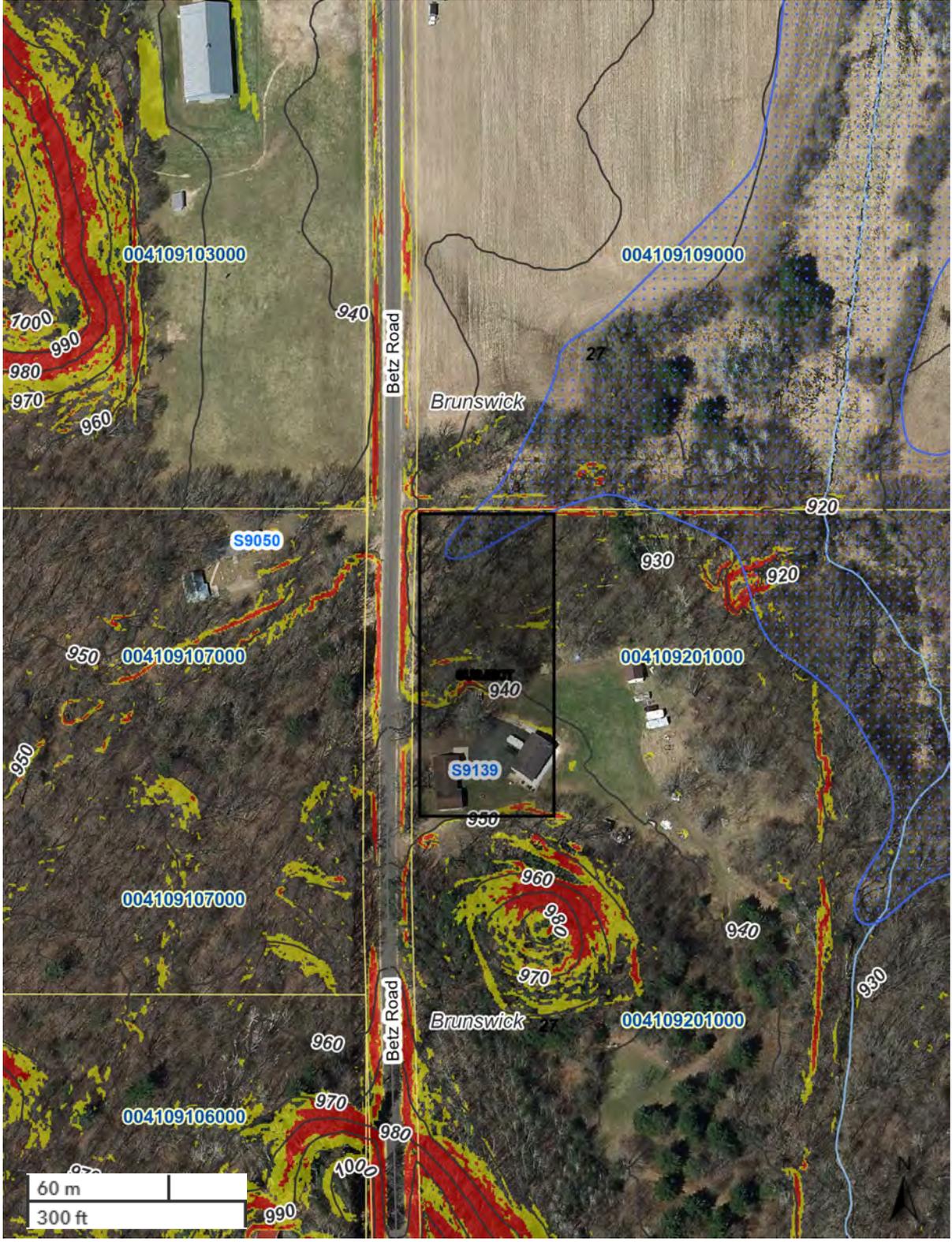
I, THE UNDERSIGNED, AGREE TO EXERCISE THIS PERMIT IN ACCORDANCE WITH ALL APPLICABLE EAU CLAIRE COUNTY CODES AND TO ALLOW THE PLANNING AND DEVELOPMENT DEPARTMENT ACCESS TO THE PROPERTY FOR INSPECTION OF THE ITEM(S) COVERED BY THIS PERMIT.  
  
  
CHRIS PHILLIPS  
Signature Of Owner Or Agent  
Telephone No.832-2426  
  
Date Issued:04/14/94

A SKETCH SHALL BE SUBMITTED BY APPLICANT SHOWING THE LOCATION OF ALL PROPOSED STRUCTURES, WATER SUPPLY, ROADS, SANITARY SYSTEMS, AND ALL WATER BODIES. ALL DISTANCES SHALL BE EITHER TO SCALE OR INDICATED ON ON THE SKETCH.  
  
  
JAMES M. ERICKSON  
Zoning Administrator /Issuing Agent  
731 Oxford Ave 715-839-4741  
Eau Claire, WI 54703

Restrictive Covenants May Possibly Be In Effect. You Are Advised To Check Prior To Construction. Issuance Of This Permit Does Not Release You From Complying With Those Covenants If Any Apply.

# Phillips Rezoning Aerial Map

Created by: null



- 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
- Contours 10ft
- Contour
- Contour Depression
- Percent Slope
  - 0 - 20%
  - 20% - 30%
  - Greater than 30%

Date created: 2/24/2025  
 Last Data Uploaded: 2/24/2025 8:22:56 AM  
 Developed by



# Phillips Rezoning Zoning Map

Created by: null



- Address Labels
- Parcels
- Parcel Numbers
- 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

100 m  
400 ft



Date created: 2/24/2025  
Last Data Uploaded: 2/24/2025 8:22:56 AM  
Developed by



# Phillips Rezoning Future Land Use Map

Created by: null

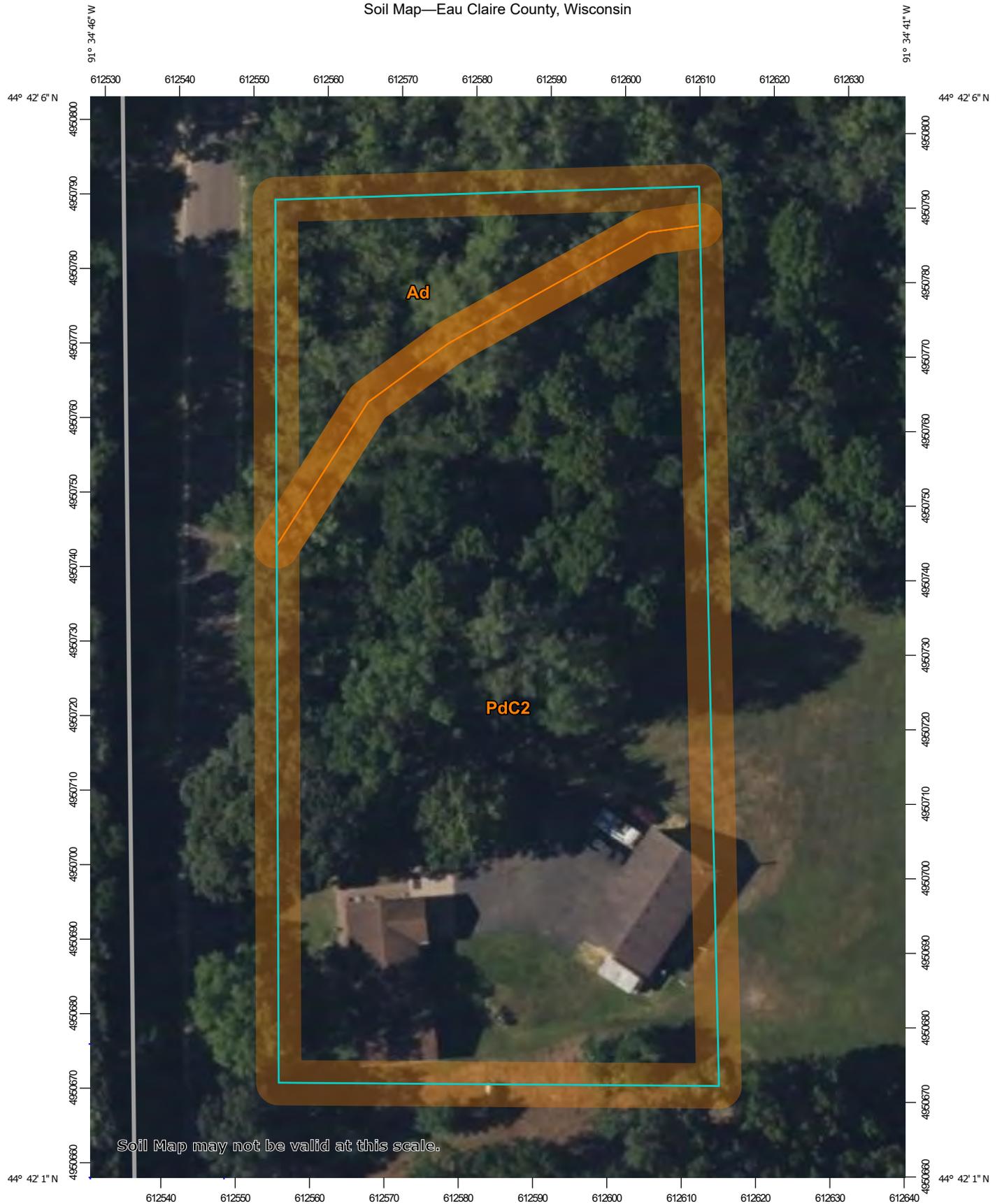


- Address Labels
- Parcels
- Parcel Numbers
- Parks
- FutureLandUse
  - Commercial Industrial
  - County Forest
  - Natural Resource Protection
  - Park and Recreational
  - Public Institutional
  - Recreational Commercial
  - Rural Commercial
  - Rural Hamlet
  - Rural Industrial
  - Rural Lands
  - 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

Date created: 2/24/2025  
 Last Data Uploaded: 2/24/2025 8:22:56 AM  
 Developed by



Soil Map—Eau Claire County, Wisconsin



Map Scale: 1:707 if printed on A portrait (8.5" x 11") sheet.



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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

## 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
Ad	Adrian muck	0.3	15.9%
PdC2	Plainbo loamy sand, 6 to 12 percent slopes, eroded	1.5	84.1%
<b>Totals for Area of Interest</b>		<b>1.7</b>	<b>100.0%</b>



# Town of Brunswick

## Eau Claire County, Wisconsin

### *Town Board Meeting Minutes*

March 11, 2025

Brunswick Town Hall

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

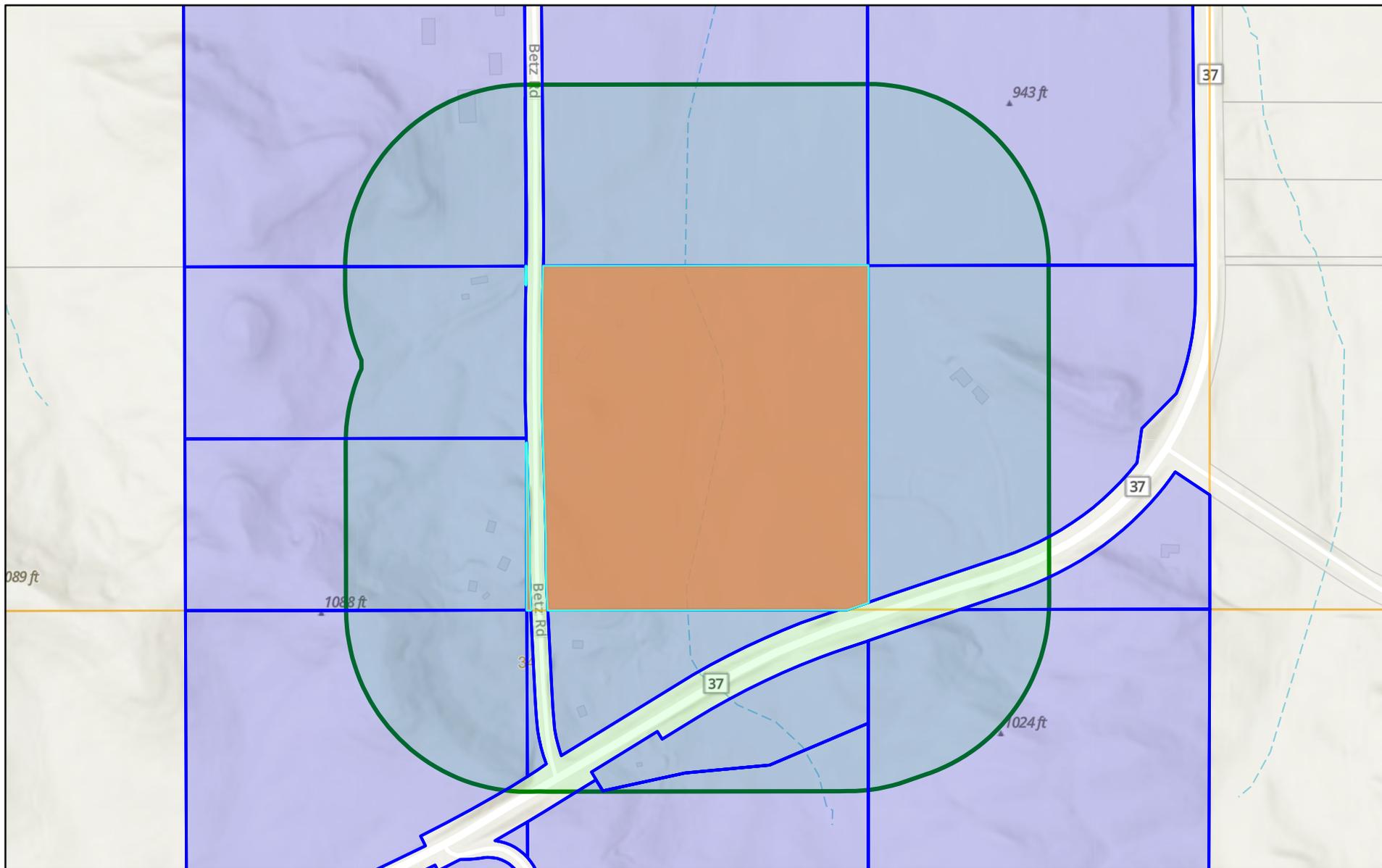
- **Call to order** at 7:00 p.m. by Chairman Vlcek. He led the Pledge of Allegiance to the Flag.
- Motion made by Helwig/Vlcek to approve the February 11, 2025 meeting minutes. Motion carried.
- Informal Public Comment Time: Problems with the well at the Fire Station were discussed. Supervisor Jaquish will have it checked out. Impacts on State and Local budgets due to Federal funding limitations were questioned. Unknown currently.
- Motion by Helwig/Jaquish to recommend approval of the rezoning application (AP to A2) from Chris Phillips and Kayleen Myren for 1.77 acres to match with connecting 38.23 acreage at S9139 Betz Rd. Motion passed.
- Presentation by Tim Davis, American Express Excavation, submitted a list of road maintenance projects that they can do. The scope of work and response times were discussed. Their current 10-year contract expires September 30, 2025 and they intend to submit a bid to renew.
- Motion made by Jaquish/Helwig to sign a service contract with Affordable Roadside Cutting (Lonny Roth) for a cost of \$75 per hour for cutting grass along road edges and \$85 per hour for cutting brush. Motion carried.
- Town Roads update by Chairman Vlcek: An updated snowplowing contract will be obtained. A bid notice will follow. Bridge inspections revealed necessary brush-cutting alongside the roads.
- Proposed zoning code amendments submitted by Eau Claire County Planning and Development were deemed okay as presented. No further action taken.
- Motion made by Vlcek/Jaquish to pay the bills. The salt bill from the Eau Claire County Highway Dept. for 2021 and 2022 will be reviewed further by Clerk Grinde. Motion carried.
- Motion made by Vlcek/Helwig to approve the Treasurer's report. Motion carried.
- Next meeting is April 15, 2025, the ANNUAL MEETING, set for the 3<sup>rd</sup> Tuesday in April (sec. 60.11(2), Wis Stats. at 7 p.m. at the Town Hall. The regular meeting will commence immediately thereafter.
- Adjournment with motion by Helwig/Jaquish. Motion carried. Time: 8:06 p.m.

Respectfully submitted,

Debra Grinde

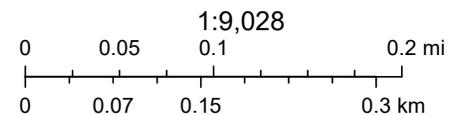
Town Clerk

# Public Notification



2/20/2025, 8:28:16 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
JOSHUA BERGH	W3995 COUNTY ROAD HH	EAU CLAIRE WI 54701-9595
TROY P & MARIANNA M GILBERTSON	S8890 BETZ RD	EAU CLAIRE WI 54701-9578
LJ DOHMS REV TRUST	S9300 BETZ RD	EAU CLAIRE WI 54701-9591
SHANNON HAMMERSBORG	3546 BRIARCREST DR	EAU CLAIRE WI 54701-8388
LELAND BURKHOLDER	W4140 STATE ROAD 37	EAU CLAIRE WI 54701-2810
BRADLEY LAUER	N5843 970TH ST	ELK MOUND WI 54739-9387
EAU CLAIRE COUNTY	721 OXFORD AVE	EAU CLAIRE WI 54703-5481
ROGER ADAM	W4215 STATE ROAD 37	EAU CLAIRE WI 54701-9585
JULIE TORGERSON	S9325 BETZ RD	EAU CLAIRE WI 54701-9579
JACOB MERGEN	W 4435 STATE ROAD 37	EAU CLAIRE WI 54701-9585



## EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**CONDITIONAL USE PERMIT NUMBER:** CUP-0003-25

**COMPUTER NUMBERS:** 022-1013-04-000

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

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

**OWNER:** Blue Northern Holdings LLC, 4848 Lyle Lane, Eau Claire, WI 54703

**AGENT:** Owner

**REQUEST:** Conditional use permit for a resource recovery facility.

**LOCATION:** 4848 Lyle Lane, Eau Claire, WI 54703

**LEGAL DESCRIPTION:** Lot 1 CSM 2083, Vol 11 P201 #880632, in the SW ¼ of the SE ¼ and NW ¼ of the SE ¼, Section 4, Township 27 North, Range 10 West, Town of Union, Eau Claire County, Wisconsin

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### SUMMARY

The request is to construct and operate a resource recovery facility as defined in the county land use and development ordinance. The proposal is to operate a solid waste and single stream recycling transfer facility. Along with the transfer station there will also be an equipment maintenance facility to service the haul trucks and related equipment, and business offices. All of the refuse and recycling material will be unloaded within a fully enclosed building. The material is sorted into two concrete basins, one for refuse and the other for recyclables. After the material is sorted it's compacted and hauled to either the landfill or recycling center to be processed. All refuse and recycling material is sorted and removed from the floor by the end of each operating day. Company staff is required to walk the perimeter of the property each day ensure no wind-blown litter leaves the property. Along with county permit approval the Wisconsin Department of Natural Resources also approves the facility to ensure State standards are met.

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### BACKGROUND

#### REQUEST CHARACTERISTICS:

- Lot size is approximately 8 acres.
- The property is zoned C-3 Commercial Highway.
- Proposed hours of operation are Monday–Friday 3:00AM to 11:00PM for the maintenance crew with loading hours being 6:00AM-5:00PM.
  - Weeks when there is a recognized holiday the hours of operation will also take place on Saturday.
- The maximum number of employees will not exceed 50 with a maximum of 20 employees working onsite each day.

**CURRENT ZONING:** C-3 Commercial Highway District. The C-3 Commercial-Highway district is established to provide an area for the development of those commercial activities that require large lots or attract concentrations of automobile traffic which make the uses incompatible with the predominantly retail uses in other commercial districts.

**ADJACENT ZONING & LAND USES:**

	ZONING	LAND USE
North	IH	Vacant
West	IH	Industrial
South	C3	Commercial
East	C3	Commercial

**LAND USE PLANS:** The County Future Land Use Plan includes this property in a commercial/industrial planning area.

**Commercial/Industrial (CI)**

**Intent and Description:** The intent of this classification is to identify areas for a mix of commercial or industrial development that creates employment, enhances the tax base, provides needed goods and services to residents, and protects and conserves the natural environment and sensitive natural resources. The CI areas include land along major transportation corridors or near existing commercial or industrial development.

**APPLICABLE ZONING REGULATIONS**

**Section 18.02 Purpose.** This section describes the purpose of the county land use and development ordinance. Generally, the purpose of the 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 18.103 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.

**Section 18.26.010 Purpose.** This section outlines why the C-3 zoning district is established as mentioned earlier in this report.

**Section 18.51.020 Purpose.** This section outlines the standards that must be met prior to approval of a resource recovery facility.

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

**Chapter 18.103.070 Approval Criteria.** Standards for approval of conditional uses:

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *resource recovery facilities are permitted as a conditional use in the C3 zoning district.*

- 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 the surrounding properties are zoned commercial or industrial.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *the property appears to have adequate space to provide adequate utilities.*
- 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 proposal appears to have taken into consideration any negative impacts that may be relate to the use, and offered sufficient measures to address them.*
- 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 access off Lyle Lane which is access off Highway 12.*

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

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff has concluded that the proposed resource recovery facility is consistent with the standards for conditional use permits, performance standards for cottage industries and with the purpose of the county land use and development ordinance.

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

1. The conditional use permit is granted for a resource recovery 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. A stormwater permit shall be reviewed and approved by the Eau Claire County Land Conservation Division prior to any land disturbance taking place.
4. The resource recovery facility shall follow the standards in 18.51.020 of the county land use and development ordinance.
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–Friday 3:00AM to 11:00PM for the maintenance crew with loading hours being 6:00AM-5:00 PM.
7. All sorting and processing activities shall be performed within the enclosed structure.
8. Uses authorized under this conditional use permit shall be limited to the resource recovery facility proposed in the application. However, future changes in the business located at this site, shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
9. Property must be in compliance with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
10. 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.
11. The permit is subject to Section 18.103.100 and 18.155.020 of the county land use and development ordinance. These provisions establish when a conditional use permit lapses, when a CUP expires due to the abandonment of a use, and the conditions under which it can be revoked.



**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:	2/21/2025
Accepted By:	Heidi
Receipt Number:	080014
Town Hearing Date:	TBD
Scheduled Hearing Date:	TBD

**CONDITIONAL USE PERMIT APPLICATION**

Property Owner Name: Harter's Property Management, LLC	Phone# 715-446-5400
Mailing Address: 169901 Ringle Ave, Ringle, WI 54471	
Email Address: csattler@harters.net	

Agent Name: Chris Sattler	Phone# 715-302-5317
Mailing Address: 169901 Ringle Ave, Ringle, WI 54471	
Email Address: csattler@harters.net	

**SITE INFORMATION**

Site Address: 4848 Lyle Ln, Eau Claire, WI 54703, LOT 1 CSM 2083 (VOL 11 P 201#880632)			
Property Description: _____ ¼ _____ ¼ Sec. <u>4</u> , T <u>27</u> N, R <u>10</u> W, Town of <u>Union</u>			
Zoning District: C3	Code Section(s): 4		
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):	1802222710044209003	022101304000	

**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 checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input checked="" 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 Chris Sattler Digitally signed by Chris Sattler Date: 2025.02.03 09:15:58 -06'00' Date 2/3/2025

**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)

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

**From:** [Ben Bublitz](#)  
**To:** [Heidi Pederson](#)  
**Subject:** FW: Conditional Use Application - 4848 Lyle Ln, Eau Claire  
**Date:** Wednesday, February 26, 2025 1:39:55 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[07-18-22 Wetland Delineation Report.pdf](#)  
[Wetland Delineation Confirmation 2022-02534.pdf](#)

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**Ben Bublitz** | Land Use Manager  
721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703  
**Office:** 715-839-4743 **Cell:** 715-829-2877 **Fax:** 715-831-5802  
**Email:** [ben.bublitz@eauclairecounty.gov](mailto:ben.bublitz@eauclairecounty.gov)



---

**From:** Chris Sattler <CSattler@harters.net>  
**Sent:** Monday, February 10, 2025 9:29 AM  
**To:** Ben Bublitz <Ben.Bublitz@eauclairecounty.gov>  
**Cc:** Jennifer Meyer (meyerjennifer@wwt.net) <meyerjennifer@wwt.net>; townofunion@wwt.net  
**Subject:** RE: Conditional Use Application - 4848 Lyle Ln, Eau Claire

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

Good morning Ben,

Please see below for answers to the questions:

1. Sign plans
2. Structure floor plans.
3. Structure elevation plans. Preliminary elevation plans will be included in the architectural proposals. Pending approval of the conditional use, complete plans with sign plans and structure floor plans will be submitted to the State and County for approval and building permit.
4. How was the number of parking spaces determined? The application states there could be up to 50 employees. The number of parking spaces was determined by the maximum number of employees we would need for a 15 to 25 garbage truck operation. The number of parking spaces (37 spaces) is based maximum of: 15 refuse collection route drivers, 3 maintenance employees on-site, 1 loader operator on-site, 1 semi-driver, 15 office employees/operations support staff on-site, and 2 guest parking spaces. In the future if we were to outgrow the 15 refuse collection truck parking spaces, the future expansion would be to add a maximum of 10 more refuse collection truck parking spaces and 10 more route driver parking spaces on the north side of the property, for a total of 47 employees. The maximum number of employees who work on-site at the location daily would not exceed 20.
5. Has there been any preliminary sizing for the septic system? Please verify the location reserved will be large enough. Septic area will be designed in spring when soil test pits are done, and we will have plenty of room in the north if larger area is needed. We had Bjork Plumbing take a look at the proposed septic area and they believe we have enough space planned based on other septic systems they have installed in that area. The proposed maximum number of employees using the septic would not exceed 20. The route drivers utilize restrooms along their routes during the day.
6. Has the Town of Union reviewed and preliminarily approved the two new access locations? Yes, we will get approval from the Town, but these were the approximate locations from the previous site plans developed for Blue Northern Holdings that

were approved by the Town of Union.

7. There are mapped wetlands on the property. Has a wetland delineation been completed to understand the extents of the wetland? If so, please include with the application. **Delineation Report is attached....no wetlands on the site with WIDNR Confirmation Letter.**
  
8. Expand the narrative to explain what materials will be processed onsite, and to demonstrate the proposed use meets the definition of a resource recovery facility. For your convenience, the definition is copied below. The code definition for a resource recovery facility is the closest definition to our proposed use, however, we do not intend to utilize this as a processing or sorting facility. **The proposed use is two-fold. 1) Refuse collection hauling & maintenance facility with offices. 2) Municipal solid waste & single stream recycling transfer facility. Typically, refuse collection route drivers start their day between 3:00-5:00 AM, Monday through Friday (and Saturdays during a holiday week). They come to work, park their personal vehicles in the lot, perform a pre-trip inspection on their assigned collection truck, and head out to their collection route. Once their truck is full, they return to the facility and empty the material (either refuse or recycling) onto the tipping floor that is located inside the transfer station, which is a fully-enclosed building. There is plenty of room inside the gates of the property to allow space for vehicles waiting to unload. Most collection routes, the driver only fills the truck once in a 10-hour work shift. There can be some routes (mostly commercial business collection in density areas) where the driver could fill the truck up to 3 times in a 10-hour work shift. Once the driver empties the collection vehicle for the final time at the end of the day into the transfer station, the driver then will do a post-trip inspection, address any concerns with the maintenance staff, and park the refuse collection vehicle back into the assigned parking spot. There will be a first shift maintenance crew on-site from 3:00 AM to 1:00 PM, and a second shift maintenance crew on-site from 1:00 PM to 11:00 PM. Inside the transfer station, there are two concrete basins – one for refuse and one for recycling. There is a compactor inside the building with a large hopper. The compactor is connected to a semi-trailer that has an opening on the back and is specifically designed to hold refuse and recycling. The loader operator will scoop up either the refuse or recycling on the tipping floor and load it into the compactor, which will then push and compact the material into the back of the trailer. Once the trailer is full, it will be disconnected from the compactor, door closed and sealed. The semi driver will then hook the compactor trailer up to the semi tractor, and it will be hauled to either a DNR approved landfill or recycling center to be sorted and processed. Loading hours of the transfer station would be 6:00 AM-5:00 PM Monday through Friday (and Saturdays during a holiday week). All refuse and recycling must be emptied inside the transfer station, and all refuse and recycling must be removed from the tipping floor at the end of each operating day. All of the refuse collection vehicles have hydraulically-operated hopper doors that close the collection chambers, and all have rubber-sealed tailgates to contain any liquids. The City of Eau Claire requires annual tailgate seal inspections for any refuse collection vehicle permitted to operate within the city limits. There will be two gates on the property and 6 ft fence around the property to contain any wind-blown litter. It is the responsibility of the loader operator to walk the perimeter each day to collect any wind-blow litter that may end up on the property. The two gates will be closed at the end of each operating day and on weekends. The driveways and traveled areas will be paved to prevent any dust. The noise levels will not exceed 60 dB and we will use the lowest OSHA allowable settings on vehicle & equipment back up alarms. The transfer station will be a Wisconsin DNR approved facility.**

Please let me know if you need anything else from me.

Thank you,

**Chris Sattler**

Operations Manager



2610 Engel Rd  
Wisconsin Rapids, WI 54495  
Main Office: 715-446-5400  
Cell Phone: 715-302-5317  
Toll Free: 888-804-8556

Fax: 715-446-5410

Email: [csattler@harters.net](mailto:csattler@harters.net)

Web: [www.hartersfvd.com](http://www.hartersfvd.com)

Find us on Facebook 

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**From:** Ben Bublitz <[Ben.Bublitz@eauclairecounty.gov](mailto:Ben.Bublitz@eauclairecounty.gov)>

**Sent:** Wednesday, February 5, 2025 2:34 PM

**To:** Chris Sattler <[CSattler@harters.net](mailto:CSattler@harters.net)>

**Cc:** Jennifer Meyer ([meyerjennifer@wwt.net](mailto:meyerjennifer@wwt.net)) <[meyerjennifer@wwt.net](mailto:meyerjennifer@wwt.net)>; [townofunion@wwt.net](mailto:townofunion@wwt.net)

**Subject:** RE: Conditional Use Application - 4848 Lyle Ln, Eau Claire

Hello Chris,

Thank you for submitting this information. Before we move forward with the application some additional information is needed.

1. Sign plans
2. Structure floor plans.
3. Structure elevation plans.
4. How was the number of parking spaces determined? The application states there could be up to 50 employees.
5. Has there been any preliminary sizing for the septic system? Please verify the location reserved will be large enough.
6. Has the Town of Union reviewed and preliminarily approved the two new access locations?
7. There are mapped wetlands on the property. Has a wetland delineation been completed to understand the extents of the wetland? If so, please include with the application.
8. Expand the narrative to explain what materials will be processed onsite, and to demonstrate the proposed use meets the definition of a resource recovery facility. For your convenience, the definition is copied below.

243. "Resource Recovery Facility" A building in which collected recyclables from residential and commercial sources, including aluminum food and beverage containers, glass food and beverage containers, magazines or other materials printed on similar paper, newspapers or other material printed on newsprint, kraft paper (e.g. grocery bags), corrugated cardboard, office paper, plastic food and beverage containers, steel or bimetal food or beverage containers, or other incidental recyclable items that may be delivered from time to time provided no dismantling is necessary according to market requirements and in which the incoming recyclables are sorted, shredded, crushed, baled or otherwise separated using equipment not to exceed 15 horsepower, for later shipment to markets. All activities that take place at a resource recovery facility shall take place inside the building including recyclables. Dismantling, salvaging, crushing, or storage of motor vehicles, machinery, or appliances, or the processing or storage of putrescible, hazardous or toxic wastes are prohibited. A resource recovery facility is also called a material recovery facility or MRF.

9. Your narrative will also need to demonstrate how section 18.51.020 of the code is met. This section is copied below.

**18.51.020 Resource recovery facilities.**

- A. A Resource Recovery Facility is a permitted use in the I-L and I-1 Districts and a Conditional Use in the C-2 and C-3 Districts.
- B. A Resource Recovery Facility shall meet the following requirements:
1. The facility shall not be sited within 150 feet of a residential district or use.
  2. All collection, processing, and storage shall take place within a building. No power-driven equipment in the excess of 15 horsepower is allowed for the processing of recyclables.
  3. Noise levels do not exceed the maximum sound levels specified in Section 18.79.040 for the zoning district in which the facility is located.

646

7/18/2023

4. All driveways and traveled areas must be made of dust free materials. All vehicles waiting to unload must be located on the property.
5. No dust, fumes, smoke, or vibration above ambient levels at the property line in the C-3 district.
6. Within 250 feet of a residential district, hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
7. Access must be from a collector or arterial street and must be gated after business hours.
8. The facility must meet all state, federal, and local laws and regulations. (Ord. 167-3, Sec. 1, 2023)

Please let me know if you have any additional questions.

Thank you,

**Ben Bublitz** | Land Use Manager  
721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703  
**Office:** 715-839-4743 **Cell:** 715-829-2877 **Fax:** 715-831-5802  
**Email:** [ben.bublitz@eauclairecounty.gov](mailto:ben.bublitz@eauclairecounty.gov)



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**From:** Chris Sattler <[CSattler@harters.net](mailto:CSattler@harters.net)>  
**Sent:** Tuesday, February 4, 2025 9:35 AM  
**To:** PnD Land Use <[landuse@eauclairecounty.gov](mailto:landuse@eauclairecounty.gov)>  
**Cc:** Ben Bublitz <[Ben.Bublitz@eauclairecounty.gov](mailto:Ben.Bublitz@eauclairecounty.gov)>  
**Subject:** Conditional Use Application - 4848 Lyle Ln, Eau Claire

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

Hello,

Please see attached Conditional Use Application for 4848 Lyle Ln. We have an accepted offer to purchase this property, contingent on approval of a conditional use permit.

I will plan to be in attendance at both the February 11<sup>th</sup> Town of Union board meeting and the February 25<sup>th</sup> County Committee, along with our builder Jim Carlson from JBS Quincy, and our engineer Sean Bohan from Advanced Engineering Concepts.

Please let me know if you need anything prior to the meetings, and I will get them over ASAP. You should be receiving the \$575.00 application fee via mail.

Thank you for your time,

**Chris Sattler**

Operations Manager



**2610 Engel Rd  
Wisconsin Rapids, WI 54495  
Main Office: 715-446-5400  
Cell Phone: 715-302-5317  
Toll Free: 888-804-8556  
Fax: 715-446-5410**

Email: [csattler@harters.net](mailto:csattler@harters.net)

Web: [www.hartersfvd.com](http://www.hartersfvd.com)

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PRELIMINARY NOT FOR CONSTRUCTION



Know what's below.  
Call before you dig.



0 15 30 60

**HATCHING LEGEND**

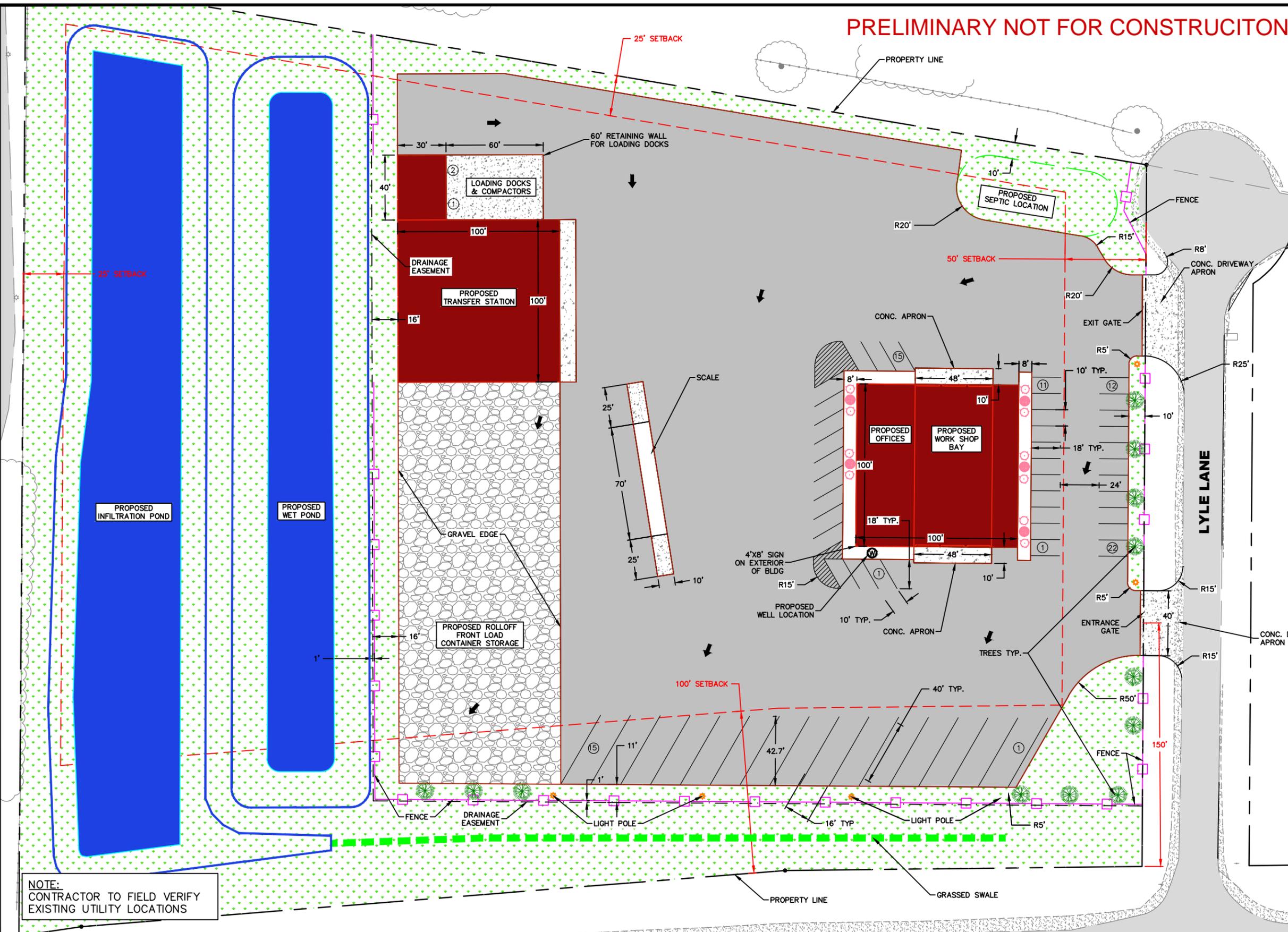
	EXISTING CONCRETE PAVEMENT
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED BUILDING
	PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS))
	PROPOSED GRAVEL PARKING LOT
	EXISTING GRAVEL SHOULDER
	PROPOSED DRAINAGE DIRECTION

**HARTER'S TRANSFER STATION  
4848 LYLE LN**

LOT SIZE:	350,301 SF (8.04 AC.)
EXISTING IMPERVIOUS AREA:	0 SF (0.0%)
PROPOSED USE:	SOLID WASTE TRANSFER STATION
PROPOSED BUILDING:	21,200-SF (6.05%)
PROPOSED PAVEMENT:	156,445-SF (44.7%)
OVERALL IMPERVIOUSNESS:	177,645-SF (50.7%)
GREEN SPACE:	172,656-SF (49.3%)
PARKING STALLS:	37 TOTAL
TRUCK STALLS:	15 STALLS
STORM WATER TREATMENT:	1 GRASSED SWALE 1 INFILTRATION POND 1 WET POND
SETBACKS:	FRONT: 50' SOUTH SIDE: 100' NORTH SIDE: 25' REAR: 25'

**LANDSCAPING LEGEND**

	DECIDUOUS 'STREET TREE' (MIN. 2" CALIPER)
	SMALL MIXED SHRUBS
	GRASS/LANDSCAPING
	FENCE
	LIGHT



NOTE:  
CONTRACTOR TO FIELD VERIFY  
EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.  
25013



ADVANCED ENGINEERING CONCEPTS  
1360 INTERNATIONAL DR  
EAU CLAIRE, WI 54701  
PH: 715-552-0330  
info@aec.engineering  
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SITE AND DRAINAGE PLAN EXHIBIT

HARTER'S TRANSFER STATION  
HARTERS EXPERT DISPOSAL  
4848 LYLE LN  
EAU CLAIRE, WI

DWG NAME	25013 PG1 SITE	1
DATE	02/2025	1

**State of Wisconsin**  
DEPARTMENT OF NATURAL RESOURCES  
1300 W Clairemont Ave.  
Eau Claire, WI, 54702

Tony Evers, Governor  
Preston D. Cole, Secretary  
Telephone 608-266-2621  
Toll Free 1-888-936-7463  
TTY Access via relay - 711



08/02/2022

WIC-WC-2022-18-02534

Blue North Holdings  
Attention: Andy Pritchard  
5640 Old Town Road  
Eau Claire, WI 54701  
[sent electronically]

RE: Wetland Delineation Confirmation for Approximately 8.0-Acre Project Review Area, located in NW 1/4, of the SE 1/4, of Section 4, Township 27N, Range 10W, in the City of Eau Claire, Eau Claire County

Dear Mr. Pritchard:

We have reviewed the wetland delineation report from Bopray Environmental Services LLC. prepared for the above-mentioned site. This letter will serve as confirmation that the wetland boundaries shown on the enclosed wetland delineation figure are acceptable. This finding is based upon a field visit on July 27, 2022. Any filling or grading within these areas may require DNR approvals. Our wetland confirmation is valid for five years. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at [calvin.lawrence@wisconsin.gov](mailto:calvin.lawrence@wisconsin.gov)).

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization, to comply with the state's Endangered Species Law. To ensure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at <https://dnr.wi.gov/topic/ERReview/Review.html>. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please call me at (715) 415-4916 or you can reach me by email at Travis.Holte@wisconsin.gov.

Sincerely,



Travis Holte  
Wetland Identification Specialist

Enclosures:

- Project Location Figure
- Wetland Delineation Figure

CC (via email):

- Bill Sande, Project Manager, U.S. Army Corps of Engineers
- Rod Eslinger, Eau Claire County
- Amanda Harvey, DNR Water Management Specialist-Wetland Team
- Kelly Bopray, Bopray Environmental Services, LLC.



**Figure 1. Location Map**  
 Blue North Distributing Site, XX Lyle Lane  
 Eau Claire, Wisconsin



Project No. 2022-023



**Figure 3. Aerial Photo with Approximate Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota



Project No. 2022-023

# Wetland Delineation Report

8-Acre, XX Lyle Lane, Blue North Distributing Site

Eau Claire, Wisconsin

Prepared for: Blue North Holdings LLC



July 12, 2022

# Wetland Delineation Report

## Blue North Distribution Site

### Eau Claire, Wisconsin

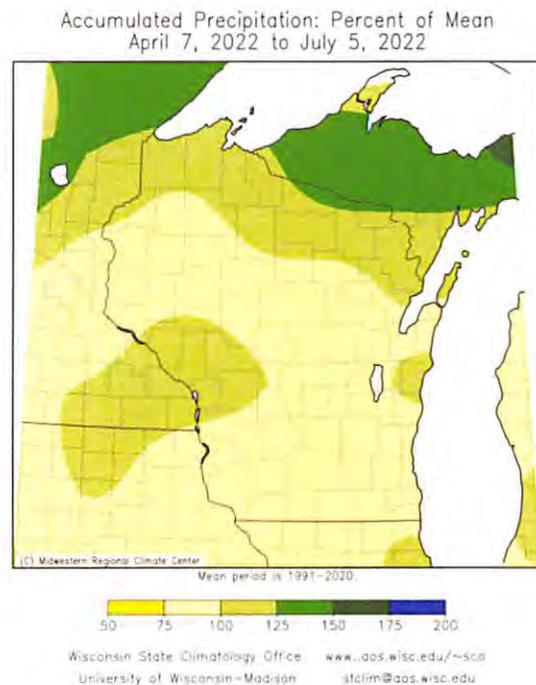
July 12, 2022

#### Background

Bopray Environmental Services LLC (BES) has completed a wetland delineation on the Blue North Distributing site located in Eau Claire. The site is approximately 8-acres in the SE ¼, Section 4, T27N, R10W, and Eau Claire County, Wisconsin (**Figure 1**). The site consists of open, small scale, but intense garden crop fields. The topography of the site is gently rolling, and draining to a closed depression in the western part of the site according to the U.S.G.S. quadrangle topographic map (**Figure 2**). On July 5, 2022, BES evaluated the site and confirmed that the closed depression did not meet the wetland criteria. The approximate site and sampling point are shown on an aerial photo in **Figure 3**. Historical aerial photos are included in **Appendix A**. The purpose of this delineation was to identify any wetlands that may have to be considered during site development and for regulatory purposes.

#### Methodologies

The site was evaluated for wetlands based on the methods contained in the Level 2, "Routine Determinations" section of the U.S. Army Corps of Engineers "Wetland Delineation Manual" (Technical Report Y87-1, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region. This is the methodology currently used to determine wetlands by both the U.S. Army Corps of Engineers for implementation of Section 404 of the Clean Water Act and by the Wisconsin DNR. Soil colors described herein follow "Munsell Soil Color Charts." According to the Wisconsin State Climatology Office's webpage, the area was at 50-75% of average precipitation for the preceding 30-day and 75-100% for the preceding 90-day periods. Using the USACE Antecedent Precipitation Tool (APT) precipitation for the preceding three months for this site was Normal at the time of the site visit (**Appendix B**).



## Results

### Resource Maps Review

The Wisconsin Wetlands Inventory (WWI) (**Figure 4**) does identify one wetland basin in the closed depression on the site in the approximate area identified by BES. The WWI classified the basin as an Emergent-wet meadow, Persistent, Wet soil, Palustrine, farmed (E1Kf) basin. The DNR does not identify any Priority Navigable Waters or Areas of Special Natural Resource Interest on the site (**Figure 5**). The Eau Claire County Soil Survey (**Figure 6**) identifies the Menomin silt loam (416A), Meridian silt loam (423B2), Shiffer loam (428A), Chetek sandy loam (454C2), and Prissel loamy sand (546B) soil map units on the site. The Menomin soil map unit is specifically identified in the closed depression on the site. The Shiffer soil map unit is listed as having 3% inclusions of hydric soils. The other soil map units are listed as including 0% inclusions of hydric soils.

### Sample Point SP-1

Sample Point SP-1 is at the low point in the closed depression in the western part of the site (**Figure 7**). The area was evaluated to determine if the basin ponded water or had high groundwater long enough to develop wetland conditions. The site is currently used for small scale, intensive gardening/agriculture production. However, the low point of the basin was not planted in 2022 and the volunteer vegetation appeared to represent the site conditions. The vegetation in the basin is dominated by curly dock (*Rumex crispus*) with minor species including giant ragweed (*Ambrosia trifida*), Pennsylvania smartweed (*Persicaria pennsylvanica*), sticky willy (*Galium aparine*), common cinquefoil (*Potentilla simplex*) and yellow rocket (*Barbarea vulgaris*). The vegetation community did meet the dominance test based on a single FAC species. However, the prevalence index was 3.05. The soils consisted of 21 inches of 10YR 2/2 silt loam, over five inches of 10YR 3/1 silt loam, over 2.5Y 4/2 silt loam with 5% 2.5Y 4/3 iron concentrations. The fifth horizon does not meet the depleted matrix criteria because the redox features are faint, not distinct or prominent. There were no redox features observed in the top two horizons (to a depth of 12 inches) to meet the F6 or F8 hydric soils criteria. The surface was not dark, deep enough to meet the A12 hydric soils criteria. The water table and saturated soil were not observed within a depth of 30 inches in the soil pit at the time of the site visit. Historical aerial photos do not show surface water or saturated soils in the basin. The plant community fails the FAC-Neutral test. Geomorphic position was not checked because the soil is not hydric. There were no other wetland hydrology indicators observed in the basin. Additionally, when the site to the west was developed, a series of stormwater ponds/infiltration basins were constructed which may have reduced the quantity of surface water that get to this depression. This depression met the hydrophytic vegetation criteria but fails to meet the hydric soils, and wetland hydrology criteria. BES concluded the area does not meet all three mandatory wetland criteria and therefore did not delineate a wetland in the basin.

Wetland Classification

BES' classification of the wetlands is based on observations of the site and is include in Table 1 below.

**Table 1. Summary of Wetland Characteristics**

Basin	Class	Circ. 39 Type	Isolated Y/N	Comments
Basin 1, Sample point SP-1	Non-wetland	N/A	Y	The basin is an isolated depression in the western part of the site. The basin is dominated by FAC species, but fail the FAC Neutral Test. The soil is not hydric and therefore geomorphic position is not a wetland hydrology indicator.

**Jurisdiction**

Table 1 indicates whether the wetlands are isolated or not for purposes of U.S. Army Corps of Engineers (COE) jurisdiction under Section 404 of the Clean Water Act. This determination is made by BES in the field at the time of the delineation and is essentially our best professional opinion based on the portion of the particular wetland we observed. In some cases, only a small portion of the wetland edge that is present on the property being delineated is evaluated. If no inlets or outlets are observed in the evaluated area, and none are evident on topographic maps or aerial photos, we are inclined to determine the wetland is isolated. However, since the entire wetland is sometimes not assessed, it is possible that inlets and/or outlets do exist and that the wetland has a surface connection to a federal "navigable" water and, thus, falls within the jurisdiction of Section 404. Therefore, a determination by BES of whether a particular wetland is isolated or not should not be considered a final determination with regard to COE jurisdiction until the COE concurs with the determination. The COE should not take jurisdiction of this site because the basin does not meet the wetland criteria and it has no connection to other wetlands or waters of the US.

No areas on the site are identified as a Priority Navigable Water (PNW) or an Areas of Special Natural Resource Interest (ASNRI) by the DNR on the site. The DNR does have jurisdiction over the wetlands based on Wisconsin Statutes Chapter 299. Stormwater management on this site may need to comply with standards under Wisconsin Statutes Chapter 151.

A copy of this report should be submitted to the DNR to beginning the process of obtaining concurrence with the delineated wetland boundaries. If the on-site wetlands may be affected during site construction, all necessary permits should be obtained prior to construction.

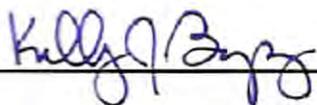
Wetland Delineation Report  
Blue North Holdings, Eau Claire, WI  
BES Project No. 2022-023  
July 12, 2022

Additional information regarding the wetlands' vegetation, soils and hydrology is included in **Appendix C**. Ground level photos of the wetlands are included in **Figures 7 and 8**.

---

The information contained herein represents the findings of BES during wetland delineation conducted on June 6, 2022, at the referenced site.

Respectfully,  
Bopray Environmental Services LLC



Kelly J. Bopray  
Professional Soil Scientist

June 12, 2022

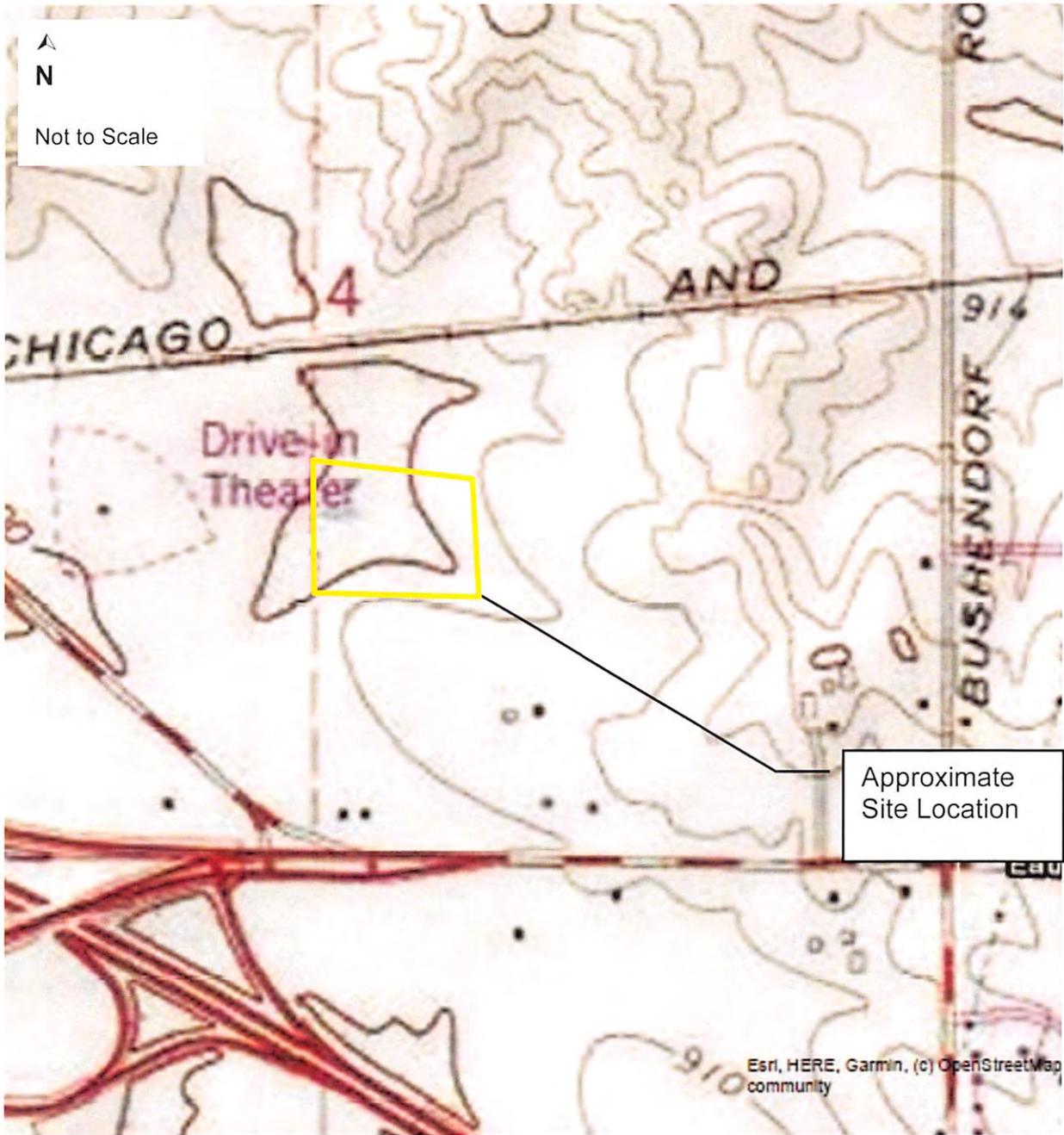
Date

Enclosures



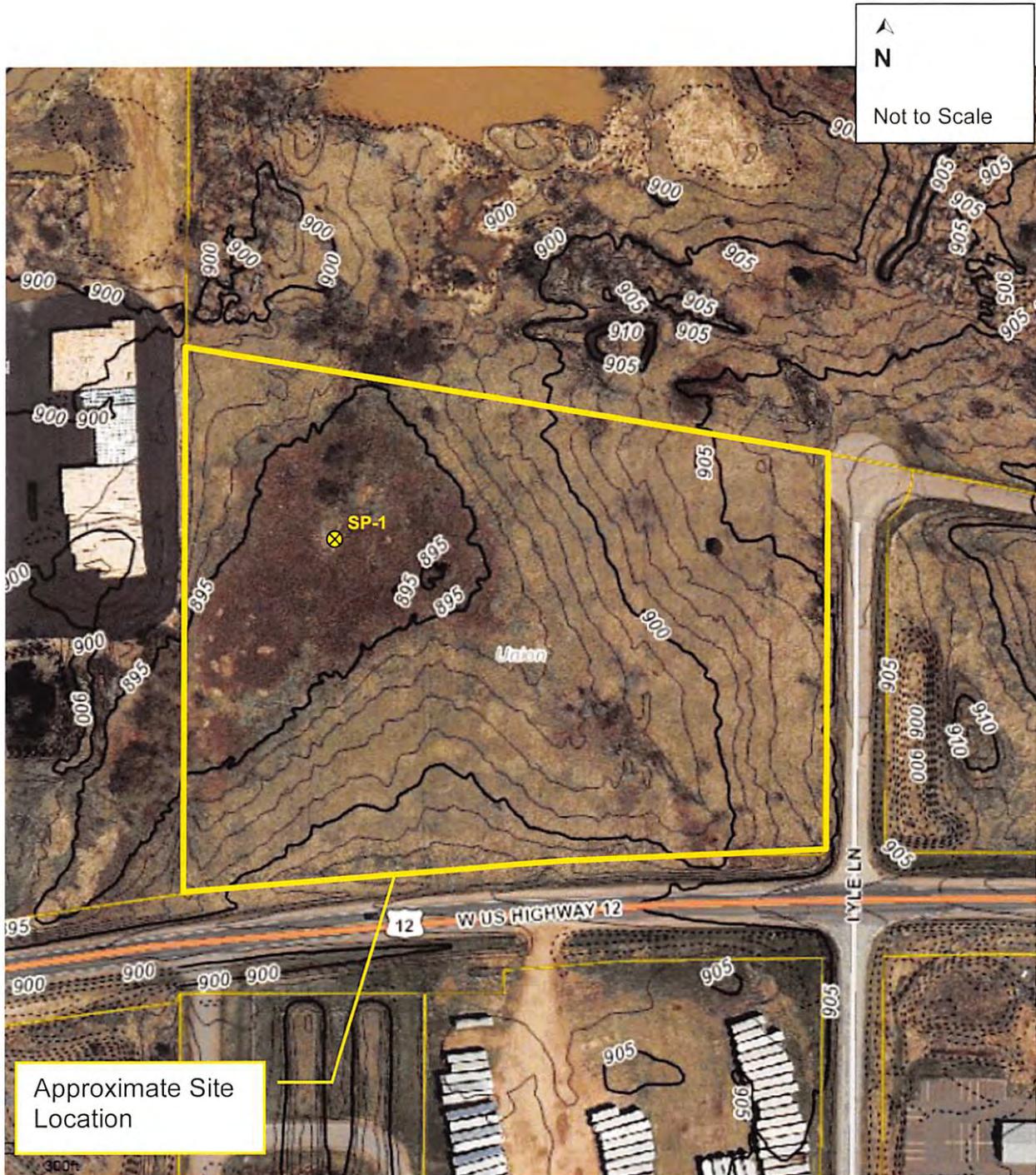
**Figure 1. Location Map**  
 Blue North Distributing Site, XX Lyle Lane  
 Eau Claire, Wisconsin

Project No. 2022-023



**Figure 2. U.S.G.S.  
Quadrangle Map**  
Blue North Distribution, XX Lyle Lane  
Eau Claire, Wisconsin

Project No. 2022-023

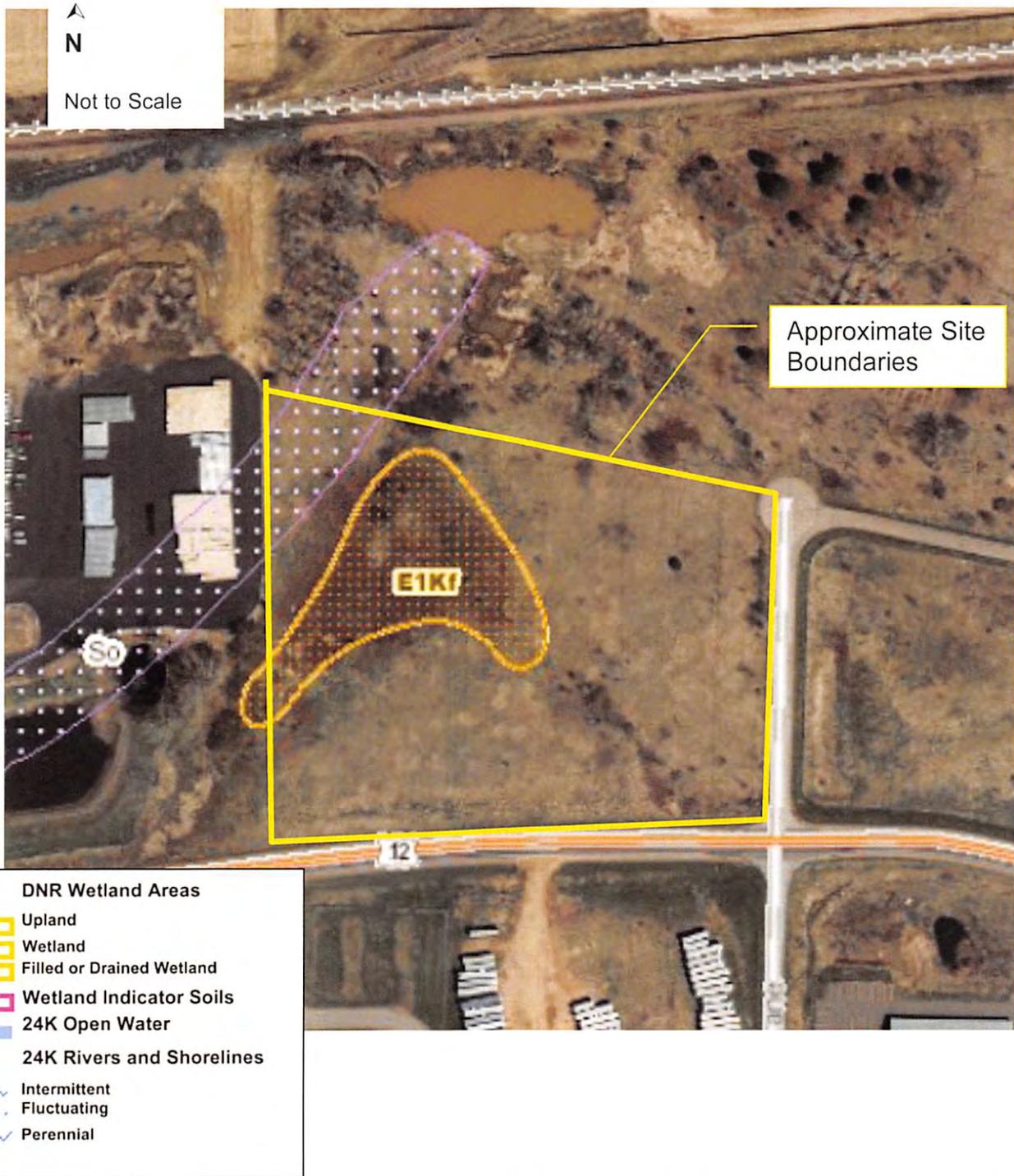


**Figure 3. Aerial Photo with Approximate Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota

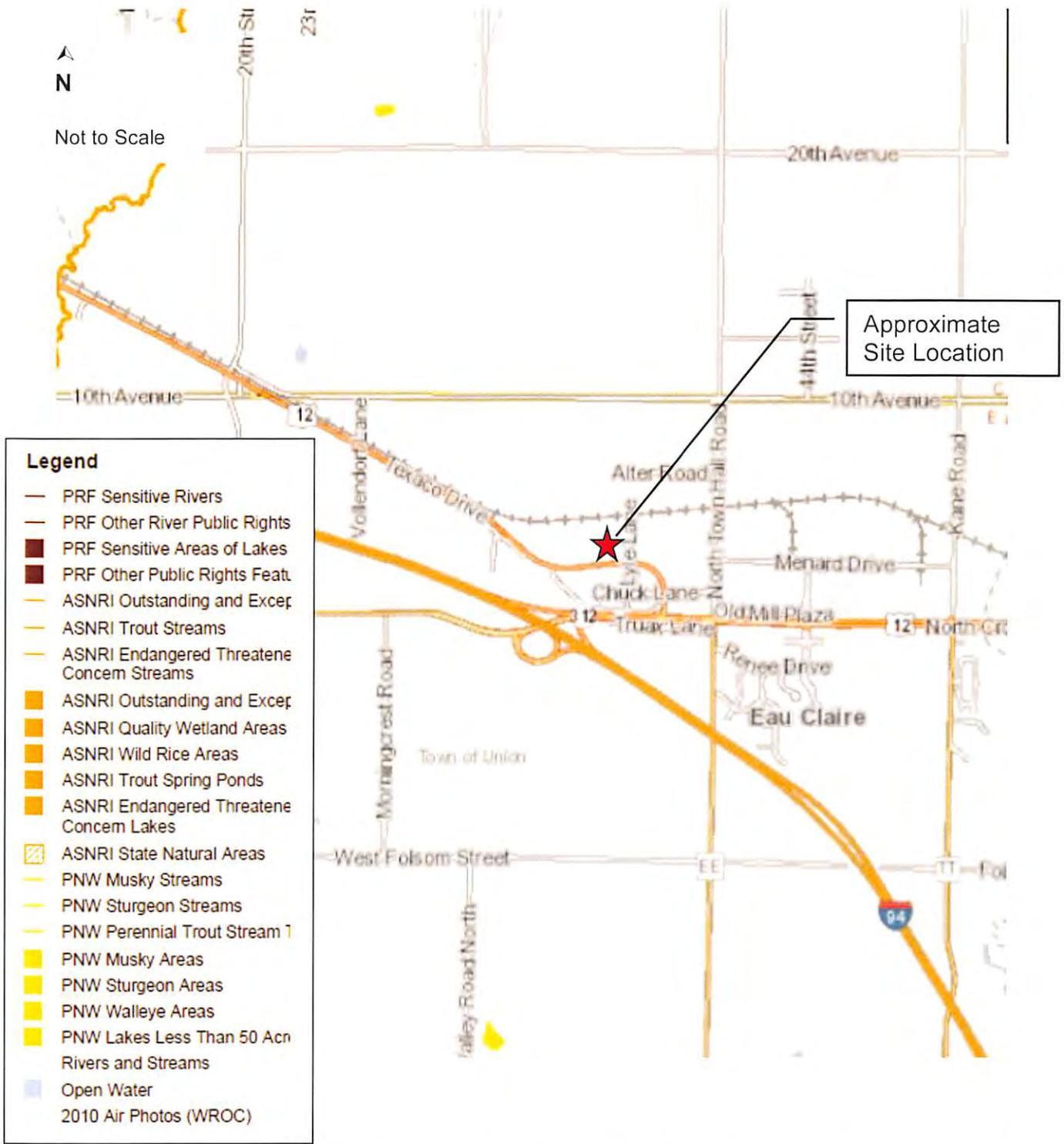


Project No. 2022-023



**Figure 4. Wisconsin Wetland  
 Inventory Map**  
 Blue North Distributing, XX Lyle Lane  
 Eau Claire, Wisconsin

Project No. 2022-023



**Figure 5. Wisconsin Designated Waters Map**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Wisconsin



Project No. 2022-023



**Soil Map Unit Legend**

416A	Menomin silt loam, 0-3% slopes, 0% Hydric soils.
423B2	Meridian silt loam, 2-6% slopes, 0% Hydric soils.
428A	Shiffer loam, 0-3% slopes, 3% Hydric soils.
454C2	Prissel loamy sand, 2-6% slopes, 0% Hydric soils.
546B	Chetek sandy loam, 6-12% slopes, 0% Hydric soils.



**Figure 6. Eau Claire County  
Soil Survey Map**  
Blue North Distributing, XX Lyle Lane  
Eau Claire, Wisconsin

Project No. 2022-023



Sample point SP-1 looking southwest. The dominant vegetation is curly dock. Although the area meets the dominance test based on FAC species, it fails the FAC-Neutral Test because there are more FACU species than FACW and OBL species.



Sample point SP-1 soil profile. Redox features at 26 inches are too deep, and the surface is not dark, deep enough to meet the hydric soils criteria.



Looking northeast across the site from the southwest corner of the site.



Looking W at the extensive stormwater ponding and infiltration system on the adjacent site. This appears to have eliminated some of the surface water flow that would have historically gone into the basin on site.



**Figure 8. Ground Photos**  
Blue North Distributing, XX Lyle Lane  
Eau Claire, Wisconsin

Project No. 2022-023

# Appendix A



**Historical Aerial Photo with Approximate  
Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota



Project No. 2022-023



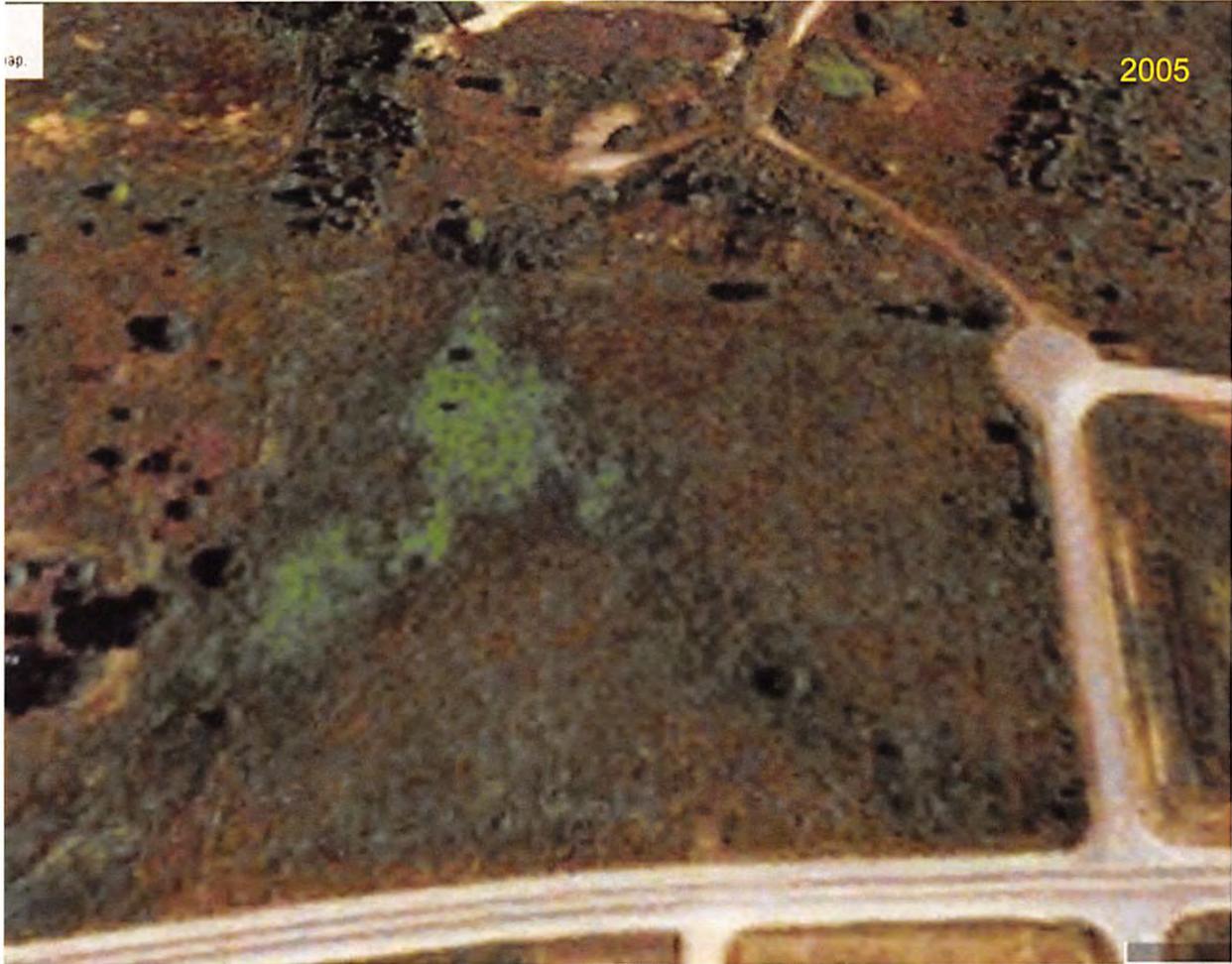
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**Historical Aerial Photo with Approximate  
Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota



Project No. 2022-023

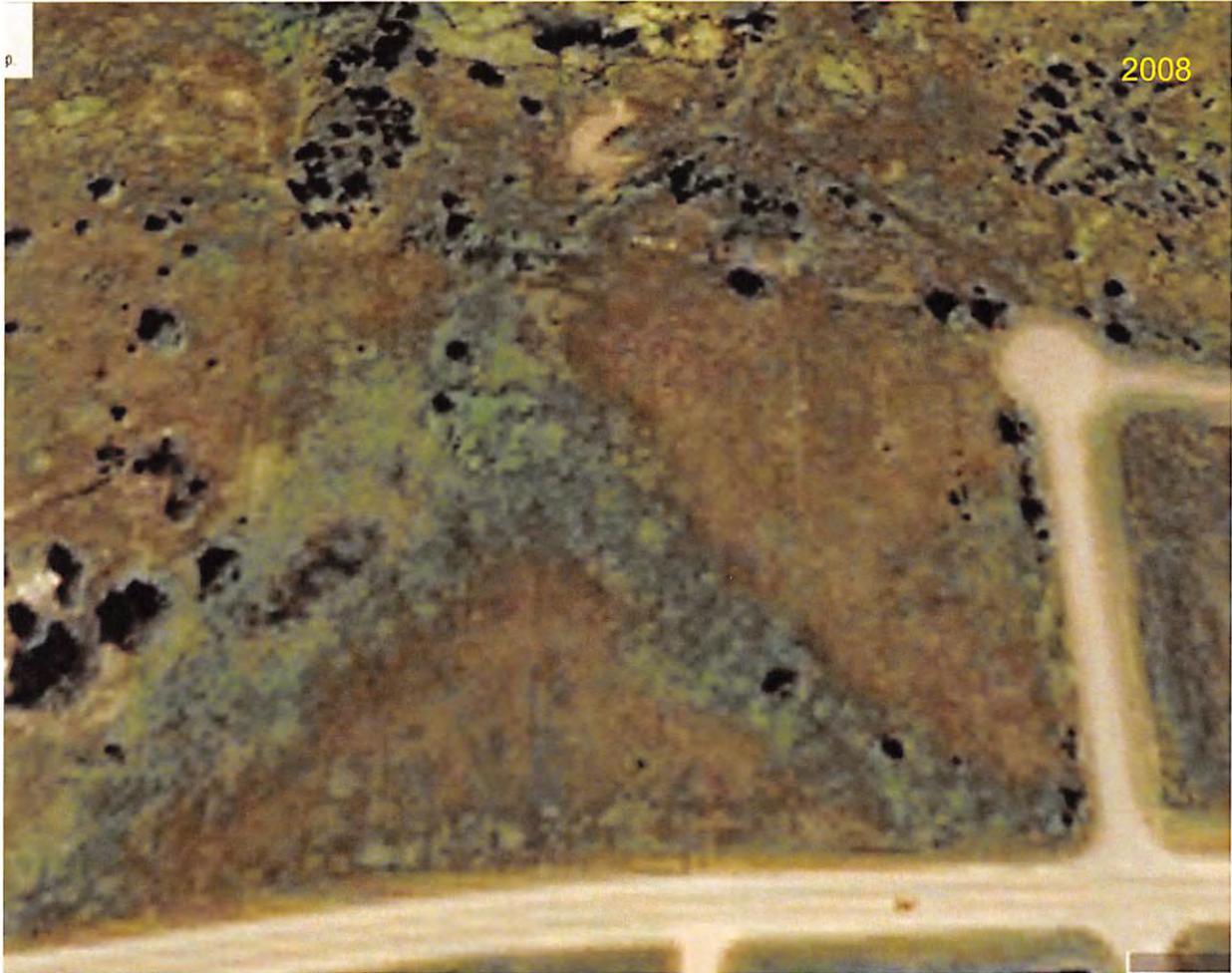


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**Historical Aerial Photo with Approximate  
Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota

Project No. 2022-023



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**Historical Aerial Photo with Approximate  
Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota



Project No. 2022-023



**Historical Aerial Photo with Approximate  
Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota



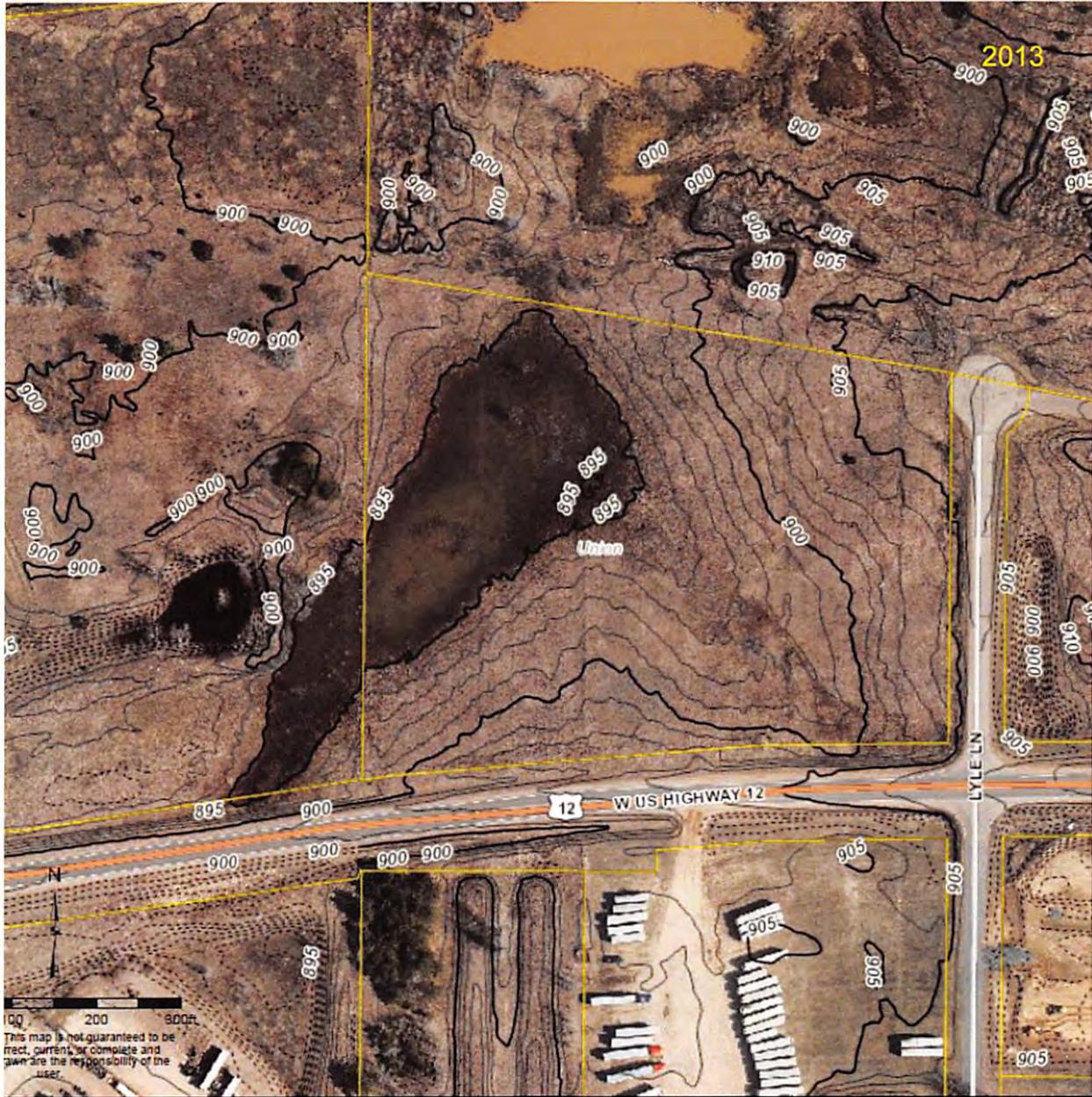
Project No. 2022-023



**Historical Aerial Photo with Approximate  
Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota

Project No. 2022-023



## Historical Aerial Photo with Approximate Wetland Boundary

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota



Project No. 2022-023



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**Historical Aerial Photo with Approximate  
Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota



Project No. 2022-023



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**Historical Aerial Photo with Approximate  
Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota



Project No. 2022-023







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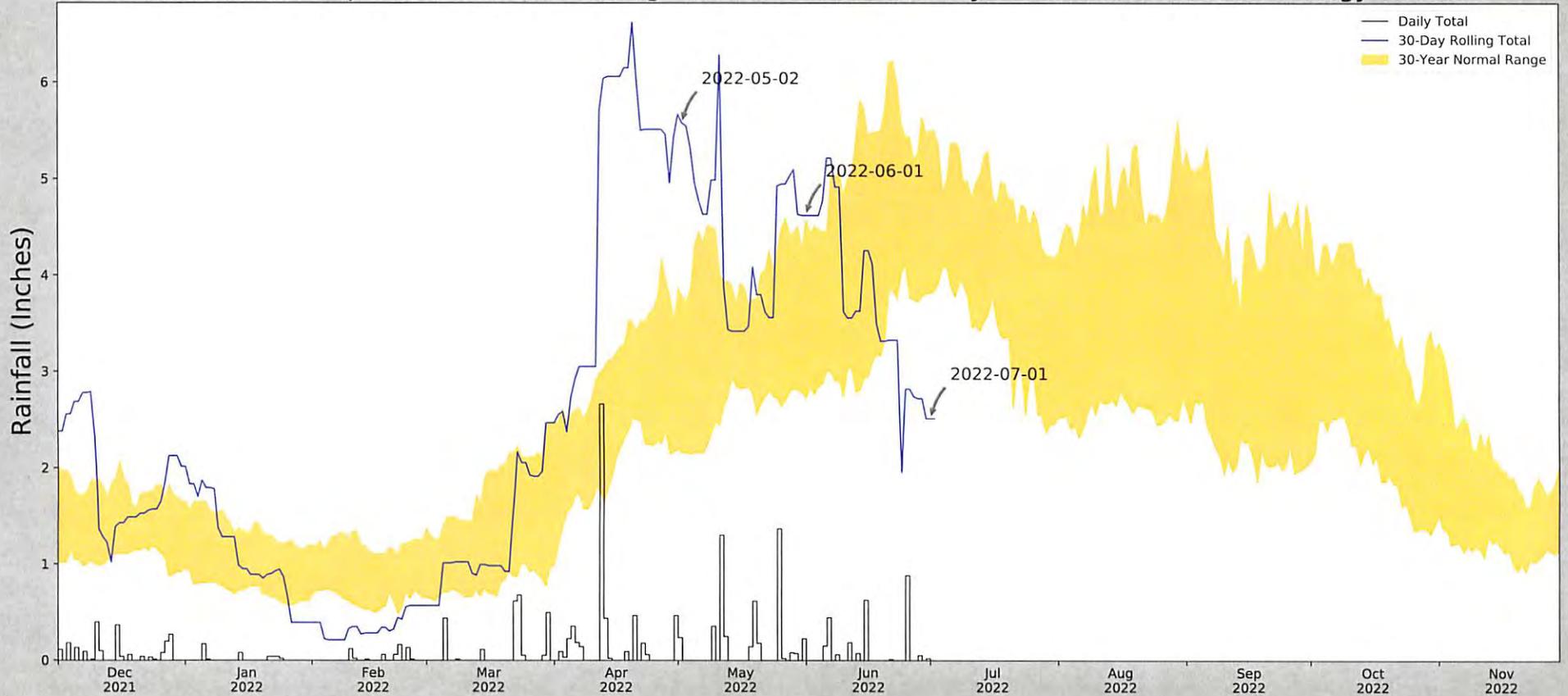
**Historical Aerial Photo with Approximate  
Wetland Boundary**

Blue North Distributing, XX Lyle Lane  
Eau Claire, Minnesota

Project No. 2022-023

# Appendix B

# Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.847477, -91.598424
Observation Date	2022-07-01
Elevation (ft)	899.36
Drought Index (PDSI)	Not available (2022-06)
WebWIMP H <sub>2</sub> O Balance	Dry Season

30 Days Ending	30 <sup>th</sup> %ile (in)	70 <sup>th</sup> %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2022-07-01	3.811811	5.500394	2.511811	Dry	1	3	3
2022-06-01	2.723228	4.568898	4.61811	Wet	3	2	6
2022-05-02	2.155906	3.774016	5.57874	Wet	3	1	3
Result							Normal Conditions - 12



Figure and tables made by the Antecedent Precipitation Tool Version 1.0

Written by Jason Deters  
U.S. Army Corps of Engineers

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
EAU CLAIRE RGNL AP	44.8664, -91.4878	884.843	5.574	14.517	2.589	11353	90

# Appendix C

**WETLAND DETERMINATION DATA FORM - Midwest Region**

Project/Site Blue North Distributing XX Lyle Lane City/County: Eau Claire Sampling Date: 7/5/2022  
 Applicant/Owner: Blue North Holdings LLC State: WI Sampling Point: SP-1  
 Investigator(s): Kelly Bopray PSS Section, Township, Range: Sec. 4, T27N, R10W  
 Landform (hillslope, terrace, etc.): closed depression Local relief (concave, convex, none): concave  
 Slope (%): 0-1% Lat: \_\_\_\_\_ Long: \_\_\_\_\_ Datum: \_\_\_\_\_  
 Soil Map Unit Nam: 416A Menomin silt loam vLWI Classification: E1Kf

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)  
 Are vegetation \_\_\_\_\_, soil \_\_\_\_\_, or hydrology \_\_\_\_\_ significantly disturbed? Are "normal circumstances" present? Yes  
 Are vegetation \_\_\_\_\_, soil X, or hydrology \_\_\_\_\_ naturally problematic? present? Yes

**SUMMARY OF FINDINGS** (If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u>non wetland</u>
Hydic soil present? <u>N</u>	
Indicators of wetland hydrology present? <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)  
 Precip for the preceeding 30 days was 50-75% of average and for the preceeding 90 days it was 75-100%. Using the Corps APT anecdent precipitation was Normal. Soil is a mollisol.

**VEGETATION -- Use scientific names of plants.**

Tree Stratum	(Plot size: <u>30 ft</u> )	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		<b>Prevalence Index Worksheet</b> Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>10</u> x 2 = <u>20</u> FAC species <u>77</u> x 3 = <u>231</u> FACU species <u>15</u> x 4 = <u>60</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>102</u> (A) <u>311</u> (B) Prevalence Index = B/A = <u>3.05</u>
Sapling/Shrub stratum	(Plot size: <u>15 ft</u> )	Absolute % Cover	Dominant Species	Indicator Status	
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5 ft</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Hydrophytic Vegetation Indicators:</b> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% Prevalence index is ≤3.0* Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Rumex crispus</u>	<u>60</u>	<u>Y</u>	<u>FAC</u>	
2	<u>Ambrosia trifida</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
3	<u>Persicaria pensylvanica</u>	<u>10</u>	<u>N</u>	<u>FACW</u>	
4	<u>Galium aparine</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
5	<u>Potentilla simplex</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
6	<u>Barbarea vulgaris</u>	<u>2</u>	<u>N</u>	<u>FAC</u>	
7					
8					
9					
10					
		<u>102</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30 ft</u> )	Absolute % Cover	Dominant Species	Indicator Status	<b>Hydrophytic vegetation present?</b> <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)  
 The area is a small scale intensive garden, but the low area was not cultivated in 2022. The voluneer vegetation does appear to represent the site conditons (consistent with the soils and hydrology observations).



Bopray  
Environmental

N7831 920th St. River Falls, WI 54022  
715-307-4577 [kjbopray@yahoo.com](mailto:kjbopray@yahoo.com)

# Memorandum

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To: Andy Pritchard, Blue North Distributing

From: Kelly Bopray

Subject: Lyle Lane, Eau Claire, Wetland Delineation Report

Date: July 12, 2022

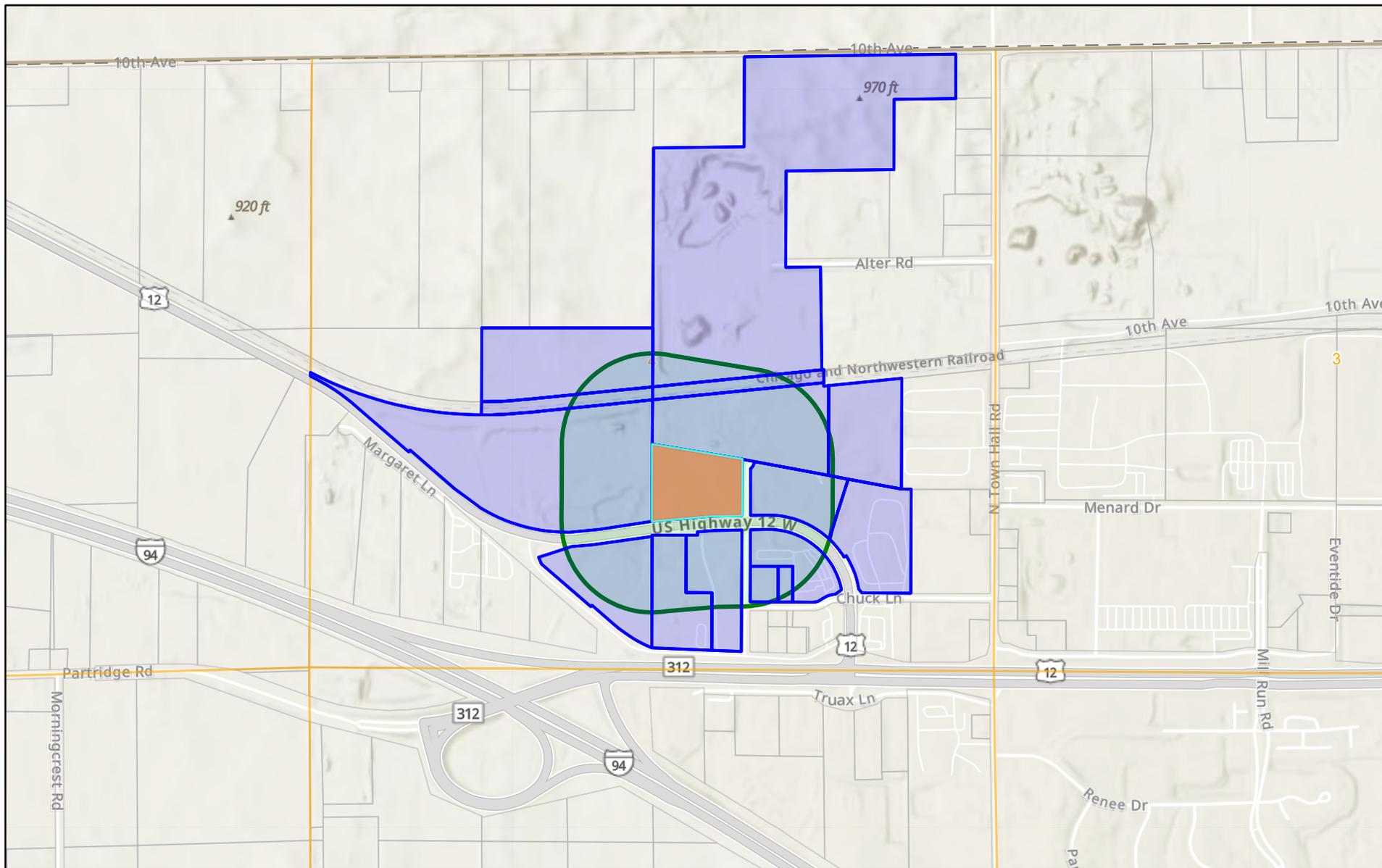
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Attached please find two copies of the wetland delineation report for your use. On your behalf, I have sent an electronic copy of the report to the DNR for approval. I have not sent a copy of the report to the USACE. If you need confirmation that the USACE does not have jurisdiction a request can be submitted after site plans are completed. If the site plans will impact the wetlands a permit may be needed from the DNR.

The DNR will probably do a site visit to review the delineation. That was in the project budget, and I would recommend that you have me present when the DNR is on-site.

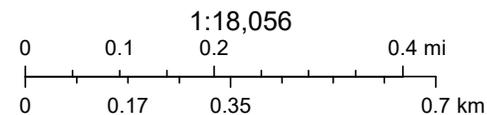
If you have any questions, please feel free to call me.

# Public Notification



2/4/2025, 12:29:47 PM

-  County Boundary
-  Tax Parcel
-  Section



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

FirstName LastName	Address	City State Zip
MENARD INC	4777 MENARD DR	EAU CLAIRE WI 54703-9604
DONNA FLATLAND	6735 COUNTY LINE RD	EAU CLAIRE WI 54703-9663
ATC REALTY INVESTMENTS LLC	2555 S TELEGRAPH RD	BLOOMFIELD HILLS MI 48302-0912
EAU CLAIRE SAND & GRAVEL CO INC	PO BOX 688	EAU CLAIRE WI 54702-0688
UNION PACIFIC RR CO	1400 DOUGLAS ST STOP 1640	OMAHA NE 68179-1001
TNT OF THE CHIPPEWA VALLEY LLC	PO BOX 1083	EAU CLAIRE WI 54702-1083
WALLACE W JR & DANISE L SOLLER	6244 CHUCK LN	EAU CLAIRE WI 54703-9643
EAU CLAIRE CO-OP OIL CO	PO BOX 837	EAU CLAIRE WI 54702-0837
LARSON PROPERTIES LLC	PO BOX 270710	MINNEAPOLIS MN 55427-6710
TEX 02 LLC	6302 TEXACO DR	EAU CLAIRE WI 54703-9603
EAU CLAIRE CO HWY DEPT	5061 US HIGHWAY 53	EAU CLAIRE WI 54701-8846
GROOME PROPERTIES IV LLC	2201 W BROAD ST STE 105	RICHMOND VA 23220-2022



## EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

---

**CONDITIONAL USE PERMIT NUMBER:** CUP-0004-25

**COMPUTER NUMBERS:** 024-1180-04-050

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

---

**STAFF CONTACT:** Hannah Wirth, Land Use Technician

**OWNER:** Jeff & Claudia Martin, 3725 Garfield Rd, Eau Claire, WI 54701

**AGENT:** Owner

**REQUEST:** Cumulative area of all accessory structures to exceed 2,100 sq. ft. on a lot with an area between 3 and 4.99 acres.

**LOCATION:** 3725 Garfield Rd, Eau Claire, WI 54701

**LEGAL DESCRIPTION:** LOT 2 CSM 596 (VOL 3 P 151 #577438), ALSO THE E 451.66' OF THE N 120' OF THE S 10 AC OF THE SE-NE, EX HWY R/W, Section 15, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin.

---

### SUMMARY

Cumulative area of all accessory structures to exceed 2,100 square feet on a lot with an area between 3 and 2.99 acres in the Rural Homes District (R-H). With the existing accessory structure, the total square feet will be 2,304 square feet.

---

### BACKGROUND

The applicant has requested to add a 36'x32'x14' addition to an existing 36'x32'x10' detached accessory building. The application states the use of the structure is for personal storage and private use only. The existing detached building on the property is 1,152 square feet and was permitted for personal storage in 2015.

The proposed location for the shed is level, so erosion control measures will be minimal. The applicant has planned for a track pad and silt fence for this land disturbance.

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

### SITE CHARACTERISTICS:

- The lot size is approximately 3.33 acres.
- The lot is located on the West side of Highway 93, South side of Garfield Road, and East side of Arbor Lane.
- The proposal is to exceed the 2,100 square foot maximum by 204 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	Residential Single Family
East	RH	Residential Single Family

**LAND USE PLANS:** The County Land Use Plan and Town of Washington 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 2,100 square feet on a lot with an area between 3 and 4.99 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 Washinton Board will consider this conditional use permit request March 20, 2025.

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff concludes that the request for a conditional use permit for the cumulative area of all accessory structures to exceed 2,100 sq. ft. on a lot with an area between 3 and 4.99 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 county land use and development ordinance, 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 section 18.41.010 B.3. of the 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 Section 18.103.100 and 18.155.020 of the county land use and development ordinance. These provisions establish when a conditional use permit lapses, when a CUP expires due to the abandonment of a use, and the conditions under which it can be revoked.



**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:	02/21/2025
Accepted By:	Heidi
Receipt Number:	079991
Town Hearing Date:	03/20/2025
Scheduled Hearing Date:	03/25/2025

**CONDITIONAL USE PERMIT APPLICATION**

Property Owner Name: <u>JEFF + CLAUDIA MARTIN</u>	Phone# <u>715-577-6232</u>
Mailing Address: <u>3725 GARFIELD RD</u>	
Email Address: <u>JEFFMARTIN1282@GMAIL.COM</u>	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

**SITE INFORMATION**

Site Address: <u>3725 GARFIELD RD</u>
Property Description: <u>SE 1/4, NE 1/4 Sec. 15, T. 26N, R. 9W</u> W, Town of <u>WASHINGTON</u>
Zoning District: <u>RH</u> Code Section(s): <u>18.4</u>
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): <u>18024 2260915 14090041</u>
or PIN #(s): <u>02411800 4050</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 checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input checked="" 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 [Signature] Date 2/26/25

**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.

**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).

ADD 36'x32' (1152 SQFT) TO EXISTING 36'x32' (1152 SQFT)  
DETACHED ACCESSORY BUILDING FOR A  
TOTAL OF 2304 SQFT  
\* PRIVATE USE ONLY \*

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

NA

Description of the type of business activity:

Equipment used in the business activity:

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

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

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

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

SIDING = METAL PANEL ROOF = METAL PANEL  
COLOR TO MATCH EXISTING STRUCTURE EAVE HEIGHT = 4'

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.

NA

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

NA

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures  | <input checked="" type="checkbox"/> Landscape and screening plans  |
| <input checked="" type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning  | <input checked="" type="checkbox"/> Show the well and septic system  |
| <input checked="" type="checkbox"/> Site access, driveway, and nearest road (labeled)  | <input checked="" type="checkbox"/> Parking areas with spaces  |
| <input checked="" type="checkbox"/> Drainage plans including the erosion control plan  | <input checked="" type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property |
| <input checked="" 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 checked="" type="checkbox"/> The location of any equipment that will be used  |  |

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

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



File No.: 24-54656B

**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the County of Eau Claire, State of Wisconsin, and is described as follows:

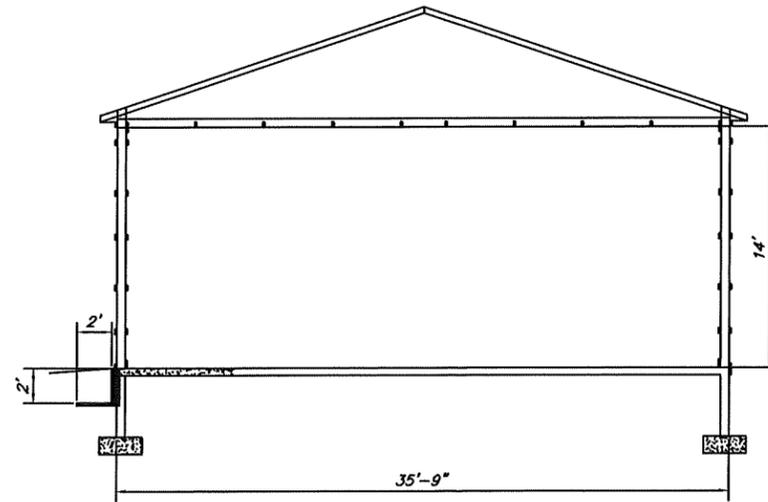
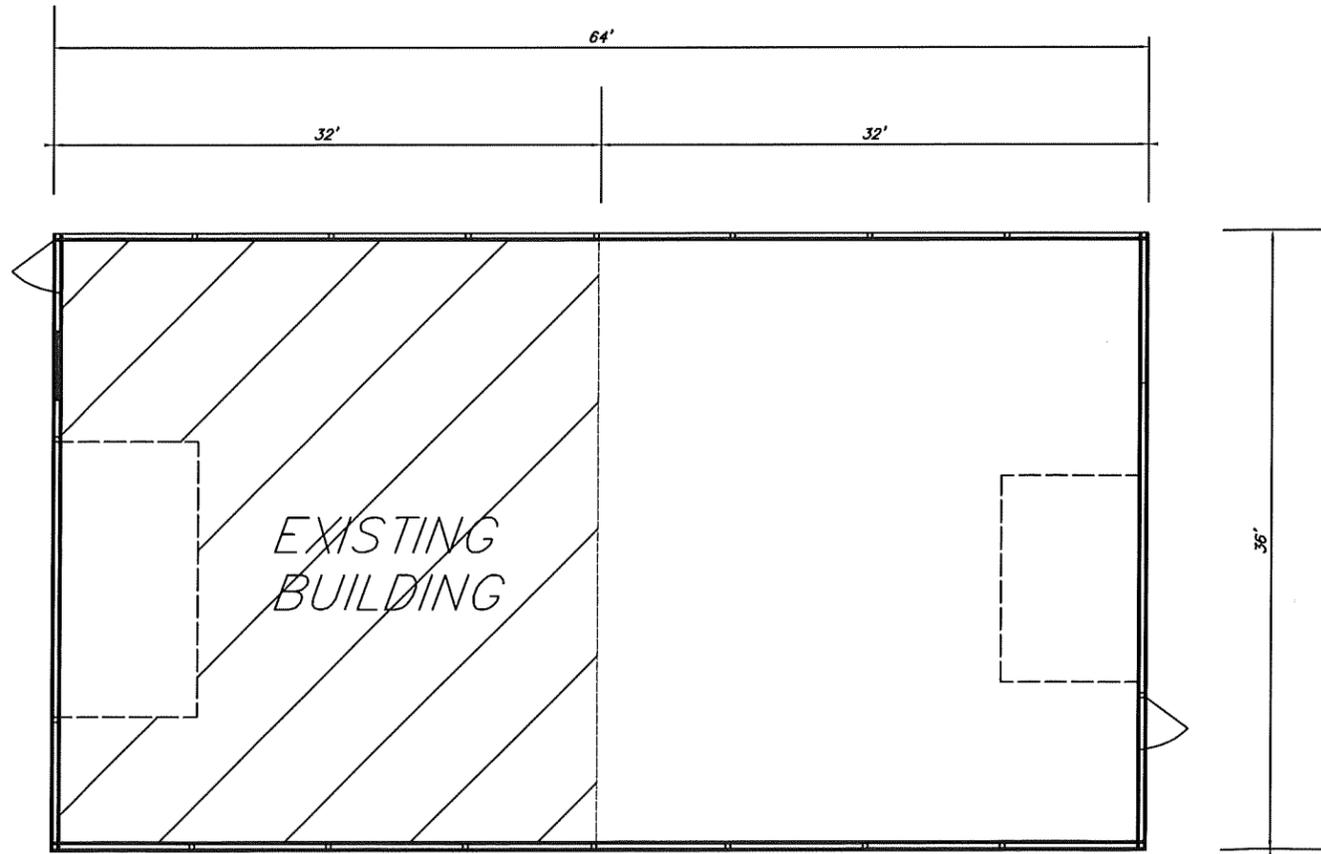
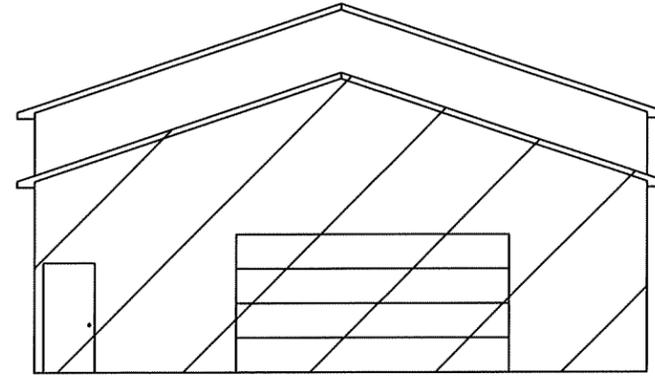
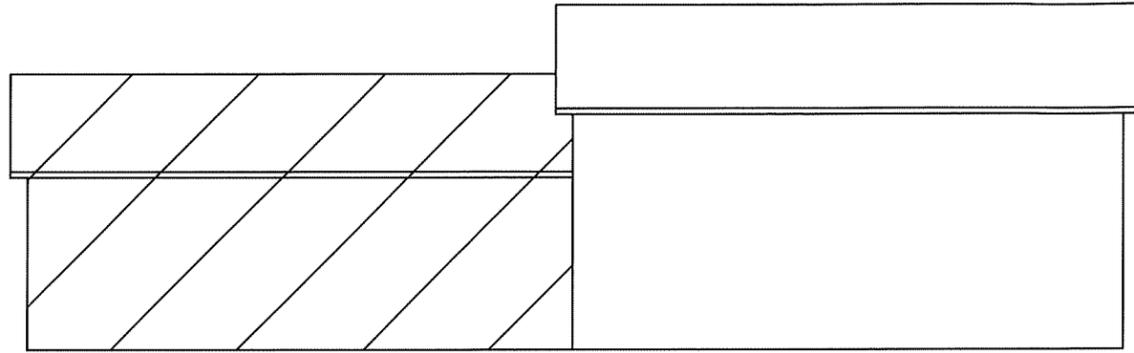
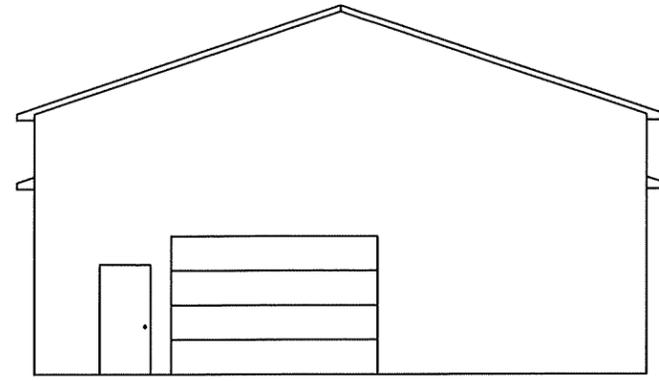
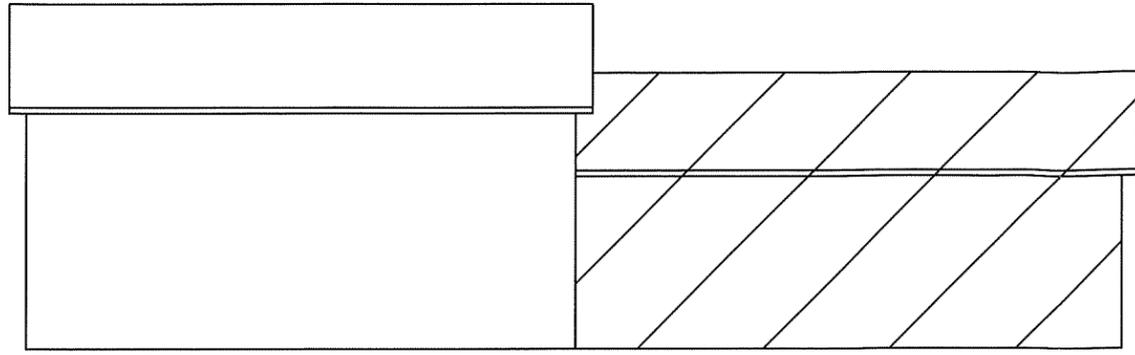
PARCEL 1:

The East 451.66 feet of the North 120 feet of the South 10 acres of the SE 1/4 of the NE 1/4, Section 15, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin, EXCEPT right of way deeded for highway purposes.

PARCEL 2:

Lot 2 of Certified Survey Map No. 596 recorded in Volume 3 of Certified Survey Maps, Pages 151-152 as Document No. 577438, being part of Lot 1 of Certified Survey Map No. 431 recorded in Volume 2 of Certified Survey Maps, Pages 254-255 as Document No. 547260, located in the SE 1/4 of the NE 1/4 of Section 15, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.





SCALE = 3/32" = 1'

GARFIELD RD

306'

30'

ARBOR LN

EXISTING DRIVEWAY

120'

87'

○ WELL

EXISTING HOUSE

SEPTIC

EXISTING DRIVEWAY

EXISTING BUILDING

ADDITION

120'

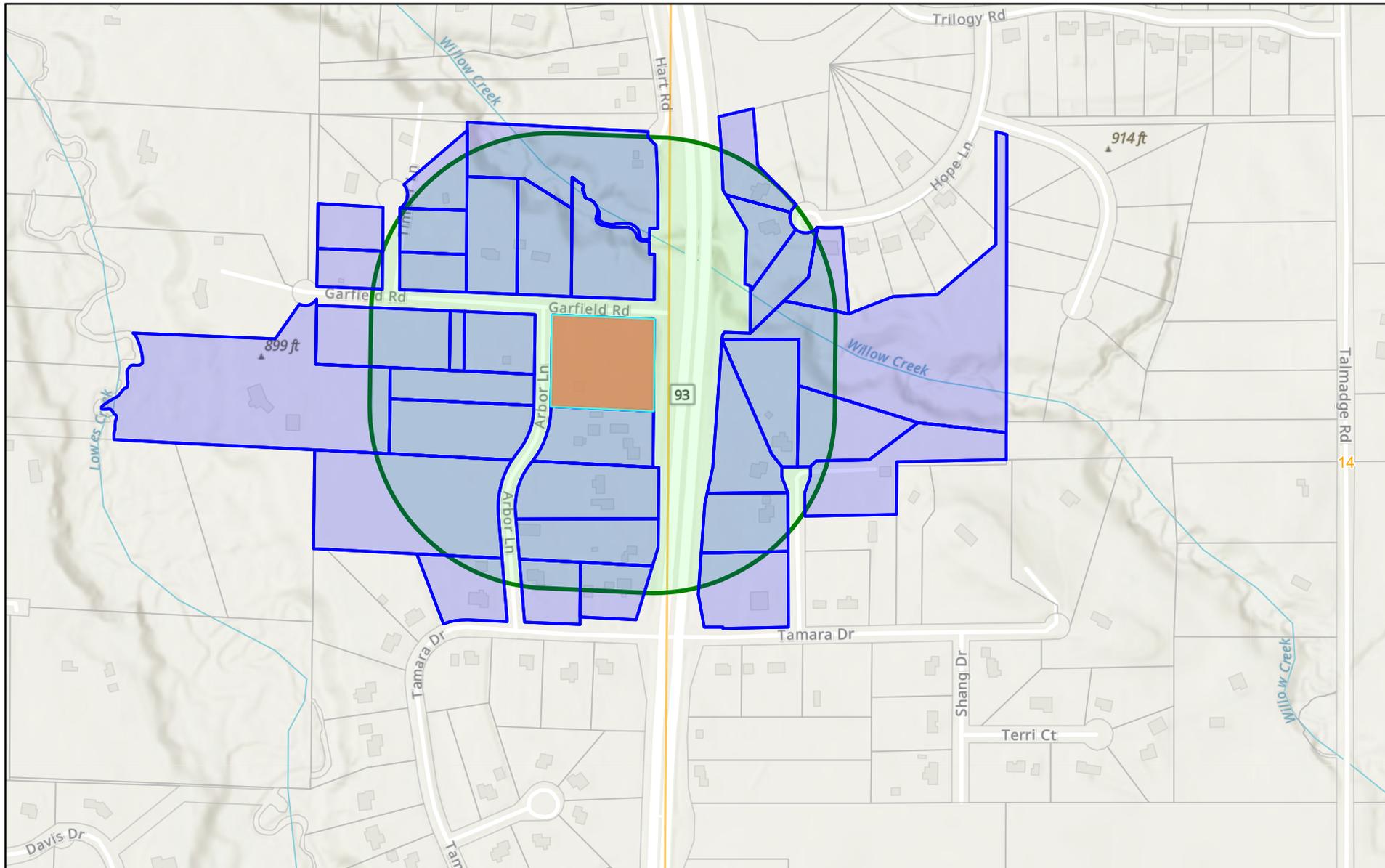
62'

TRACK PAD

SILT FENCE

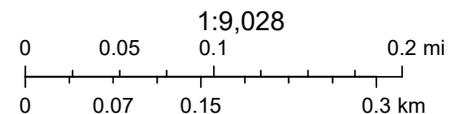
SCALE = 1/8"=1'

# Public Notification



2/21/2025, 2:06:11 PM

- County Boundary
- Tax Parcel
- Section



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

FirstName LastName	Address	City State Zip
DANIEL LOKKEN	6641 HOPE LN	EAU CLAIRE WI 54701-2775
BRIAN VITALE	6649 HOPE LN	EAU CLAIRE WI 54701-2775
VIJAY PATEL	6648 HOPE LN	EAU CLAIRE WI 54701-2775
GARY BRUNNER	6850 WILLOW CREEK RD	EAU CLAIRE WI 54701-5154
MICHAEL J PRASHER	6627 HOPE LN	EAU CLAIRE WI 54701-2775
SOUTHSIDE EC PROPERTIES LLC	6176 SANDSTONE RD	EAU CLAIRE WI 54701-5138
BV EVOLUTIONS LLC	3980 TAMARA DR	EAU CLAIRE WI 54701-8924
ROBERT TANNER	3327 GARFIELD RD	EAU CLAIRE WI 54701-8945
ANDREW KOLAR	3830 GARFIELD RD	EAU CLAIRE WI 54701-8958
JORDAN KLEMP	3750 GARFIELD RD	EAU CLAIRE WI 54701-8958
FUERSTENBERG REV LIV TRUST	6657 TIMBER LN	EAU CLAIRE WI 54701-8957
JAMES SCHWARZMEIER	3693 GARFIELD RD	EAU CLAIRE WI 54701-8960
DAVID SUCHLA	3809 HARVARD LN	EAU CLAIRE WI 54701-7788
NATHANIEL MCCORKLE	6860 WILLOW CREEK RD	EAU CLAIRE WI 54701-5154
LEEPOR HANG	6854 WILLOW CREEK RD	EAU CLAIRE WI 54701-5154
BROCK J HAINES	6790 ARBOR LN	EAU CLAIRE WI 54701-5149
JOHN F & JAMIE A RIGGS	6590 HART RD	EAU CLAIRE WI 54701-5097
CARRIE SCHILLING	3690 GARFIELD RD	EAU CLAIRE WI 54701-8958
MICHAEL LIEN	6716 TIMBER LN	EAU CLAIRE WI 54701-8866
MICHAEL ANDREWS	6708 TIMBER LN	EAU CLAIRE WI 54701-8866
JEREME RAUCKMAN	6705 TIMBER LN	EAU CLAIRE WI 54701-8867
CARDARELLA-SAILING JT REV TRUST	6713 TIMBER LN	EAU CLAIRE WI 54701-8867
JAMES & RENEE HALLIN REV LIV TRUST	N15264 STATE ROAD 73	THORP WI 54771-7400
MITCHELL VONRUDEN	6850 ARBOR LN	EAU CLAIRE WI 54701-5150
BARBARA WILLSON	6820 ARBOR LN	EAU CLAIRE WI 54701-5150
DEVON KOENIG	6853 ARBOR LN	EAU CLAIRE WI 54701-5150
CHRISTINE LOFTUS	3786 TAMARA DR	EAU CLAIRE WI 54701-8966



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

**CONDITIONAL USE PERMIT NUMBER:** CUP-0005-25

**COMPUTER NUMBERS:** 022-1029-03-000

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

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

**OWNER:** Band Properties, LLC, PO Box 1769, Eau Claire, WI 54702

**AGENT:** Everyday Surveying and Engineering, LLC

**REQUEST:** Conditional use permit for a contactors office and storage yard (McCabe Construction Inc.)

**LOCATION:** 2711 Alpine Road, Eau Claire, WI 54703

**LEGAL DESCRIPTION:** Lot 1, CSM 1099, Vol 6, P22, #675623, in the NE ¼ of the NE ¼ and NW ¼ of the NE ¼, Section 11, Township 27 North, Range 10 West. Town of Union, Eau Claire County, Wisconsin

## SUMMARY

The request is for a conditional use permit for a contractor’s office and storage yard (McCabe Construction Inc.) in the C-3 Highway Business District. Historically there has been a similar type of business conducted onsite, but any previously approved permits have lapsed after a period of 12 months of inactivity.

## BACKGROUND

### REQUEST CHARACTERISTICS:

- Lot size is approximately 12.73 acres.
- The property is zoned C-3 Commercial Highway.
- Proposed hours of operation are Monday–Friday 6:00AM to 8:00PM.
- The maximum number of employees will not exceed 6.

**CURRENT ZONING:** C-3 Commercial Highway District. The C-3 Commercial-Highway district is established to provide an area for the development of those commercial activities that require large lots or attract concentrations of automobile traffic which make the uses incompatible with the predominantly retail uses in other commercial districts.

### ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	C3	Commercial
West	N/A	City of Eau Claire/HWY 12
South	N/A	City of Eau Claire/vacant
East	N/a	City of Eau Claire/commercial/industrial

**LAND USE PLANS:** The County Future Land Use Plan includes this property in a commercial/industrial planning area.

**Commercial/Industrial (CI)**

**Intent and Description:** The intent of this classification is to identify areas for a mix of commercial or industrial development that creates employment, enhances the tax base, provides needed goods and services to residents, and protects and conserves the natural environment and sensitive natural resources. The CI areas include land along major transportation corridors or near existing commercial or industrial development.

**APPLICABLE ZONING REGULATIONS**

**Section 18.01.010 Purpose.** This section describes the purpose of the county land use and development ordinance. Generally, the purpose of the 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 18.103 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.

**Section 18.26.010 Purpose.** This section outlines why the C-3 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 18.103.070 Approval Criteria.** Standards for approval of conditional uses:

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *resource recovery facilities are permitted as a conditional use in the C3 zoning district.*
- 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 the surrounding property uses are either commercial or industrial.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *the property appears to have adequate space to provide adequate utilities.*
- 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 proposal appears to have taken into consideration any negative impacts that may be relate to the use, and offered sufficient measures to address them.*
- 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 access off Alpine Road.*

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

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff has concluded that the proposed resource recovery facility is consistent with the standards for conditional use permits, performance standards for cottage industries and with the purpose of the county land use and development ordinance.

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

1. The conditional use permit is approved for a contractor office and storage yard. 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. A stormwater permit shall be reviewed and approved by the Eau Claire County Land Conservation Division prior to any land disturbance taking place if required under Title 17 of the Eau Claire County Code.
4. 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.
5. The hours of operations shall be Monday through Friday from 6:00AM to 8:00PM.
6. Uses authorized under this conditional use permit shall be limited to the resource recovery facility proposed in the application. However, future changes in the business located at this site shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
7. Property must be in compliance with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
8. 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.
9. The permit is subject to Section 18.103.100 and 18.155.020 of the county land use and development ordinance. These provisions establish when a conditional use permit lapses, when a CUP expires due to the abandonment of a use, and the conditions under which it can be revoked.



**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:	02/20/2025
Accepted By:	Heidi
Receipt Number:	079977
Town Hearing Date:	03/6/2025 & 03/11/2025
Scheduled Hearing Date:	03/25/2025

**CONDITIONAL USE PERMIT APPLICATION**

<b>Property Owner Name:</b> BAND PROPERTIES, LLC - C/o Damien Hoernke	<b>Phone#</b> 715-552-1346
<b>Mailing Address:</b> PO BOX 1769, EAU CLAIRE, WI 54702	
<b>Email Address:</b> DHOERNKE@MCCABECONSTRUCTION.NET	

<b>Agent Name:</b> Everyday Surveying and Engineering, LLC	<b>Phone#</b> 715-831-0654
<b>Mailing Address:</b> 711 S. Hillcrest Parkway, Altoona, WI 54720	
<b>Email Address:</b> Mark@ESELLC.Co -- C/o Mark Erickson	

**SITE INFORMATION**

<b>Site Address:</b> 2711 ALPINE ROAD, EAU CLAIRE, WI 54703	
<b>Property Description:</b> NE ¼ NE ¼ Sec. 11, T27 N, R 10 W, Town of UNION	
<b>Zoning District:</b> HIGHWAY BUSINESS	<b>Code Section(s):</b> C3/ AIRPORT ZONE 3
<b>Overlay District:</b> Check Applicable <input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining	
<b>Computer #(s):</b>	1802222710111109004
<b>or</b>	
<b>PIN #(s):</b>	022102903000

**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 checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input checked="" type="checkbox"/> Provide <b>\$575.00</b> application fee ( <b>non-refundable</b> ). 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  Date 2/20/2025

**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.

*Please See Conditional Use Permit Narrative for more information*

**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).

The construction of a Shop and Office Space Building for the use by McCabe Construction. Inc. Please the Conditional Use Permit Narrative for more information.

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

Description of the type of business activity:

Please the Conditional Use Permit Narrative for more information.

Equipment used in the business activity:

Road Construction Equipment

Days and hours of operation: M-F 6am-8pm Hours can vary some pending operational need and will be used on weekends at times

Number of employees: 6 Employees would be using the new facilities.

Nuisance abatement measures that will be implemented: At this time, the Site does not expect to be producing any of the above mentioned "nuisances"

Noise abatement measures: excessive noise not anticipated. noise from operating machines considered normal in this area

Vibration abatement measures: vibration concerns not anticipated

Dust control measures: water on unimproved surfaces as necessary

Measures to control fumes or odors: fumes or odors not anticipated

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

Fencing as needed

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)

Exterior will be similar to other buildings in the area

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.

Anticipate all excavation to balance on site

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 checked="" type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures	<input checked="" type="checkbox"/> Landscape and screening plans
<input checked="" type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning	<input checked="" type="checkbox"/> Show the well and septic system
<input checked="" type="checkbox"/> Site access, driveway, and nearest road (labeled)	<input checked="" type="checkbox"/> Parking areas with spaces
<input checked="" type="checkbox"/> Drainage plans including the erosion control plan	<input checked="" type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property
<input checked="" 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 checked="" type="checkbox"/> The location of any equipment that will be used	

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

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

# Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



## Conditional Use Permit Narrative

Band Properties, LLC

Town of Union

The owners, Band Properties, LLC., of 2711 Alpine Road on Lot 1, Certified Survey Map 2446 (aka: Site) would like to construct an office and attached large vehicle and equipment repair/maintenance shop. Along with this there will be an associated fenced in area for short term large vehicle and equipment laydown yard. These proposed improvements will then be used by McCabe Construction, Inc. the same owners of Band Properties, LLC. The Conditional Use Permit request for this site will be similar to the other “Contractor’s Office and Storage Yard” businesses in the County. This use of land is defined by Eau Claire County Code 18.33 Use Table. The site is located along the west side of Alpine Road about 0.25 miles northwest of the North Clairmont Avenue intersection with State Highway 312, in Section 11 of the Town of Union.

### General:

One office building and attached shop are planned with provisions for future addition to office and shop space as needed. The office building proposed for Phase 1 construction will be 2,000 square feet, and shop space will be 6,000 square feet. Future additions may include an additional 2,000 square feet of office space and 6,000 square feet of shop space. The building will be served via an onsite septic system and well. All wastewater generated onsite will flow to and utilize the onsite septic system. Storm water runoff generated onsite will flow to the proposed and later fully approved Storm Water Management Plan by the County. On site soil conditions are favorable for intended use. Excessive noise is not anticipated, and the noise generated by intermittent operation of machinery on site will be normal for the area.

### Parking:

Office building will have 6 parking stalls and 1 ADA stall. This will provide the three (3) office personnel and the short-term client parking needs for Phase 1. If needed, in future phase(s) of growth the parking needs and demands will be evaluated.

### Setbacks:

Building setbacks are 50 feet from Alpine Road Right of Way, 20 feet for the side yard, 20 feet for the rear yard for C3 Zoning District.

The Site’s development will meet all building setbacks.

The Site is in Airport Zone 3 with a height limitation number of 1,075’. The proposed buildings peak height will be 30 feet above the ground elevation near 900’. Therefore, over an approximately 140’ below the Airport Zone 3 with height limitation.

# Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



## Road Access:

Vehicles will access the site on the north side via an existing gravel driveway off Alpine Road and a proposed 24 foot gravel driveway on the south side of the parcel from Alpine Road. There will be 337 feet of driveway separation.

## Screening:

The portions of the gravel yard area will be fenced and screened to reduce dust, noise and disturbance to surrounding area.

## Term and Duration:

Band Properties, LLC. would like to start construction of the Building and Yard this Spring and have it ready for occupancy by Fall of 2025.

## Days and Hours of Operation:

This site is intended for typical construction services and office uses. Hours of operation will likely be 7 am to 6 pm.

## Drainage and Sanitary Disposal Standards:

Drainage and sanitary services were described in the “General” section.

# Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



The Conditional Use Permit Standards found in Section 18.103.070 for this site are as follows:

- A. The proposed use is in conformance with the purpose of the zoning district in which it is located.*
- Yes, the proposed use is consistent with the zoning district it is located in.
- B. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.*
- Correct, the proposed use will not be injurious to the use and enjoyment of other property(ies) in the vicinity.
  - There are two properties, one immediately adjacent to the north and the other just south down the roadway, that have similar natures of operation.
- C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*
- Yes to all the above with details below.
    - a well and sanitary sewer on-site treatment will be installed
    - access roads are either existing or will be installed upon an approved permit
    - Storm Water Management on-site will be designed, and will be submitted to EC County and the DNR for approval prior to site work commencing.
    - Land Use Permit Approval from the County, for the Site Plan Improvements.
- D. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.*
- Yes, off street parking will be provided. There is not expected to be any on-street parking needed.
- 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.*
- Yes, adequate measures can and will be taken. At this time, the Site does not expect to be producing any of the above mentioned “nuisances”.

# Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



*F. Soil conditions are adequate to accommodate the proposed use.*

- Yes, the on-line soil data and the on-site soil data collected confirms the soil conditions can accommodate this 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.*

- Yes, the existing access on the northern limits of the site and the proposed southern access will provide safe manners of ingress and egress from the site.
- This site is not going to be a large traffic generating site. There will be approximately six (6) to twelve (12) passenger cars a day, total, entering and existing the site.
- There will be some semi traffic generated from the hauling in and out the larger vehicles that need repair or servicing. But that will be relatively low compared to the other business users on the roadway.



- Addresses
- Address Labels
- ▭ Parcels
- 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
- Rivers and Streams
- Lakes and Rivers
- Interstate
- Ramp
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

Date created: 2/20/2025

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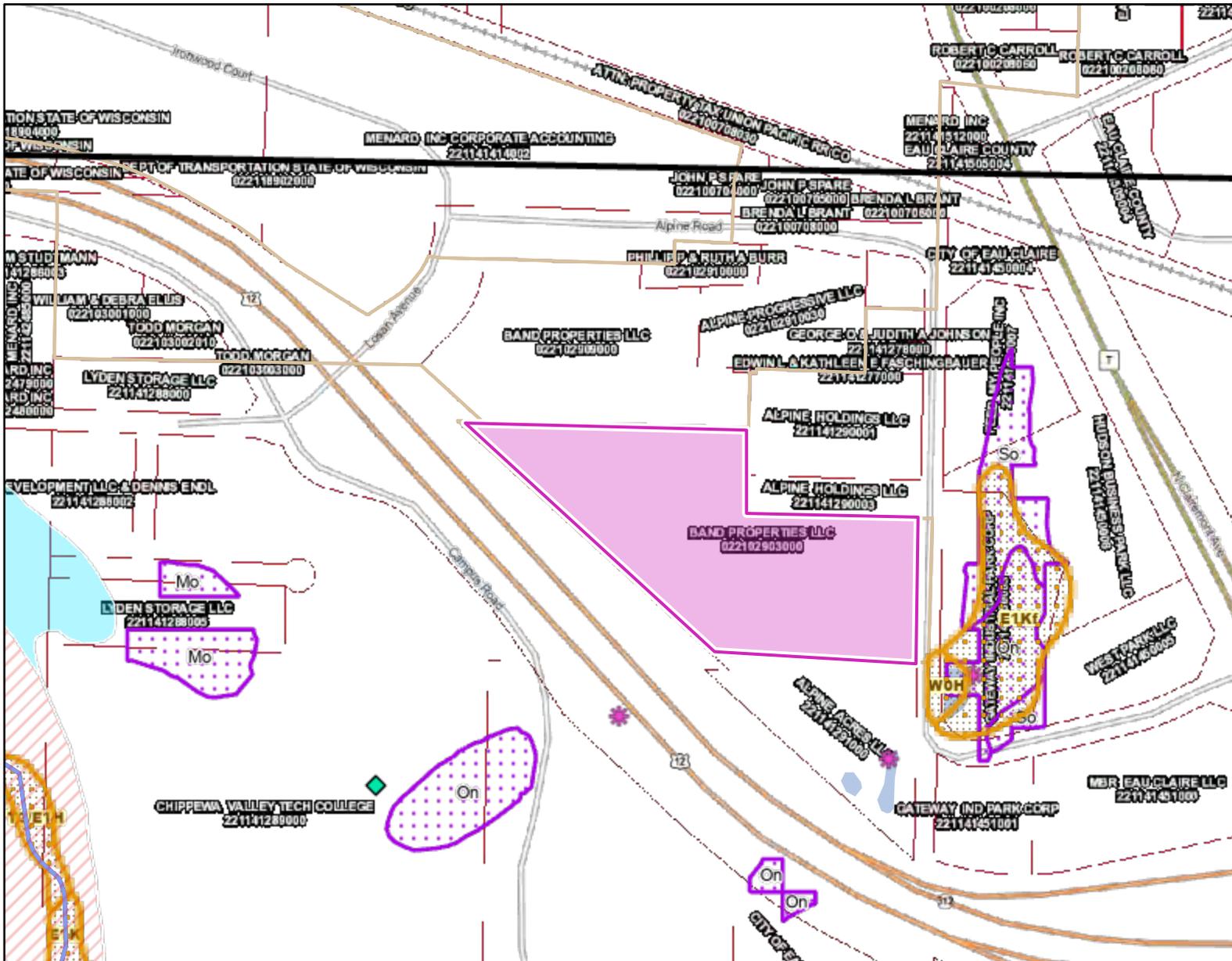


Date created: 2/20/2025

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Developed by

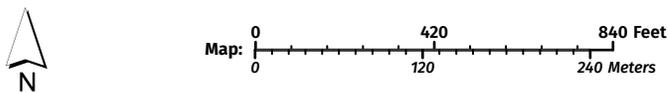




**Legend:** (some map layers may not be displayed)

- FIRM Panels
- Flood Hazard Boundaries
- SFHA / Flood Zone Boundary
- Flood Hazard Zones**
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Floodplain Analysis Lines**
- Case by Case Analysis for Development in Floodplain
- Encroachment Analysis
- Flood Insurance Study
- Wetland Identifications and Confirmations
- Wetland Class Areas
- USDA Wetspots
- Wetland Indicators
- 24K Lakes and Open Water
- 24K Streams and Rivers
- 24K Intermittent Streams
- Cities, Towns & Villages

**Notes:**



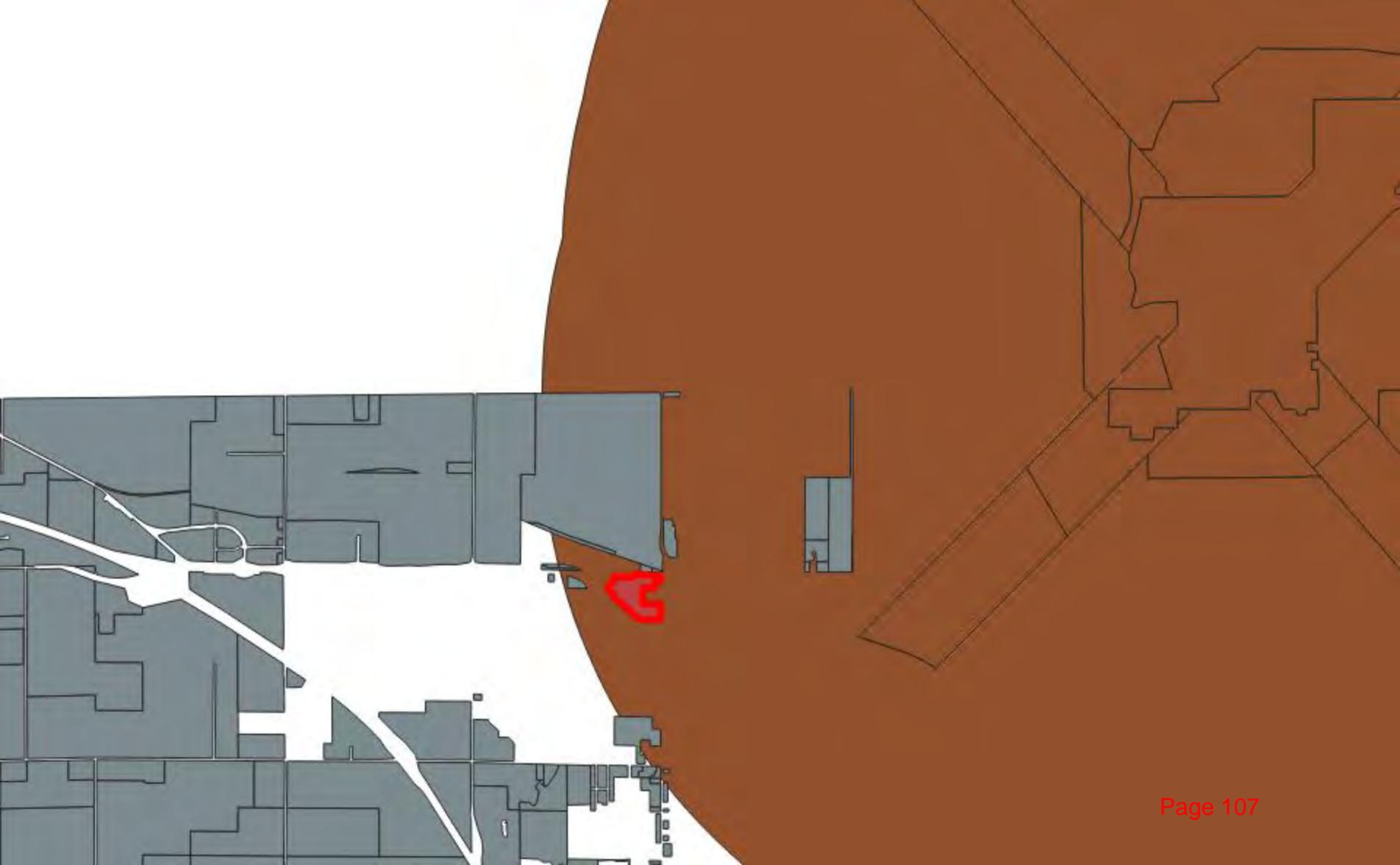
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This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

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Wisconsin Wetland Inventory NWI (cached); Wetland Indicators & Soils: Surface Water Data Viewer Team, EN Basic Basemap WTM Ext.; Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn, Digital FEMA Floodplains (National Flood Hazard Layer); County Tax Parcels (Cached): Product of the Version 10 Statewide Parcel Map Database Project (V5). Created by: The Wisconsin State Cartographer's Office, Administered by: The Wisconsin Land Information Program (WLIP) at the

Map projection: NAD 1983 HARN Wisconsin TM





FILE PATH: L:\CIVIL\_3D PROJECTS\24190 MCCABE CONSTRUCTION - SITE PLAN - ANNEXATION - CSM\1 CIVIL BASE DRAWINGS\24190 DESIGN 1.DWG



**LOT 1  
OF CSM  
554,421 S.F.  
12.73 AC.**

HWY 312  
EAST BOUND LANE  
WEST BOUND LANE

ALPINE ROAD

ALPINE ROAD



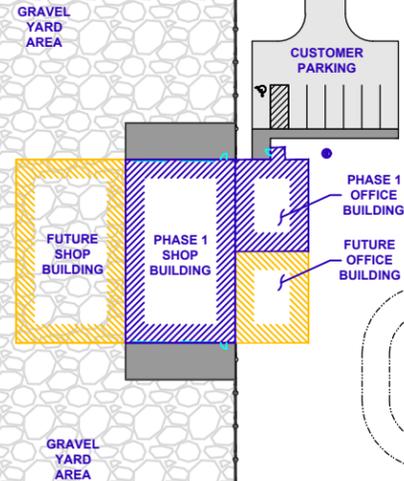
<b>BAND PROPERTIES, LLC.</b> <b>CONCEPT COMMERCIAL SITE PLAN</b> <b>TOWN OF UNION, EAU CLAIRE COUNTY, WI</b>	JOB NO: 24190 DWG NAME: DESIGN 1 DATE: 02-19-2025 APPROV: XX-XX-XX	
	DR BY: AJR CHK BY: MAE	<b>EVERYDAY SURVEYING &amp; ENGINEERING</b>
	SHEET NO: <b>EX1</b>	711 S. HILLCREST PARKWAY • ALTOONA, WI 54720 PH: (715) 891-0654 • EMAIL: INFO@ESE.CO
	Page 108	

FILE PATH: L:\CIVIL 3D PROJECTS\24190 MCCABE CONSTRUCTION - SITE PLAN - ANNEXATION - .CSM\1 CIVIL BASE DRAWINGS\24190 DESIGN 1.DWG

HWY 312  
WEST BOUND LANE  
HWY 312  
EAST BOUND LANE

**LOT 1  
OF CSM  
554,421 S.F.  
12.73 AC.**

APPROXIMATE LOCATION  
OF SEPTIC DRAINFIELD



ALPINE ROAD

ALPINE ROAD



EVERYDAY SURVEYING & ENGINEERING  
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720  
PH: (715) 891-0654 • EMAIL: INFO@ESE.CO

DR BY:	AJR	JOB NO:	24190
CHK BY:	MAE	DWG NAME:	DESIGN 1
DATE:	02-19-2025	APPRV:	XX-XX-XX

BAND PROPERTIES, LLC.  
CONCEPT COMMERCIAL SITE PLAN  
TOWN OF UNION, EAU CLAIRE COUNTY, WI

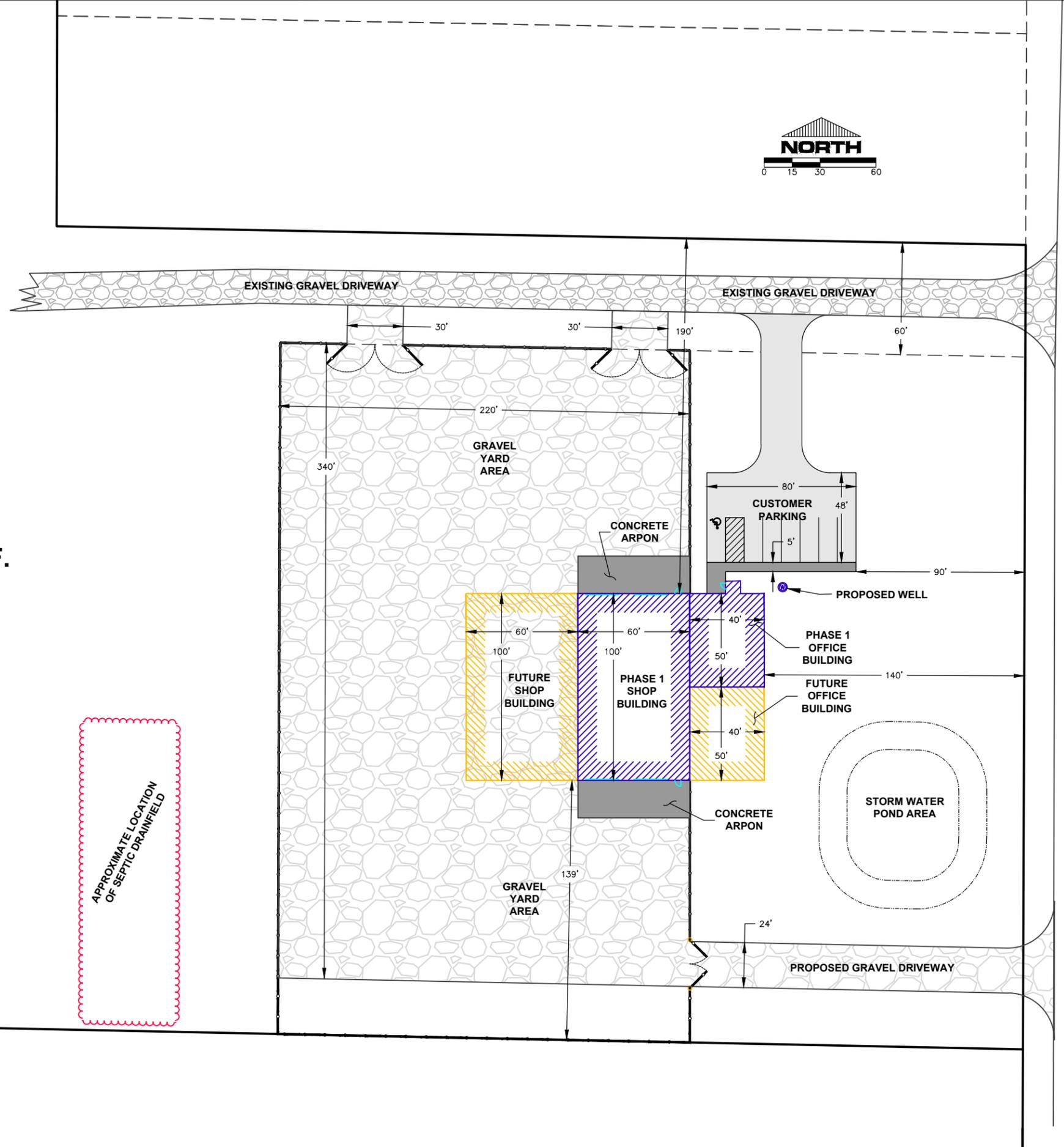
SHEET NO:  
EX2

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HWY 312

**LOT 1  
OF CSM  
554,421 S.F.  
12.73 AC.**

APPROXIMATE LOCATION  
OF SEPTIC DRAINFIELD



ALPINE ROAD



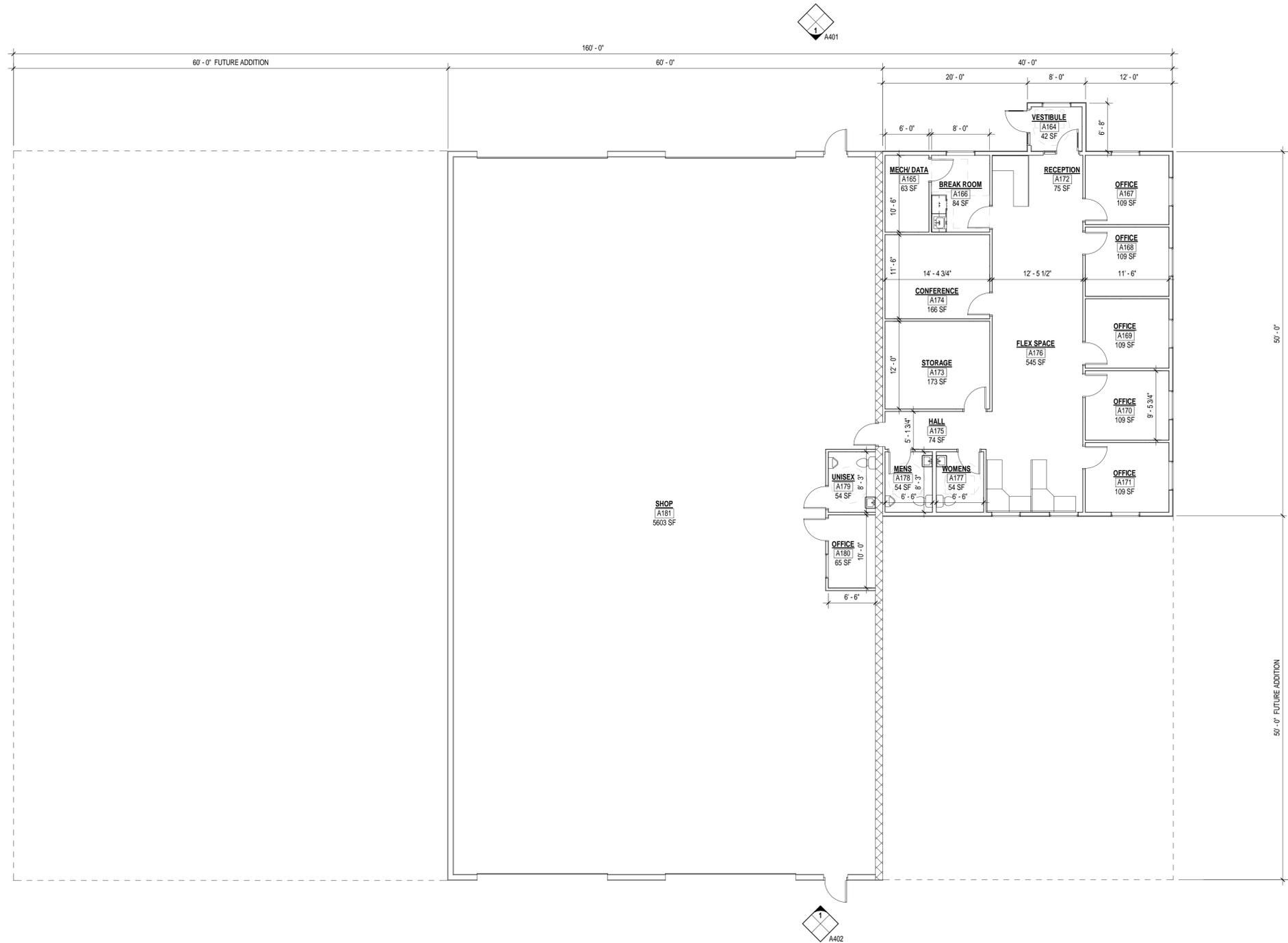
**EVERYDAY SURVEYING & ENGINEERING**  
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720  
PH: (715) 851-0654 • EMAIL: INFO@ESE.CO

DR BY:	AJR	JOB NO:	24190
CHK BY:	MAE	DWG NAME:	DESIGN 1
DATE:	02-19-2025	APPROV:	XX-XX-XX

**BAND PROPERTIES, LLC.**  
**CONCEPT COMMERCIAL SITE PLAN**  
**TOWN OF UNION, EAU CLAIRE COUNTY, WI**

SHEET NO:  
**EX3**

**PRELIMINARY  
NOT FOR CONSTRUCTION**



**GENERAL FLOOR PLAN NOTES:**

- INTERIOR AND EXTERIOR DIMENSIONS:
  - EXTERIOR STUD WALLS: FACE OF EXTERIOR SIDE OF STUD
  - EXTERIOR MASONRY WALLS: FACE OF EXTERIOR SIDE OF MASONRY
  - OPENINGS: EDGES OF OPENING
  - INTERIOR STUD WALLS: FACE OF STUD, NOMINAL
  - INTERIOR MASONRY WALLS: FACE OF MASONRY WALL, NOMINAL
- WOOD BLOCKING:
  - PROVIDE SOLID WOOD BLOCKING FOR ALL WALL AND SOFFIT MOUNTED PRODUCTS AND EQUIPMENT INDICATED ON DRAWINGS
- PROVIDE CORNER GUARD PROTECTION AT ALL OUTSIDE CORNERS
- DOOR FRAMES SHALL BE LOCATED 4 1/2" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
- GPDW @ WALLS TO HAVE CONTROL JOINTS @ 20'-0" O.C. MAX. TYP.
- REQUIRED ADA CLEARANCES AT PLUMBING FIXTURES DENOTED WITH DASHED LINES.
- PROVIDE ALL ADA COMPLIANT ROOM SIGNAGE, UNLESS OTHERWISE NOTED. ROOM SIGNAGE SHALL BE MOUNTED PER 7/102.

**KEYED FLOOR PLAN NOTES:**

**FLOOR PLAN LEGEND:**

ROOM NAME	ROOM TAG
101	ROOM TAG
(RM#)	DOOR TAG
A-401	ELEVATION TAG
1	SIM
A101	SECTION TAG
W#	WINDOW TAG
W	WALL TAG
Name Elevation	ELEVATION DATUM
EXIT LIGHT	EXIT LIGHT

**LIEN & PETERSON ARCHITECTS, INC**  
 ARCHITECTS  
**L&P**  
 ENGINEERS  
 PO BOX 925  
 4675 ROYAL DRIVE  
 EAU CLAIRE, WI 54701  
 TELEPHONE 715-835-7500  
 EMAIL admin@2dip.com

**MCCABE CONSTRUCTION**  
 NEW OFFICE/ SHOP BUILDING  
 PROJECT ADDRESS

**PROPOSED FLOOR PLAN**

REVISIONS:

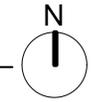
NO.	DATE

ISSUE DATE:  
 FEBRUARY 17, 2025

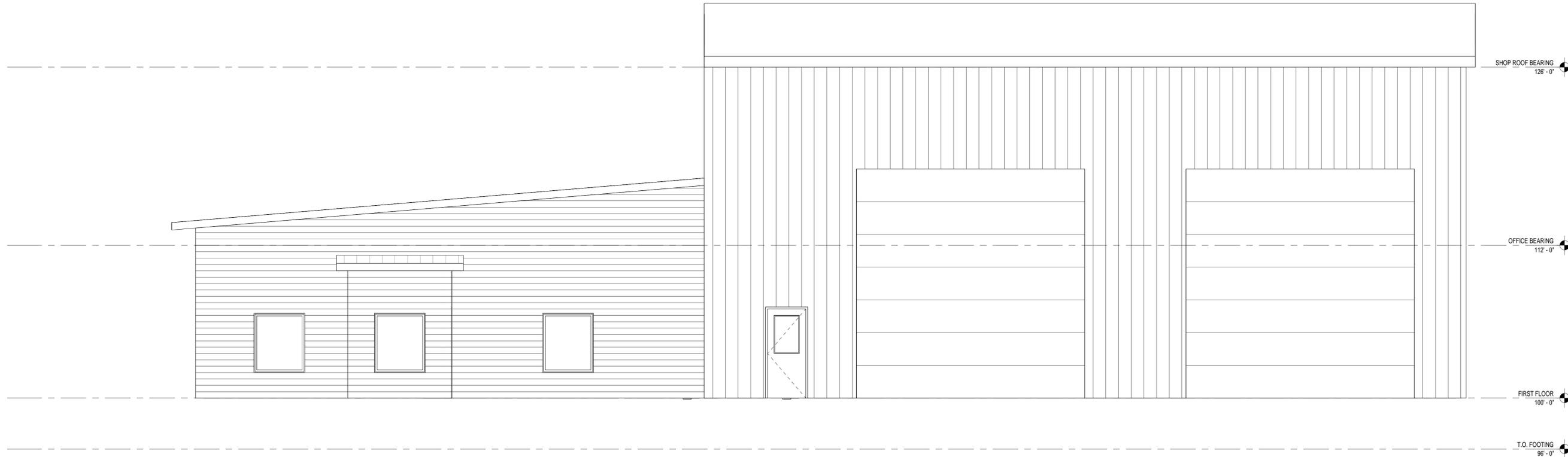
**A301**

L&P PROJECT # 25003  
 Page 111

**1 PROPOSED FLOOR PLAN**  
 1/8" = 1'-0"

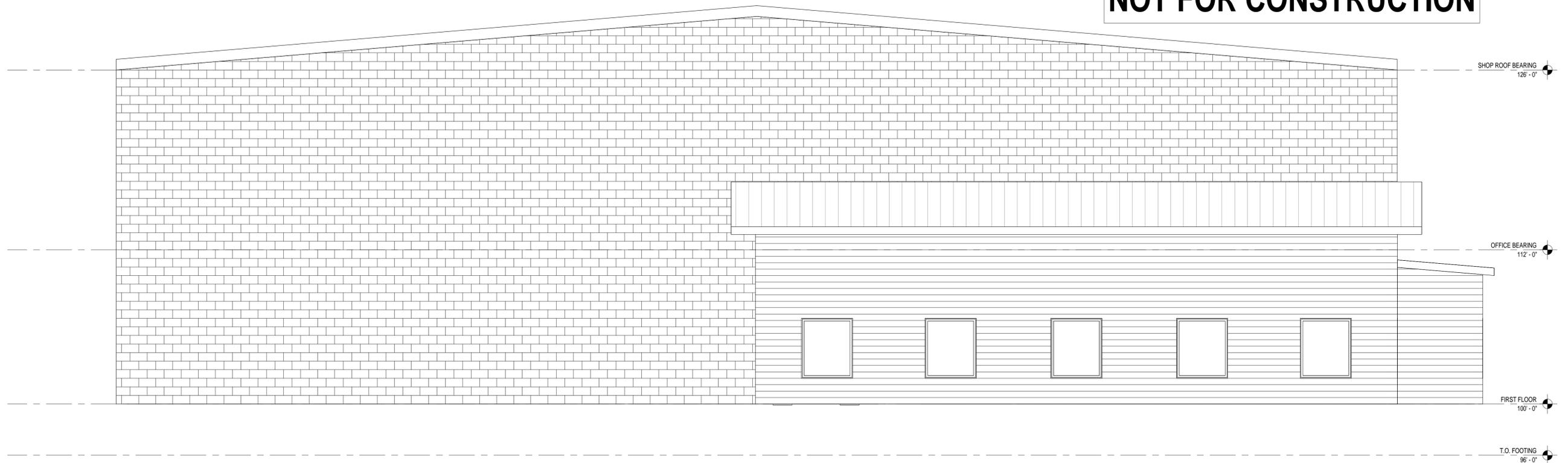


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**1 NORTH ELEVATION**  
1/4" = 1'-0"

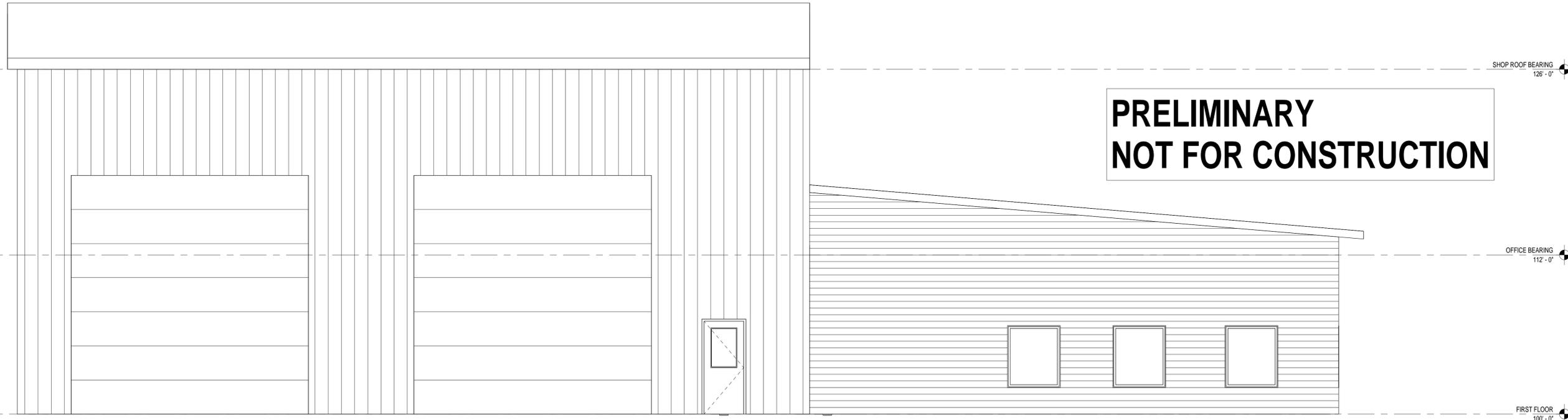
**PRELIMINARY  
NOT FOR CONSTRUCTION**



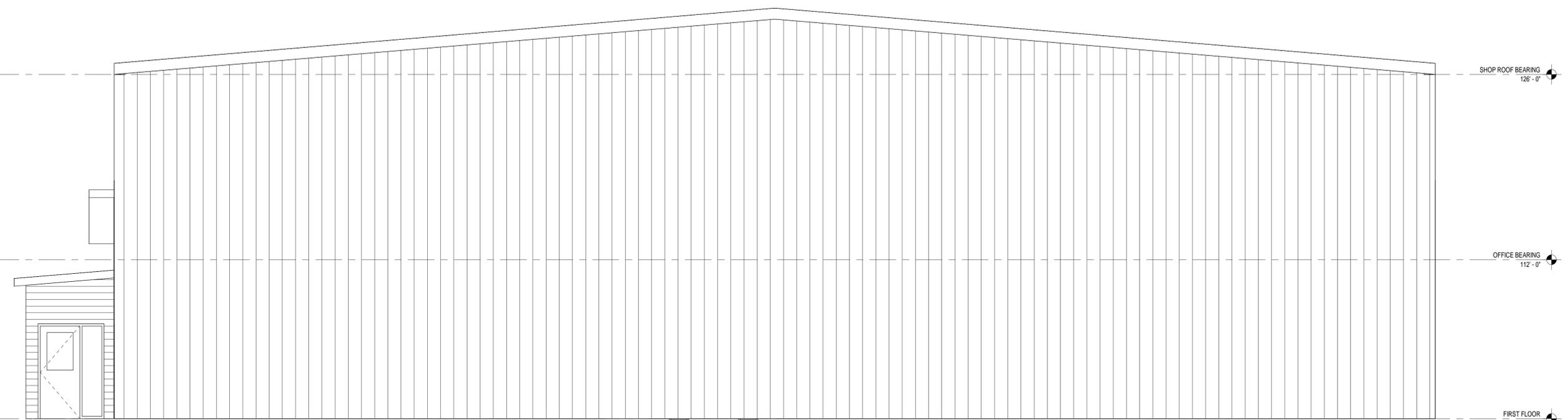
**2 EAST ELEVATION**  
1/4" = 1'-0"

REVISIONS:
NO. DATE

2/17/2025 9:06:08 AM



**1 SOUTH ELEVATION**  
1/4" = 1'-0"



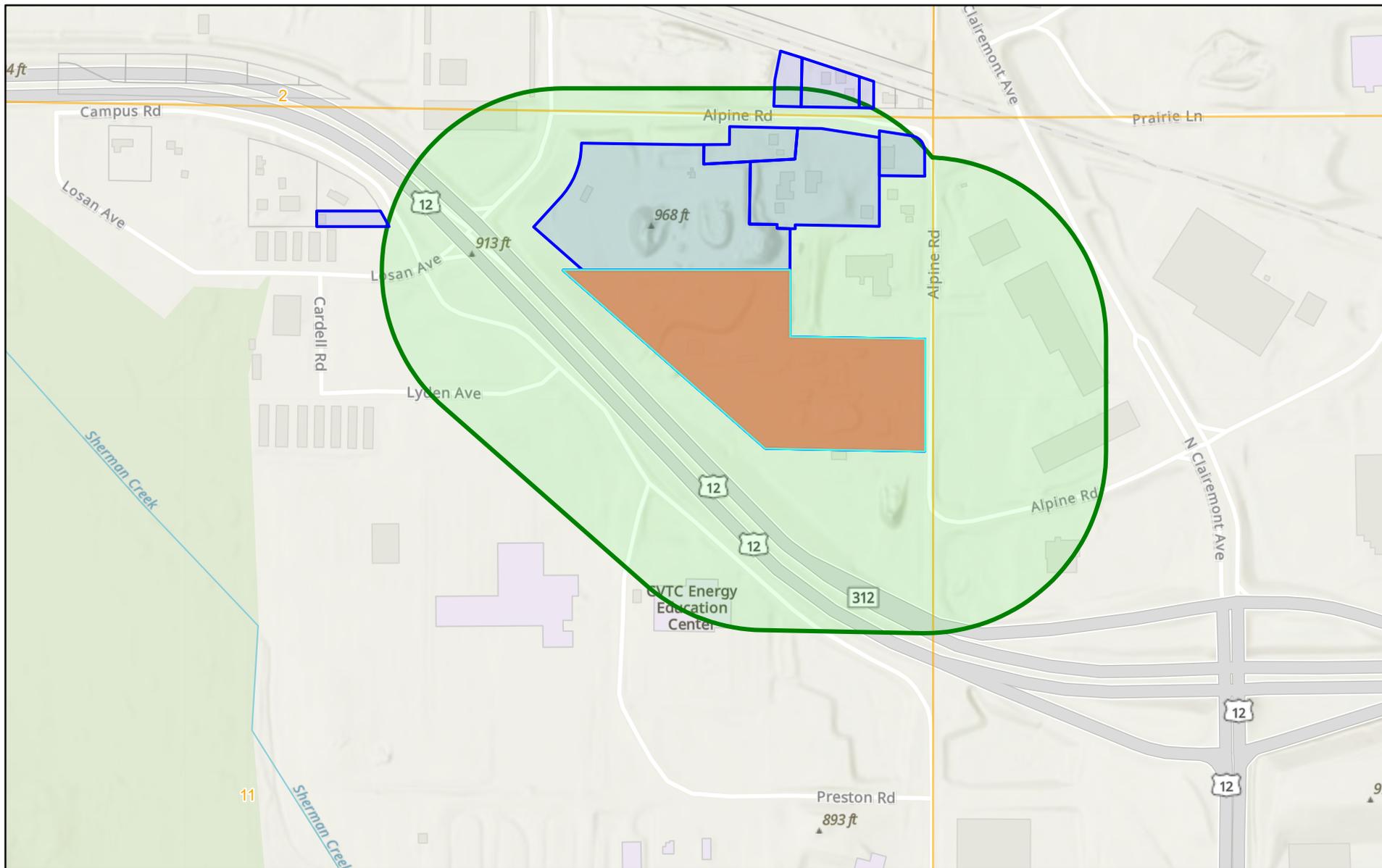
**2 WEST ELEVATION**  
1/4" = 1'-0"

NO.	DATE

ISSUE DATE:  
FEBRUARY 17, 2025

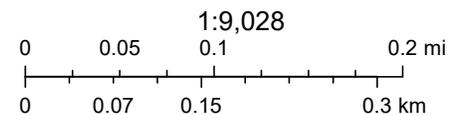
**A402**

# Public Notification



2/21/2025, 10:41:46 AM

-  County Boundary
-  Tax Parcel
-  Section



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FirstName LastName	Address	City State Zip
EC SPARE INVESTMENTS LLC	PO BOX 1433	EAU CLAIRE WI 54702-1433
BRENDA BRANT	2810 ALPINE RD	EAU CLAIRE WI 54703-9558
LANDER COMMERCIAL PROPERTIES LLC	2603 KANE RD	EAU CLAIRE WI 54703-9615
PHILLIP P & RUTH A BURR	2841 ALPINE RD	EAU CLAIRE WI 54703-9558
ALPINE PROGRESSIVE LLC	2833 ALPINE RD	EAU CLAIRE WI 54703-9558
TODD MORGAN	1580 11TH ST	EAU CLAIRE WI 54703-5047

2  
3 TO AMEND SECTION 18.13.030 OF THE CODE: DIMENSIONAL STANDARDS; TO  
4 AMEND SECTION 18.50.030 OF THE CODE: DIMENSIONAL STANDARDS; TO AMEND  
5 SECTION 18.18.030 OF THE CODE: AGRICULTURE CONSERVATION-RESIDENTIAL  
6 (AC-R); TO AMEND SECTION 18.33.030 D. (TABLE) USES NOT LISTED; TO AMEND  
7 SECTION 18.47.030 G. 2. OF THE CODE: ACCESSORY DWELLING UNITS; TO AMEND  
8 SECTION 18.53.030 A. 1. OF THE CODE: SITING & CONSTRUCTION OF ANY NEW  
9 TELECOMMUNICATION TOWER & FACILITIES AND CLASS 1 COLLOCATION; TO  
10 AMEND SECTION 18.54.110 B. 2. OF THE CODE: TEMPORARY RESIDENTIAL USES; TO  
11 AMEND SECTION 18.71.040 D.,E., F. AND G. OF THE CODE: ACCESS DRIVEWAYS; TO  
12 AMEND SECTION 18.85.020 A. 2. OF THE CODE: APPLICABILITY; TO AMEND SECTION  
13 18.125.030 B. OF THE CODE: FEES FOR LAND USE PERMITS; TO AMEND SECTION  
14 18.134.030 A. OF THE CODE: STRUCTURAL REPAIRS, ALTERATIONS & EXPANSIONS;  
15 TO RENUMBER SECTION 18.162.010 A. 33. THROUGH 115. TO 34. THROUGH 116. OF  
16 THE CODE: PURPOSE; TO CREATE SECTION 18.162.010 A. 33. OF THE CODE:  
17 PURPOSE; TO RENUMBER SECTION 18.162.010 A. 116. THROUGH 329. TO 118.  
18 THROUGH 331. OF THE CODE: PURPOSE; TO CREATE SECTION 18.162.010 A. 117. OF  
19 THE CODE: PURPOSE; TO AMEND SECTION 18.162.010 A. 177. And 282. OF THE CODE:  
20 PURPOSE;

21  
22 The County Board of Supervisors of the County of Eau Claire does ordain as follows:  
23

24 SECTION 1. That Section 18.13.030 of the code be amended to read:

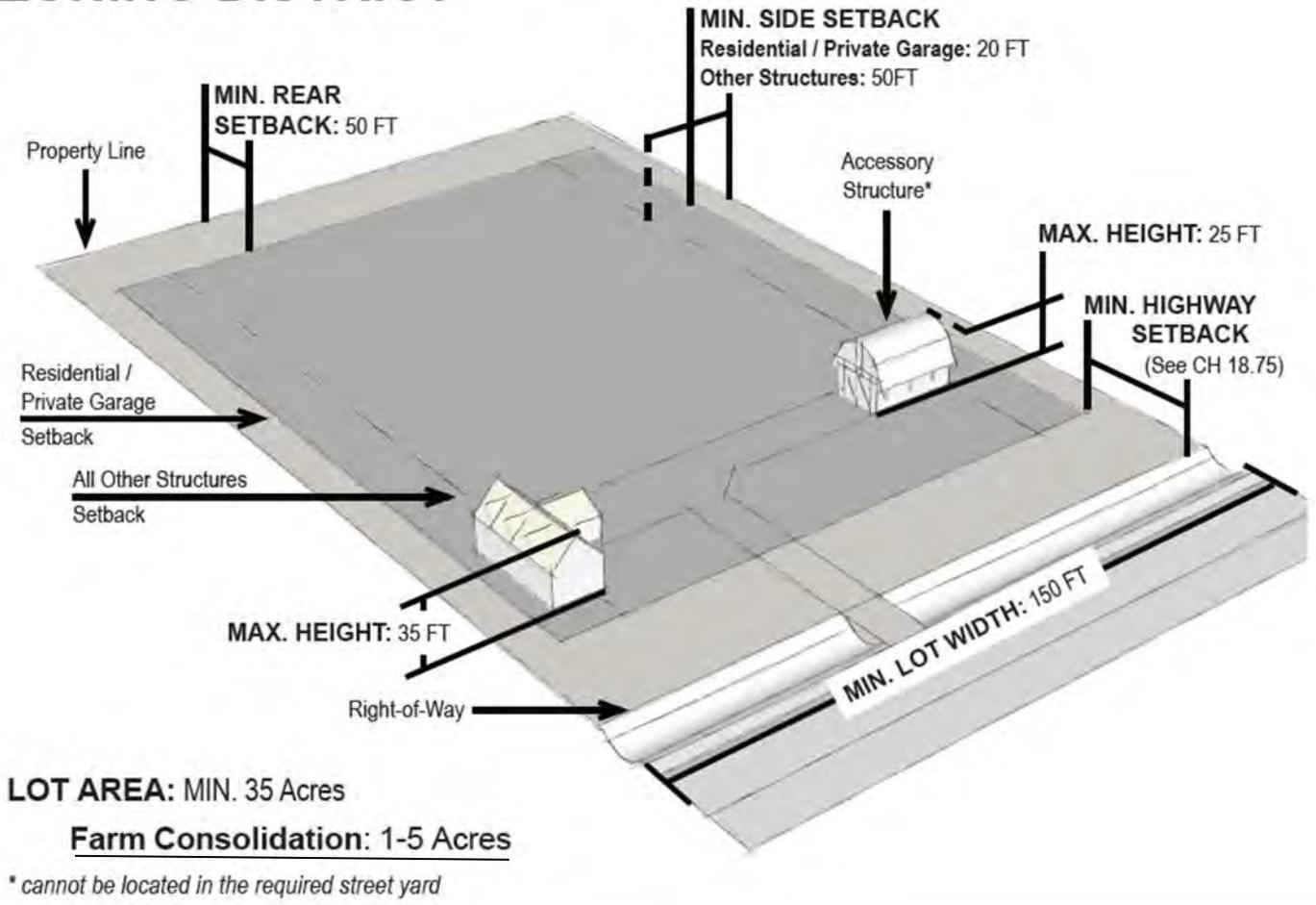
<b>Lot Area (min)</b>	35 ac
	<u>The lot size for a farm residence or structure, which existed prior to the adoption of the ordinance codified in this subtitle, or which is situated upon a parcel or lot separated and distinct from a principal parcel acquired through farm consolidation or acquisition, shall be a minimum of 1 acre with a maximum lot size of 5 acres.</u>
<b>Lot Width (min)</b>	150 ft
<b>Height (max):</b>	
<i>Agricultural Structures</i>	No max
<i>Residential Structures</i>	35 ft
<i>Accessory Structures</i>	25 ft
<b>Street Yard:</b>	
<i>Highway Setback (min)</i>	See Section 18.71, Access Management & Driveways
<i>Accessory Structures</i>	Cannot be located within the required street yard
<b>Side Setback (min):</b>	

25

<i>Residential Structures</i>	20 ft
<i>Private Garages</i>	20 ft
<i>All Other Structures</i>	50 ft
<b>Rear Setback (min)</b>	50 ft

1  
2

# A-P: AGRICULTURAL PRESERVATION ZONING DISTRICT



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4

SECTION 2. That Section 18.50.030 be amended to read:

**Sections:**

**18.15.010 Purpose.**

**18.15.020 Permitted & conditional uses**

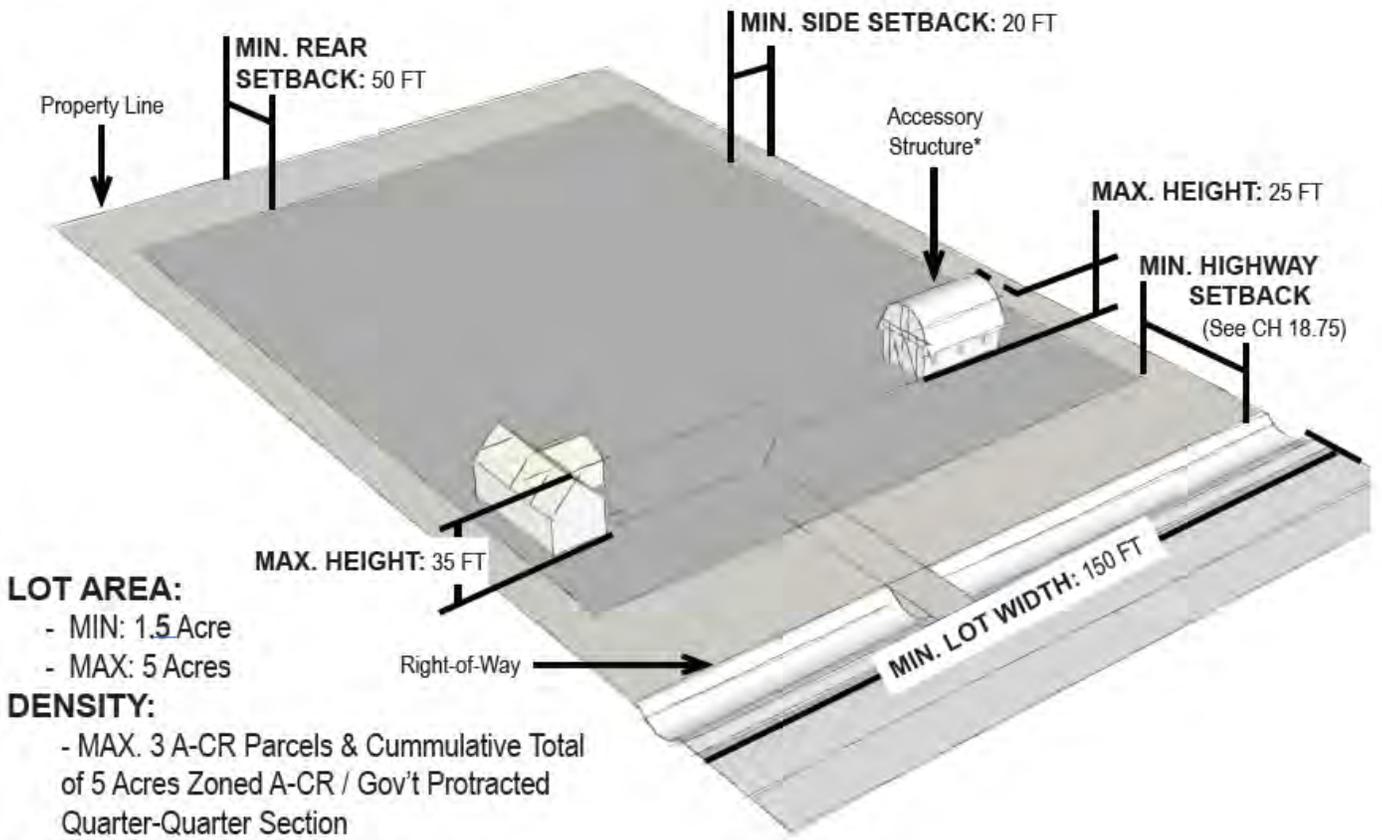
**18.50.030~~15.030~~ Dimensional standards.**

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1 SECTION 3. That Section 18.18.030 Figure be amended to read:  
2

**Figure 18.18.030 AC-R Dimensional Standards**

# A-CR: AGRICULTURAL-CONSERVATION RESIDENTIAL ZONING DISTRICT



**LOT AREA:**  
- MIN: 1.5 Acre  
- MAX: 5 Acres

**DENSITY:**  
- MAX. 3 A-CR Parcels & Cumulative Total of 5 Acres Zoned A-CR / Gov't Protracted Quarter-Quarter Section

\* cannot be located in the required street yard

3

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1 SECTION 4. That Subsection D. of Section 18.33.030 of the code be amended to read :

2

<b>USE TABLE</b>																		
P = Permitted Principal Use   C = Conditional Principal Use A = Permitted Accessory Use   blank cell = Prohibited																		
	A-P	A-1	A-2	A-3	A-R	AC-R	RH	R-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2
<b>Use Category</b>																		
<b>AGRICULTURE, FORESTRY, &amp; NATURAL RESOURCES</b>																		
<i>Agricultural &amp; Horticultural:</i>																		
Agricultural Accessory Uses*	A	A	A	A												A	A	A
Agricultural Processing	C <sup>4</sup>	C														P		
Agri-Tourism	P <sup>3</sup>	P	P	P													P	P
Apiculture (Beekeeping)	P	P	P	P	P	P	A	A	A	A	A							
Aquaculture	P	P	P	P											P	P		P
Community Garden	P <sup>2</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

3

<b>RESIDENTIAL</b>																		
	A-P	A-1	A-2	A-3	A-R	AC-R	RH	R-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2
<i>Residences:</i>																		
Caretaker Residence*													A	A	A	A		
Dwelling, Accessory* Accessory Dwelling Units, as specified under 18.47.010*	A <sup>1</sup>	A	A	A	A	A	A	A	A									A
Dwelling, Multiple-Family											P	C	C					
Dwelling, Single-Family*		P	P	P	P	P	P	P	P	P	C	P		C				P

4

<b>WAREHOUSING, STORAGE, &amp; DISTRIBUTION</b>																		
	A-P	A-1	A-2	A-3	A-R	AC-R	RH	R-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2
Building & Landscaping Materials Suppliers														P		P		
Contractor's Office and Storage Yards														C				

5

6

<b>ACCESSORY USES*</b>																		
	A-P	A-1	A-2	A-3	A-R	AC-R	RH	R-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2
Accessory activities and uses not expressly listed here, but customarily associated with permitted or conditional principal uses												P	P	P	P	P	P	P
<i>Other:</i>																		

Mail Kiosks							P	P	P	P	P	P	P	P	P	P		
Non-commercial alternative energy facilities: solar or wind energy	p <sup>3</sup>	P	P	P	P	P	P	P	P	P	P	p	p	P	p	p	p	P
Non-commercial alternative energy facilities such as biofuels & methane digesters	p <sup>3</sup>														P	P		
<i>Residential:</i>																		
Rental of principal or secondary residences in existence on a farm as of January 1, 2014 and no longer utilized in the operation of a farm	P																	
Accessory Dwelling Units, as specified under 18.47.010	P	P	P	P	P	P	P	P	P	P								P

\*Permission, standards, and location determined by [Subtitle III, Use Regulations](#). Use regulations may apply whether the use is permitted, conditional, or accessory.

<sup>1</sup> All residential uses in the A-P District shall meet the definition of a farm residence in . Chapter 18.162.

<sup>2</sup> Conditional uses in the A-P District shall meet the applicable siting criteria of Wis. Stat. §§ 91.46.

<sup>3</sup> Accessory uses in the A-P District shall also comply with Wis. Stat. §§ 91.44 or Wis. Stat. §§ 91.46 and shall meet the use definition in Wis. Stat. §§ 91.01 (1).

<sup>4</sup> Agricultural uses in the A-P District shall also comply with Wis. Stat. §§ 91.44 or Wis. Stat. §§ 91.46 and shall meet the use definition in Wis. Stat. §§ 91.01 (23).

1

SECTION 5. That paragraph 2. of Subsection G. of Section 18.47.030 of the code be amended to read:

1. 1,200 square feet – ~~includes attached garages, basements, and four-season rooms;~~ excludes attached garages, basements, three season rooms, decks and porches.

SECTION 6. That paragraph 1. of Subsection A. of Section 18.53.030 of the code be amended to read:

1. A ~~conditional~~ land use permit is required for the siting and construction of any new telecommunications tower or facility.

SECTION 7. That subparagraph c. of paragraph 2. of Subsection B. of Section 18.54.110 of the code be amended to read:

a. Must be tied down, ~~though~~ if a foundation is not required.

SECTION 8. That Subsections D., E., F. and G. of Section 18.71.040 of the code be amended to read:

~~D. Driveway Location and Number.~~

~~1. Location of Driveways.~~

~~a. Driveway access for corner lots shall be to a minor road if a minor road is present.~~

~~b. If no minor road is present or if the terrain (wetlands, etc.) prevents access to the minor road, then the driveway access location shall be determined by the Highway Department.~~

~~2. Number of Driveways.~~

~~a. One (1) driveway access is allowed. A corner lot shall not receive access to each road.~~

~~b. The Highway Department may grant exceptions for large corner lots.~~

~~E.D.~~ E. Maximum Surfaced Width of Driveways. The maximum surfaced width of driveways is specified in Table 8.71.040-1.

**Table 18.71.040-1 Maximum Surfaced Width of Driveways.**

Zoning District	Maximum Width
Agricultural & Forestry (A-P, A-1, A-2, A-3, F-1, F-2)	36 feet
Residential (A-CR, RH, R-L, R-1, R-2, R-3)	24 feet
Commercial (C-1, C-2, C-3)	36 feet
Industrial (I-L, I-H)	36 feet

1 ~~F.E.~~ F. Driveway Slope. A driveway shall slope down and away from the road at a  
 2 minimum 2% grade and a maximum 5% grade for the first 10 feet from the edge of the shoulder  
 3 to minimize water flowing onto the public road.

4 ~~G.F.~~ G. Maintenance Responsibility. The property owner or occupant is responsible for the  
 5 construction, maintenance, and replacement of a driveway and any associated drainage culvert.

6

1 SECTION 9. That paragraph 2. of Subsection A. of Section 18.85.020 of the code be  
2 amended to read:

3  
4 2. This subtitle applies to any division of a lot, parcel, or tract of land,  
5 including divisions under land contract, for the purpose of transfer of ownership or building  
6 construction where the act of division creates a Lot of less than 40 contiguous acres excluding  
7 one quarter (1/4) of one quarter (1/4) section as defined as the original Public Land Survey  
8 System and condominium developments, all located within the unincorporated areas of the  
9 county.

10  
11 SECTION 10. That subparagraph a. of paragraph 20. of Subsection A. of Section  
12 18.90.010 of the code be amended to read:

13  
14 a. Wetlands, as defined and designated as wetlands on the most  
15 recent version of the Wisconsin Wetlands Inventory as depicted on the WDNR Surface Water  
16 Data Viewer, or through observable field evidence.~~Maps and regulated by Title 20 of this code.~~

17  
18 SECTION 11. That Subsection B. of Section 18.125.030 of the code be amended to read:

19  
20 B. A double fee shall be charged by the department if construction or structural  
21 alteration is started or a use is changed prior to the issuance of a land use permit. The fee may be  
22 increased to a maximum of quadruple the original fee at the discretion of the Planning and  
23 Development Department Director. Such ~~double~~ fee shall not release the applicant from full  
24 compliance with this subtitle nor from prosecution for violation of this subtitle.

25  
26 SECTION 12. That Subsection A. of Section 18.134.030 of the code be amended to  
27 read:

28  
29 A. Structural Repairs, Alterations, & Expansions Prohibited. Structural repairs,  
30 alterations, and expansions to nonconforming structures are prohibited, except as provided in  
31 subsections B. and C. ~~through D.~~ below.

32  
33 SECTION 13. That paragraphs 33. through 115. be renumbered to 34. through 116. of  
34 Subsection A. of Section 18.162.010.

35  
36 SECTION 14. That paragraph 33. of Subsection A. of Section 18.162.010 be created to  
37 read:

38 33. “Bathroom” means a water closet lavatory and a bathtub or shower as  
39 defined in Wis. Admin. Code ch. SPS 382.

40  
41 SECTION 15. That subparagraph a. of paragraph 100. of Subsection A. of Section  
42 18.162.010 of the code be amended to read:

43  
44 a. Wetlands, as defined and designated as wetlands on the most recent  
45 version of the Wisconsin Wetlands Inventory as depicted on the WDNR Surface Water Data  
46 Viewer, ~~Maps and regulated by Title 20 of this code~~ or through observable field evidence.

1 SECTION 16. That paragraphs 116. through 329. be renumbered as 118. through 331. of  
2 Subsection A. of Section 18.162.010.

3  
4 SECTION 17. That paragraph 117. of Subsection A. of Section 18.162.010 of the be  
5 created to read:

6  
7 117. “Finished Side, Fence” the side of the fence that does not contain any  
8 exposed structural elements. When an equal number of structural elements are visible from both  
9 sides of the fence, it can be considered finished on both sides.

10  
11 SECTION 18. That paragraphs 177. and 282. of Subsection A. of Section 18.162.010 of  
12 the code be amended to read:

13  
14 177. “Lot of Record” A Lot legally created and recorded on a deed with the  
15 Eau Claire County Register of Deeds prior to the effective date of this Title, which is July 18,  
16 2023. A Lot of Record may include multiple tax parcels but may not include more than one tax  
17 parcel created by subdivision plat or certified survey map

18  
19 282. “Special Event, Minor” A Special Event with a duration and location as  
20 specified in Section 18.54.060-100 D.(1)

21  
22 **Committee on Planning & Development**

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
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Dated this 25 day of March, 2025.

ATTEST:

\_\_\_\_\_  
Rodney Eslinger – Committee Clerk  
Resolution 24-25.094

To: Town Chairs and Town Clerks of Towns Under County Zoning  
From: Ben Bublitz, Land Use Manager  
Date: 2/25/2025  
Re: Ordinance 24-25/094 Proposed Zoning Code Amendments

---

Enclosed is a copy of ordinance # 24-25/094, submitted by Planning and Development Department Staff, to amend several sections of the Land Use and Development Code. The intent is to provide clarity and address complications that became evident while administering the code following the comprehensive update adopted July 18, 2024. For your convenience I have also enclosed a summary of the proposed changes to offer additional background information. A majority of the proposed changes occur in the zoning code as defined by section 18.04.B of the Title 18, The Land Use and Development Code. Items 13 and 14 on the enclosed list of changes fall outside of what's considered the zoning code, causing them to be separate amendments from the zoning code amendments. The committee will consider all the ordinance amendments at a public hearing on Mach 25, 2025.

As you are aware , in accord with State Statutes, Towns under County Zoning have an opportunity to file resolutions in support or opposition to a text amendment to the county zoning code. If a majority of towns with county zoning file resolutions in opposition in accord with specified time limitations, the proposed amendment will be denied or voided. Towns can file resolutions 10 days prior to the hearing, at the hearing, or 10 or 30 days after the hearing, and if a majority of towns with zoning file resolutions within that timeframe, the Committee on Planning and Development must file a recommendation to the county board to deny the request or amend the request. If the county board approves the amendment, towns have up to 40 days to file resolutions, and if a majority of towns file resolutions in opposition, the county board action to approve the text amendment is repealed.

If you have any questions, please call me at your convenience at (715) 839-4743 or send me an email to [ben.bublitz@eauclairecounty.gov](mailto:ben.bublitz@eauclairecounty.gov).

**From:** [Rod Eslinger](#)  
**To:** [Holly Weigand](#)  
**Cc:** [Heidi Pederson](#); [Ben Bublitz](#)  
**Subject:** FW: Eau Claire County Zoning Code Amendments  
**Date:** Wednesday, March 19, 2025 9:55:09 AM  
**Attachments:** [image001.png](#)

---

Holly,

Please save the email message from Janelle (town of Washington) in the committee's packet zoning code update folder.

Thank you,

**Rodney J. Eslinger**

*Planning and Development Director*

721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703

**Direct:** 715-839-1657 **Cell:** 715-210-3624 **Fax:** 715-831-5802

**Email:** [rod.eslinger@eauclairecounty.gov](mailto:rod.eslinger@eauclairecounty.gov)



## Planning and Development

"Success is not the key to happiness. Happiness is the key to success. If you love what you are doing, you will be successful." -- Albert Schweitzer

---

**From:** [henning@townofwashington.wi.gov](mailto:henning@townofwashington.wi.gov) <[henning@townofwashington.wi.gov](mailto:henning@townofwashington.wi.gov)>

**Sent:** Wednesday, March 19, 2025 9:50 AM

**To:** Ben Bublitz <[Ben.Bublitz@eauclairecounty.gov](mailto:Ben.Bublitz@eauclairecounty.gov)>

**Cc:** Bob Solberg <[rsolberg@townofwashington.wi.gov](mailto:rsolberg@townofwashington.wi.gov)>; Rod Eslinger <[Rod.Eslinger@eauclairecounty.gov](mailto:Rod.Eslinger@eauclairecounty.gov)>

**Subject:** RE: Eau Claire County Zoning Code Amendments

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

Ben,

The Town of Washington is in support of the zoning code amendments in ordinance #24-25/094.

Kind Regards,

**Janelle L. Henning**  
**Administrator • Town of Washington**

---

5750 Old Town Hall Rd • Eau Claire, WI 54701  
Phone: 715-834-3257  
Email: [henning@townofwashington.wi.gov](mailto:henning@townofwashington.wi.gov)

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**From:** Ben Bublitz <[Ben.Bublitz@eauclairecounty.gov](mailto:Ben.Bublitz@eauclairecounty.gov)>  
**Sent:** Monday, March 3, 2025 8:23 AM  
**To:** Wes Vlcek <[wesleyvlcek55@gmail.com](mailto:wesleyvlcek55@gmail.com)>; Grinde Debra <[brclerk@gmail.com](mailto:brclerk@gmail.com)>; Drammen Clerk <[townofdrammen@outlook.com](mailto:townofdrammen@outlook.com)>; Kelly Schwoch <[keljean35@gmail.com](mailto:keljean35@gmail.com)>; Dan Hanson <[gdhanson@charter.net](mailto:gdhanson@charter.net)>; Jen Meyer <[office@pleasantvalleywi.gov](mailto:office@pleasantvalleywi.gov)>; Sue Larson <[seymour.town@att.net](mailto:seymour.town@att.net)>; Jessica Janssen <[seymourchair@gmail.com](mailto:seymourchair@gmail.com)>; Jennifer Meyer <[meyer.jennifer@wwt.net](mailto:meyer.jennifer@wwt.net)>; [townofunion@wwt.net](mailto:townofunion@wwt.net); [rsolberg@townofwashington.wi.gov](mailto:rsolberg@townofwashington.wi.gov); [henning@townofwashington.wi.gov](mailto:henning@townofwashington.wi.gov); [vold@townofwashington.wi.gov](mailto:vold@townofwashington.wi.gov)  
**Subject:** Eau Claire County Zoning Code Amendments

Hello,

You are receiving this email since you're either a Town Chair or Clerk in a zoned township in Eau Claire County. There are several text amendments that county staff are recommending. The changes are to add clarity or correction to the updated code. The items have come up during implementation and administration of the updated code. Attached you will find a memo, a list of amendments with the reason for the change, and the complete code text with the proposed amendments. A physical copy will also be mailed to each clerk and chair.

Should you have any additional questions, please don't hesitate to reach out.

Thank you,

**Ben Bublitz** | Land Use Manager  
721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703  
**Office:** 715-839-4743 **Cell:** 715-829-2877 **Fax:** 715-831-5802  
**Email:** [ben.bublitz@eauclairecounty.gov](mailto:ben.bublitz@eauclairecounty.gov)





**2025 Request for  
Land Subdivision Plat Review  
Eau Claire County Wisconsin  
*Effective January 1, 2025***

Subdivision Name: <u>WILD TURKEY RIDGE</u>	
Township Plat is in: <u>Pleasant Valley</u>	
Surveyor and Company Name: <u>Pete Gartmann - Real Land Surveying</u>	
Mailing Address: <u>1356 International Drive</u> <u>Eau Claire, WI 54701</u>	
Phone: <u>715-514-4116</u>	
FAX: _____	
E-mail: <u>info@rlswi.com</u>	
Surveyor's Signature _____	Date <u>1-24-25</u>

*Note: **Plats are required** to be submitted a minimum of **25** calendar days prior to the governing meeting at which the plat is to be reviewed by the committee.*

**Complete items 1 - 10 for Final Plats and 3 - 10 for Preliminary Plats.**

I hereby certify that as the Wisconsin Land Surveyor responsible for the field survey and the preparation of this plat, that:

1 All monuments have been set per s. 236.15(1) ..... or All exterior boundary monuments have been set, but the town has temporarily waived placing interior monuments per s. 236.15(1)(h) .....	X
2 Recordable documents will be on durable white paper .....	
3 Submitted Plat's Name: <u>WILD TURKEY RIDGE</u>	
4 Subdivider's name: address & phone: <u>Wild Turkey Ridge, LLC Tod Torgerson 715-577-1891</u>	
5 Surveyor has submitted the Plat to DOA Plat Review	Yes ___ No <u>X</u>
6 County to forward copies to local municipalities noted on plat	Yes <u>X</u> No ___
7 Municipal certification of public sewer availability provided	N/A <u>X</u> Yes ___ No ___
or Soil boring log forms provided for County Soil Analysis	N/A <u>X</u> Yes ___ No ___
8 Ground Water Management Plan Provided	Yes ___ No <u>X</u>
9 Storm Water Management Permit Submitted	Yes ___ No <u>X</u>
10 Check # _____ or cash _____ covering County review fee of \$ <u>2790.00</u> Check # _____ or cash _____ covering Soil Analysis review fee of \$ _____	

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

## 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:

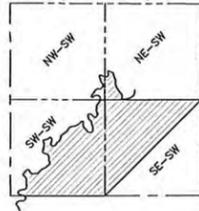
**1st** Check Payable to Eau Claire County Treasurer  
for review fees.

**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

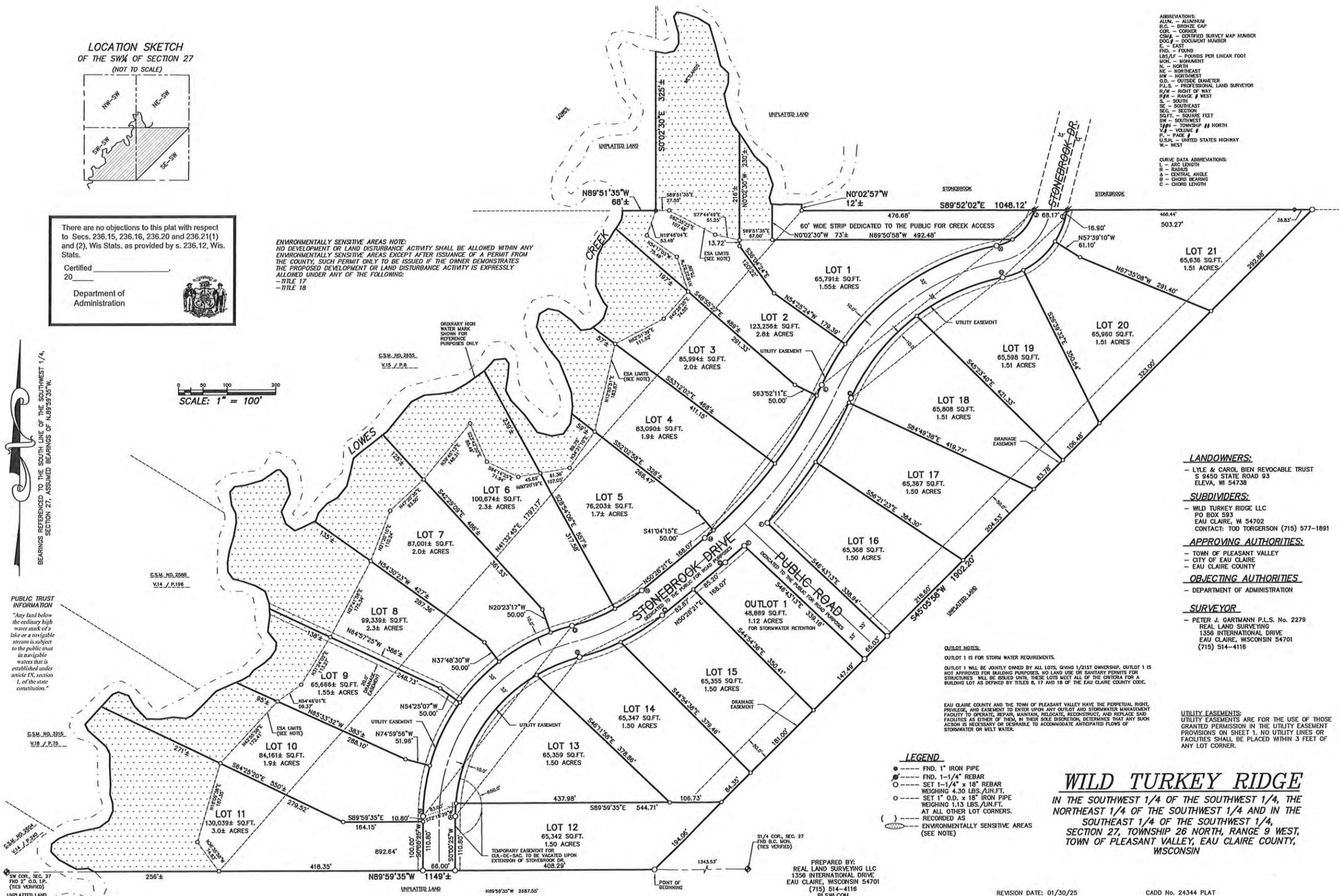


**ENVIRONMENTALLY SENSITIVE AREAS NOTE:**  
NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS EXCEPT AFTER ISSUANCE OF A PERMIT FROM THE COUNTY. SUCH PERMIT ONLY TO BE ISSUED IF THE OWNER DEMONSTRATES THE PROPOSED DEVELOPMENT OR LAND DISTURBANCE ACTIVITY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

**UTILITY EASEMENTS:**  
UTILITY EASEMENTS ARE FOR THE USE OF THOSE GRANTED PERMISSION IN THE UTILITY EASEMENT PROVISIONS ON SHEET 1. NO UTILITY LINES OR FACILITIES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER.

- 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 GRANTEEES AGREE 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 GRANTEEES 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 GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES.

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

**LANDOWNERS:**

- LYLE & CAROL BIEN REVOCABLE TRUST  
S 9450 STATE ROAD 93  
ECLA, 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  
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DOC# - DOCUMENT NUMBER  
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R# - 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

CURVE DATA ABBREVIATIONS:  
L - ARC LENGTH  
R - RADIUS  
A - CENTRAL ANGLE  
B - 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'	N38°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

**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

**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



collaborāte / formulāte / innovāte

March 19, 2025

Chad Berge  
Eau Claire County Land Conservation Division  
721 Oxford Ave, Suite 3344  
Eau Claire, WI 54703

SUBJECT: Wild Turkey Stormwater Permit Review Resubmittal Notes  
Attn: Scott Cerveny, Advanced Engineering Concepts

Dear Chad Berge,

GRAEF has received the resubmittal of the Wild Turkey Permit documents. We have reviewed the responses from AES to our February 24th review letter. With the March 25<sup>th</sup> Final Plat Approval meeting in a week, we are providing preliminary review comments in areas that may impact the plat and site layout/design. We have not completed a full review of all the submitted documents, this review will be completed within the 30-day review period per County ordinance.

Preliminary Review Comments:

- Two soil test pit results were submitted. The results of the two test pits raise concerns that there are not suitable soils at the depths required to have the infiltration pond function as designed. The proposed design relies on infiltration, a reduced infiltration rate will have a significant impact in the long-term viability of the design and could result in unintended permanent pool areas within the basin as well as extended ponding depths and times within the proposed roadway and future single family home lots. We base this concern on the following initial findings.
  - The document submitted indicates that the tests were performed at the existing ground surface elevation (915.9' and 916.36') with limiting factors noted at 908.74' and 909.36' respectively. There was no further description of the limiting factor but it is likely bedrock. The bottom of the proposed infiltration basin is at 910', roughly 1' above the limiting layer. This does not comply with the separation distances or infiltration rates specified in [NR 51.124](#), see excerpt below .

(b) *Separation distances.* 1. Infiltration practices shall be located so that the characteristics of the soil and the separation distance between the bottom of the infiltration system and the elevation of seasonal high groundwater or the top of bedrock are in accordance with Table 3:

<b>Source Area</b>	<b>Separation Distance</b>	<b>Soil Characteristics</b>
Industrial, Commercial, Institutional Parking Lots and Roads	5 feet or more	Filtering Layer
Residential Arterial Roads	5 feet or more	Filtering Layer
Roofs Draining to Subsurface Infiltration Practices	1 foot or more	Native or Engineered Soil with Particles Finer than Coarse Sand
Roofs Draining to Surface Infiltration Practices	Not Applicable	
All Other Impervious Source Areas	3 feet or more	Filtering Layer

Controlling

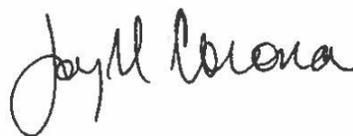
- Test pits shall be performed in accordance with DNR TS 1002, [Site Evaluation for Stormwater Infiltration](#) which states, “Excavate test pits to a depth of at least 5 feet below the native soil interface elevation (Figures 2 – 4) or to a limiting layer, such as bedrock or groundwater.” For the selected location the native soil interface is located at the bottom of the infiltration device (910) and requires the test pit to be excavated down to 905 or to reaching a limiting layer such as bedrock.
- Note: Geological borings or soil profile evaluations are required with Preliminary Storm Water Management Plans and Final Storm Water Management Plan submittals. Geological soil evaluation information was not provided with the Preliminary Storm Water Management submittal on November 15 nor with the Final Stormwater Management Plan submittal on February 11. This information was requested in our December 3 Preliminary Review Comments letter and again in our February 24 Final Stormwater Management Plan Review Comments letter. The soil test pit data was first submitted to the County on March 10.

- Comment #2 from the *GRAEF February 24, 2025 Permit Review Comments* letter has not been addressed. The only outlet from the proposed stormwater management system is via infiltration. The significance of this comment is of greater concern based on the above comment.
  - The response from AES reported results from additional modeling of the frozen ground 100yr event; we were unable to locate a corresponding model. However, this type of analysis does not appear to take into account permanently reduced rates and associated impacts over the life span of the infiltration basin. The DNR technical standards attempt to protect communities from the potential failures of these types of facilities due to lack of maintenance, poor construction practices and heavy use over the life span of the facility. As discussed above the infiltration basin could become a permanent pool area until a surface outlet elevation is experienced. Potential ponding depths within the ROW exceed 3' and could extend across the roadway and compromise the subbase. A potential resolution to this concern is to incorporate resiliency into the design, through the addition of a secondary surface outlet to allow discharge from the depressed area in the event the infiltration system fails.

Sincerely,



Amy Larson, PE  
Civil Engineer



Joy Corona, PE  
Civil Engineering

AAL:aal

X:\MD\2024\20240188\Design\24 1111 Wild Turkey\Design Files\25-03-10 GRAEF Permit Resubmittal Comments



## Soil and Site Evaluation – Stormwater Infiltration

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]

Page 1 of 3

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but is not limited to: vertical and horizontal reference point (BM); direction and percent of slope; scale or dimensions; north arrow; and BM referenced to nearest road.		COUNTY <b>Eau Claire</b>
<b>PLEASE PRINT ALL INFORMATION</b>		PARCEL ID <b>018111904000</b>
PROPERTY OWNER Lyle & Carol Bien Rev Trust	PROPERTY LOCATION Govt. Lot ____, SE ¼, SW ¼, S 27, T 26 N, R 09 W Lot #, Block #, Subd. Name or CSM #: _____	
PROPERTY OWNER'S MAILING ADDRESS S9450 State Rd 93	Municipality: <u>Pleasant Valley</u> <input type="checkbox"/> City <input type="checkbox"/> Village <input checked="" type="checkbox"/> Town Nearest Road: <b>Stonebrook Dr</b>	
CITY, STATE, ZIP CODE <b>Eleva, Wi 54738</b>	PHONE _____	HYDRAULIC APPLICATION TEST METHOD <input type="checkbox"/> Morphological Evaluation <input type="checkbox"/> Double Ring Infiltrometer <input type="checkbox"/> Other: (specify) _____
Drainage area _____ <input type="checkbox"/> sq. ft. <input type="checkbox"/> acres Test site suitable for (check all that apply): <input type="checkbox"/> Site not suitable <input type="checkbox"/> Bioretention <input type="checkbox"/> Reuse <input type="checkbox"/> Subsurface Dispersal System <input type="checkbox"/> Irrigation <input type="checkbox"/> Other _____	SOIL MOISTURE Date of soil borings: <u>2/27/25</u> USDA-NRCS WETS VALUE: <input type="checkbox"/> Dry = 1 <input checked="" type="checkbox"/> Normal = 2 <input type="checkbox"/> Wet = 3	

1 #OBS.  Pit  Boring Ground Surface Elevation 915.9 ft. Elevation of Limiting Factor \_\_\_\_\_ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-23	10yr 3/1	-	ls	2fgr	mvfr	cw	5	-	1.63
2	23-65	10yr 5/3	-	s	0sg	mvfr	cw	5	-	3.6
3	65-86	10yr 7/1	-	s	0sg	mfi	cw	5	-	3.6
4	86-141	10yr 7/2	c2d 5yr 5/6	s	0sg	mfr	-	5	-	3.6

Comments:  
 Outwash material observed. No bedrock, groundwater, or any other limiting factors were observed

2 #OBS.  Pit  Boring Ground Surface Elevation 916.36 ft. Elevation of Limiting Factor \_\_\_\_\_ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.
1	0-28	10yr 4/1	-	ls	2fgr	mvfr	cw	5	-	1.63
2	28-58	10yr 5/3	-	s	0sg	mfr	cw	5	-	3.6
3	58-84	10yr 7/2	-	s	0sg	mvfr	cw	5	-	3.6
4	84-146	10yr 7/2	c2d 5yr 5/6	s	0sg	mvfr	-	5	-	3.6

Comments:  
 Outwash material observed. No bedrock, groundwater, or any other limiting factors were observed

\_\_\_\_ #OBS.  Pit  Boring Ground Surface Elevation \_\_\_\_\_ ft. Elevation of Limiting Factor \_\_\_\_\_ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.

Comments:

\_\_\_\_ #OBS.  Pit  Boring Ground Surface Elevation \_\_\_\_\_ ft. Elevation of Limiting Factor \_\_\_\_\_ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App. Rate Inches/Hr.

Comments:



2.05.090 County board of canvassers.

A. In accord with Wis. Stat. § 7.60, the county clerk and two reputable citizens previously chosen by the clerk shall constitute the county board of canvassers. One member of said board shall belong to a political party other than the clerk's. If the county clerk's office is vacant, or if the clerk cannot perform his or her duties, the chair of the county board or a reputable citizen appointed by the chair shall perform the county clerk's duties, and is subject to the same punishments for violations. Such appointment shall be exempt from 2.05.002.

B. No person shall serve on the county board of canvassers when he or she is a candidate for an office to be canvassed by that board, except the county clerk only if the clerk has no opponent whose name appears on the ballot; however, nothing herein shall be construed to prohibit the appointment by the chair of the county board under A. of a deputy county clerk who is otherwise qualified by law.

C. Each political party county committee shall submit to the county clerk a list of not less than 3 names from which the clerk shall choose the members of the county board of canvassers.

D. The county board of canvassers shall meet and perform such duties as are provided by law. The county clerk shall provide public notice as required by Wis. Stat. § 19.84, of the meetings of said board. (Ord. 151-18, Sec. 1, 2007; Ord.126-12 Sec.19(part), 1982; Ord.80-81/245 Sec.1, 1980).

(Repeal 2.05.100Ord. 272-006, Sec. 26, 2017; Ord. 155-11, Sec. 2, 2011; Ord. 152-26, Sec. 3, 2008; Ord. 152-27, 2008; Ord. 147-104, 2004; Ord. 146-14, Sec. 6, 2002; Ord.143-91 Sec.9, 2000; Ord.141-03, Sec.1, 1997; Ord.139-51, Sec.1-2, 1995; Ord.131-78 Secs. 1, 2, 130-16 Sec.3, 1986; Ord.129-70 Secs. 1-3, 5, 1986; Ord.129-19 Sec.1, 1985; Ord.126-12 Sec.14, 1982; Ord.81-82/70 Sec.1, 1981).

(Repeal 2.05.103 Ord. 161-006, Sec. 26, 2017; Ord. 152-26, Sec. 4, 2008; Ord.139-84, Sec.1; Ord.139-51, Sec.3, 1995; Ord. 136-78; Ord.136-59, 1992; Ord.130-16 Sec.13, 1986; Ord.129-70 Secs.4,5, 1986).

(Ord. 161-006, Sec. 26, 2017 Repeal 2.05 105; Ord. 151-17, Sec. 1, 2007; Ord. 147-104, 2004; Ord.143-91 Sec.10, 2000; Ord.139-84, Sec.2; Ord.139-51 Sec.4, 1995).

(Repeal 2.05.106Ord. 161-006, Sec. 26, 2017; Ord.129-70 Secs.6, 11, 1986).

(Ord 152-31, Sec. 2-4; 2008)

2.05.630 Momentum Chippewa Valley, Inc.

A. The Eau Claire County Board hereby affirms its desire to participate in Momentum Chippewa Valley, Inc. and to appoint one supervisor as a sustaining member as allowed by Momentum Chippewa Valley, Inc.'s bylaws.

B. The chair of the county board shall appoint, subject to the confirmation of the county board, one county supervisor to serve as a sustaining member for a 2-year term commencing on the 3rd Tuesday of April semi-annually in even numbered years. If the appointee cannot attend a meeting the chair shall have the authority to appoint a substitute to represent the county board. (Ord.138-27 Secs.1, 2, 1994; Ord.133-24, 1989).

2.05.640 Groundwater advisory committee.

A. There is established a groundwater advisory committee which shall be attached to the department on planning & development for administrative purposes.

B. The committee shall consist of nine persons knowledgeable and interested in groundwater quality and protection, appointed by the chair of the county board, subject to approval of the county board, for staggered 3-year terms commencing on the 3rd Tuesday of April and in the following manner:

1. Annual vacancies shall be noticed publicly.
2. Three members shall be county board members.
3. One member shall be from the board of health.
4. One member shall be from the Department of Natural Resources, Water Quality Division.
5. One member shall be the president of the Eau Claire County Town's Association or designee.
6. Three members shall be citizens at large with one having expertise in a groundwater related field.
7. All members shall be citizens of the county at the time of appointment and for the duration of their terms.
8. Should any member no longer meet the qualifications for appointment, his or her seat shall be declared vacant.
9. Mid-term vacancies may be filled from a list of citizens who have applied for annual vacancies but have not been selected, or through a separate public notice, or by using both.

C. The county board chair shall appoint a chair pro tem to chair the first meeting. At the first meeting the membership shall elect a chair and a vice-chair. The committee chair shall appoint a committee member or a department staff member as secretary.

D. The committee shall coordinate information on groundwater concerns within Eau Claire County and as part of that process shall:

1. Monitor state and federal regulation of groundwater.
2. Oversee the development and implementation of a comprehensive, county-wide groundwater management plan.
3. Perform such other tasks as directed by the planning & development committee.

E. The committee shall report to the planning & development committee at its request, but no less than annually.

F. The director of planning & development shall assign staff assistance to the committee who shall act as liaison with the planning & development committee, reporting regularly to both bodies. In addition, extension & health department staff shall be assigned as needed.

G. The committee shall meet at least four times per year. (Ord. 158-009, Sec. 1, 2014; Ord. 146-14, Sec. 7, 2002; Ord.143-91 Sec.14, 2000; Ord.137-100, 1994; Ord.133-29, 1989).

**Planning and Development  
February 2025**

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

**Planning**

Vendor	Amount	Description	Line Item#
Wisconsin Land Information Association	250.00	WLIA Membership Dues-Zach Felling	100-15-56920-324-000
EC Highway	41.88	2024 Decenber Fuel	100-15-56920-330-000
Dean Roth	112.00	Conference Expense Reimbursement	100-15-56920-340-000
Sam Monahan	219.65	Conference Expense Reimbursement	100-15-56920-340-000
Kalahari Resort (Pcard)	(41.16)	WLSL Conference Lodging Refund-Dean Roth	100-15-56920-340-000
Amazon (Pcard)	27.41	Office Supplies	100-15-56920-310-000
Amazon (Pcard)	43.99	Copy Paper	705-08-51451-310-381
Delta Air (Pcard)	88.49	Conference Expenses-Matt Michels	100-15-56920-340-000
Groome Transportation (Pcard)	104.00	Conference Expenses-Matt Michels	100-15-56920-340-000
APA (Pcard)	833.00	Conference Registration-Matt Michels	100-15-56920-340-000
Sun Country Air (Pcard)	78.99	Conference Expenses-Matt Michels	100-15-56920-340-000
Bloomer Broadband	336,540.25	Bloomer Broadband Infrastructure Proj (2024)	201-00-57195-819-000
APG	50.13	Public Notice for 01/14 P&D Meeting	100-15-56920-321-000

**Resurvey**

Vendor	Amount	Description	Line Item#
Topcon Solutions	558.57	Survey Supplies	100-15-51740-360-200

**Emergency Management**

Vendor	Amount	Description	Line Item#
IdentiSys Inc	2,925.00	Badge Printer	100-15-52927-310-726
Salamander Technologies LLC	250.00	Printing Expenses	100-15-52927-310-726
Menards (Pcard)	184.96	EM Supplies	100-15-52927-310-726
Prep Innovations Inc (Pcard)	100.00	Subscription	100-15-52924-340-000
Festival (Pcard)	24.09	EM Supplies	100-15-52924-390-723
Dollar Tree	11.87	EM Supplies	100-15-52924-390-723
Menards (Pcard)	44.31	EM Supplies	100-15-52924-390-723

**Recycling**

Vendor	Amount	Description	Line Item#
Amazon (Pcard)	39.55	Recycling Supplies	211-15-53635-368-000
Facebook (Pcard)	57.56	Advertising	211-15-53635-368-000
Town of Wilson	14.00	Recycling Special Charge (2024)	211-15-53635-201-000
Charles Nitz	17.00	Recycling Special Charge (2024)	211-15-53635-201-000
First Choice Computer Recycling	3,675.00	January Residential Electronics & Batteries	211-15-53636-309-745
GFL	44,332.38	January Curbside	211-15-53635-201-000
Olive Ellringer	33.60	January Mileage Reimbursement	211-15-53635-330-000
First Choice Computer Recycling	3,675.00	January Batteries & Electronics	211-15-53636-309-745

**Land Conservation**

Vendor	Amount	Description	Line Item#
WI Land+Water	2168.34	2025 WI Land+Water Dues	100-15-56922-324-000
WDATCP	100	Nursery Dealer License	100-15-56922-829-701
Todd Staves	5	Tree Sale Refund	100-15-46810-000-701
Barb Brunner	50	Tree Sale Refund	100-15-46810-000-701
Joe Merkatoris	70	Tree Sale Refund	100-15-46810-000-701
Darcy Parr	70	Tree Sale Refund	100-15-46810-000-701
Lewis Hanson	10	Tree Sale Refund	100-15-46810-000-701
Bill Hoddstatter	230	Tree Sale Refund	100-15-46810-000-701
Ray Thielbar	315	Tree Sale Refund	100-15-46810-000-701
Dan Larson	30	Tree Sale Refund	100-15-46810-000-701
Chad Berge	350	WI Land+Water Conference Reimbursement	100-15-56920-340-000
Mikes Star Market	3710	WI Deer Donation 2024	100-15-56922-390-702
Lake Eau Claire Protection & Rehab	3150.13	Sediment Removal & Aeration Costs (2024)	405-15-57730-829-000
Walmart (Pcard)	47.92	NMFE Workshop Supplies	207-15-56924-200-708
Mancino's (Pcard)	411.79	NMFE Workshop Supplies	207-15-56924-200-708
Festival (Pcard)	28.97	NMFE Workshop Supplies	207-15-56924-200-708
Paypal (Pcard)	350.00	WI Land + Water Conference Registration-Tim	100-15-56920-340-000
RTK Mobile (Pcard)	30.00	GPS Data	100-15-56920-226-000
Awards & More (Pcard - January)	335.30	Conservation Awards	100-15-56920-340-000
All Season Tire (Pcard - Janaury)	105.42	Oil Change	100-15-56920-241-000
Voyager	186.93	January Fuel	100-15-56920-330-000
DigiCopy	85.00	Envelopes	100-15-56920-310-000

Division	Totals
Planning	338,348.63
Resurvey	558.57
Emergency Management	3,540.23
Recycling	51,844.09
Land Conservation	11,839.80
<b>Total</b>	<b>394,291.52</b>