



Committee on Planning & Development  
AMENDED AGENDA

May 13, 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: **25336635189##**

**Join by Meeting Number:**

Meeting Number: **2533 663 5189**

Meeting Password: **5Ukf3aV3bC6**

**Join from Meeting Link:**

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=m4ee71eca127e1423cfa83752a9606a26>

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of April 8, 2025 Meeting Minutes / Discussion – Action **Pages 2-3**
5. Public Hearings for Discussion / Action
  - a. A conditional use permit request for cumulative area of all accessory structures to exceed over 2,100 square feet on a lot greater than 5 acres. Owner: Robert & Erika Tanner. Legal: Lot 1 CSM 1642 (Vol 9 P 26 #770873), Section 15, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. Site Address: 3327 Garfield Road, Eau Claire, WI 54701. **CUP-0006-25** **Pages 4-17**
  - b. **Proposed Ordinance: File No. 25-26/002** to rezone 17.1 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owners: Chad & Emily Harris. Legal: Part of the NE ¼ of the NW ¼, Section 3, T25N, R10W, Town of Drammen, Eau Claire County, Wisconsin. Site Address: W4535 Hemlock Road, Mondovi, WI, 54755. **RZN-0005-25** **Pages 18-32**
6. **Proposed Resolution: File No. 25-26/015** to Create a Farmland Preservation Plan Update Steering Committee / Discussion – Action **Pages 33-34**
7. Emergency Management Update by Emergency Manager Tyler Esh / Discussion **Pages 35-50**
8. Review of March bills / Discussion **Page 51**
9. Proposed Future Agenda Items
  - a. Next scheduled meeting May 27, 2025
10. Director's Update
11. Announcements
12. Adjourn

Prepared by: Heidi Pederson

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



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, April 8, 2025

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

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

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

Members Absent:

Ex officio Present: Connie Russel

Staff Present: Rod Eslinger

### **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:**

There were no public comments.

### **Review/Approval of March 25, 2025, Meeting Minutes**

Motion by Robin Leary to approve the March 25, 2025, committee meeting minutes subject to the correction noted on page 4. Motion carried on a voice vote: 5-0-0.

### **Proposed Resolution File No. 25-26/005 to designate the Planning & Development Director the Responsible Unit Contact for DNR**

Director Eslinger briefed the committee on resolution 25-26/005 to designate the Planning and Development Director the Responsible Unit Contact for the DNR.

Motion by James Dunning to approve the Proposed Resolution: File No. 25-26/005. Motion carried on a voice vote: 5-0-0.

### **Continuation of Groundwater Advisory Committee Projects/Duties**

The committee continued its discussion regarding the project and duties it would like the groundwater advisory committee to work on in 2025. The following items were identified by the committee as potential duties the groundwater advisory committee could add to its workplan:

1. Review and update the 2018 County's State of Groundwater Report
2. Identify a strategy to update the county's groundwater data, similar to Bayfield County's approach in developing its groundwater atlas
3. Identify information that may be of common interest with the Eau Claire River Coalition and West Central Wisconsin Regional Planning Commission – Clearing house of all data
4. Oral report on groundwater advisory committee's activities to the committee of planning and development at a regular meeting

### **2025 Committee on Planning & Development Meeting Schedule Modification**

Director Eslinger noted there were two changes, one in October and the other was in November, on the 2025 meeting schedule mainly due to 2026 Budget schedule. The committee accepted the changes presented by staff.

### **Review of Planning & Development Annual Report**

Eslinger reviewed the 2024 annual report with the committee and answered questions.

### **2026 Capital Improvement Projects (CIP)**

Director Eslinger presented four capital improvement projects (aerial and LiDAR acquisition, Lake District Rehabilitation requests, and Emergency Management Duty Officer Response Vehicle). He also shared his ranking of priorities that he would recommend to the finance director.

### **Proposed Future Agenda Items**

Next scheduled meeting May 13, 2025 (NOTE the April 22, 2025 meeting was cancelled due to absence of a quorum).

### **Director's Update**

Eslinger noted that the Beaver Creek Recycler was sent out to every mailing address in Eau Claire County. The tree and shrub pick up is May 2<sup>nd</sup> and the home compost bin orders can be picked up there too. He informed the committee that GIS Specialist interviews are scheduled for Thursday this week. He also noted that FEMA Building Resilient Infrastructure and Communities funding was eliminated late last week. This likely means that we won't receive reimbursement for the work on the Hazard Mitigation Plan update.

### **Announcements**

### **Adjourn**

Meeting adjourned by unanimous consent at 7:40 PM.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**CONDITIONAL USE PERMIT NUMBER:** CUP-0006-25

**COMPUTER NUMBERS:** 024-1179-07-020

**PUBLIC HEARING DATE:** May 13, 2025

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

**OWNER:** Robert and Erika Tanner, 3327 Garfield Road, Eau Claire, WI 54701

**AGENT:** Owner

**REQUEST:** Cumulative area of all accessory structures to exceed 2,400 sq. ft. on a lot greater than five acres.

**LOCATION:** 3327 Garfield Rd, Eau Claire, WI 54701

**LEGAL DESCRIPTION:** Lot 1 CSM 1642 (Vol 9 P 26 #770873), Section 15, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

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## SUMMARY

Cumulative area of all accessory structures to exceed 2,400 square feet on a lot with an area greater than five acres in the Rural Homes District (R-H). With the existing accessory structure, the total square feet will be 4,960 square feet.

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## BACKGROUND

The applicant is requesting to build an additional 60'x40' (2,400 square feet) accessory structure. The proposed structure will consist of a 36'x40' garage with 12'x40' lean-tos on each side. The application describes the structure will be used for personal storage. In March of 2000 a permit was granted for the construction of a 2,560 square foot private garage, so the total accessory structure square feet will equal 4,960 square feet.

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 9.46 acres.
- The lot is located on the West side of Highway 93 on South side of Garfield Road.
- The proposal is to exceed the 2,400 square foot maximum by 2,560 square feet.

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

**ADJACENT ZONING & LAND USES:**

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

**LAND USE PLANS:** The County Land Use Plan and Town of 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 2,400 square feet on a lot with an area or five acres or greater 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 April 17, 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 2,400 sq. ft. on a lot with an area greater than five 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. 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.
5. Use of the structure shall be limited to personal storage and shall not contain any living areas.
6. The building cannot be used for commercial or manufacturing purposes.
7. The property represented by tax parcel 1802422609151309002 shall be mapped and reviewed as a certified survey map to property remove the platted line that exists between Lot 1 CSM 1642 (Vol 9 P 26, Document number 77873) and the unplatted land.
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: 3-18-2025
Accepted By:
Receipt Number: 080138
Town Hearing Date: 4-17-2025
Scheduled Hearing Date: 4-22-2025

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: Robert and Erika Tanner
Mailing Address: 3327 Garfield Road, Eau Claire
Email Address: erikathorson@hotmail.com

Phone# 715-379-3163

Agent Name:
Mailing Address:
Email Address:

Phone#

SITE INFORMATION

Site Address: 3327 Garfield Road, Eau Claire

Property Description: 1/4 1/4 Sec. 15, T26 N, R9 W, Town of Washington

Zoning District: Code Section(s):

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

Computer #(s): 1802422609151309002

PIN #(s): 024117907020

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.

- Complete attached information sheet
Site Plan Drawn to Scale
Confirmed with the Town their submittal deadline and process.
Provide \$575.00 application fee (non-refundable). Send application to landuse@eauclairecounty.gov or to the address above.

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

Owner/Agent Signature [Signature]

Date 3-18-2025

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.

## SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

### WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

Building of new detached garage on property. will include a 36' x 40' completely enclosed space. Additionally on each side of the garage will be lean to's that will measure 12' x 40'. In total the space will then be 60' wide by 40' deep. Private use only to store motorhome, boat, trailer, etc

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

Description of the type of business activity:

Equipment used in the business activity:

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

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

**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)

Building will match main home. LP diamond kote siding in blue with white trim. Black shingles. Stone accent. Eave height approx 12'.

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 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  |   |

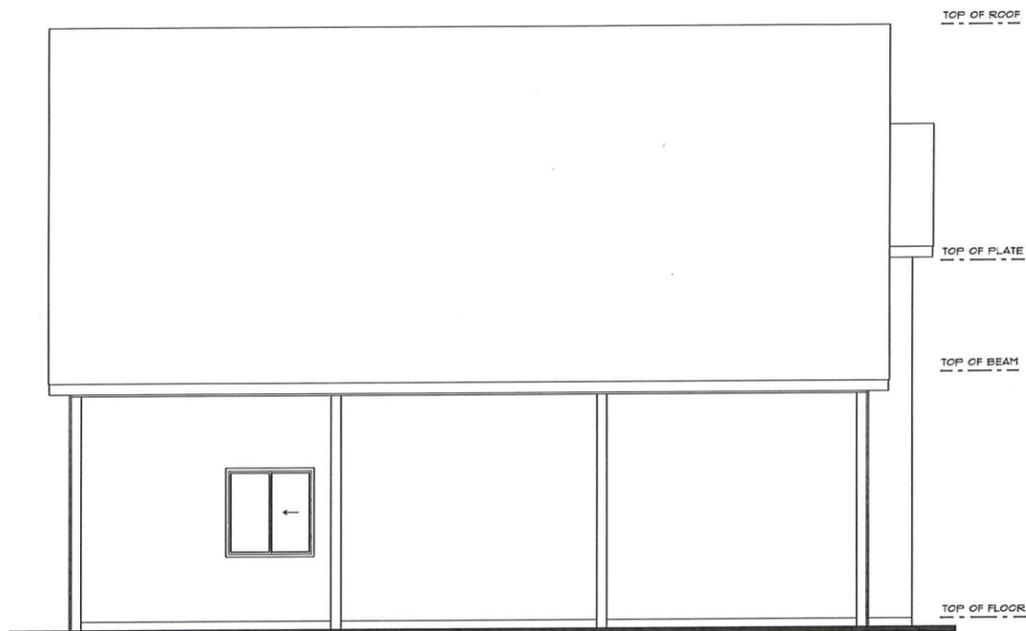
**FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES**

- Show floor plan, including attics
- Show scaled building elevations
- Show color scheme
- Provide information addressing 59.69 (5e) with substantial evidence supporting your request

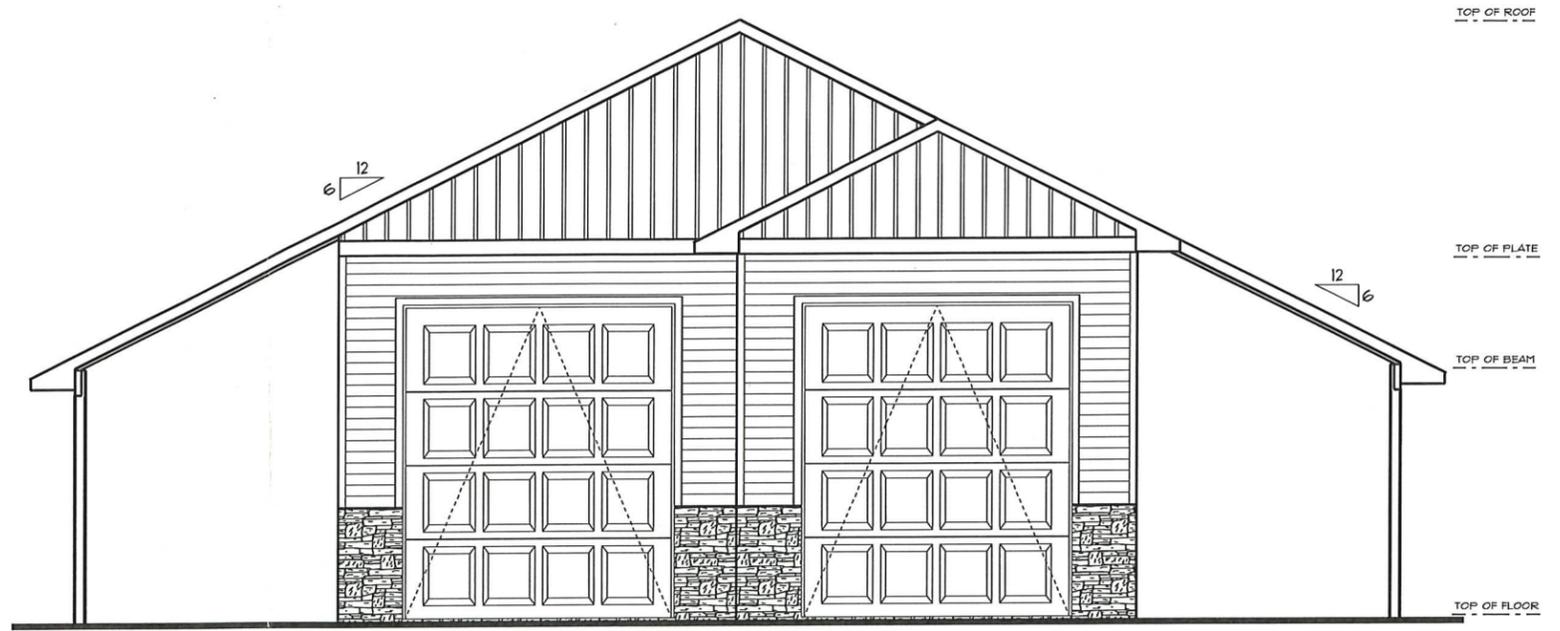




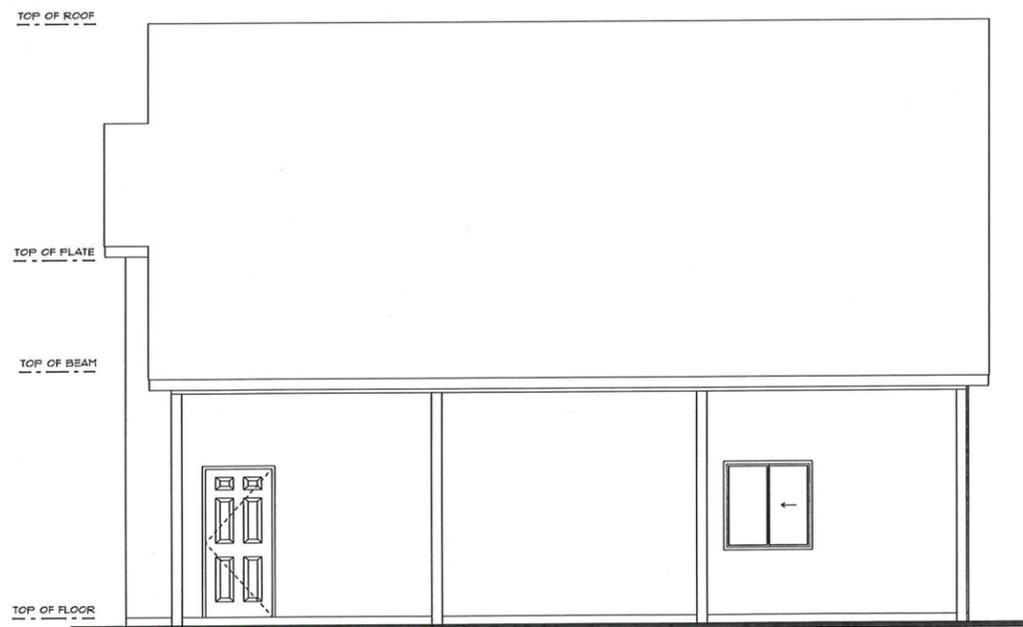
\*\*\* PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION USE \*\*\*  
 SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



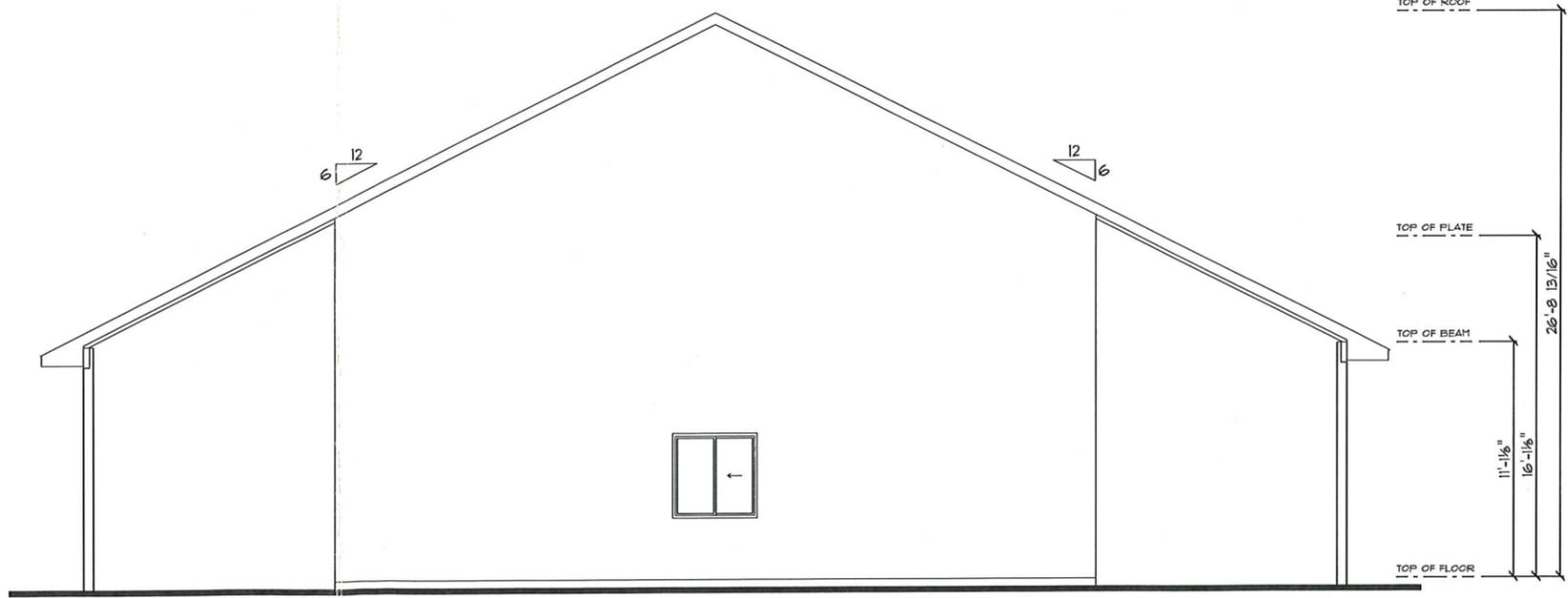
**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

**IMPORTANT**  
 Check with local building officials about permits and local building codes.  
 These general drawings are not produced by an Architect or Engineering firm. Before construction customer should consult a contractor or an architect or local building code official to be changed to satisfy: 1) state or local building code requirements, 2) existing conditions specific to the site. Builders First Source assumes no responsibility for claims or damages arising from errors, omissions, deficiencies or defects of the drawings.

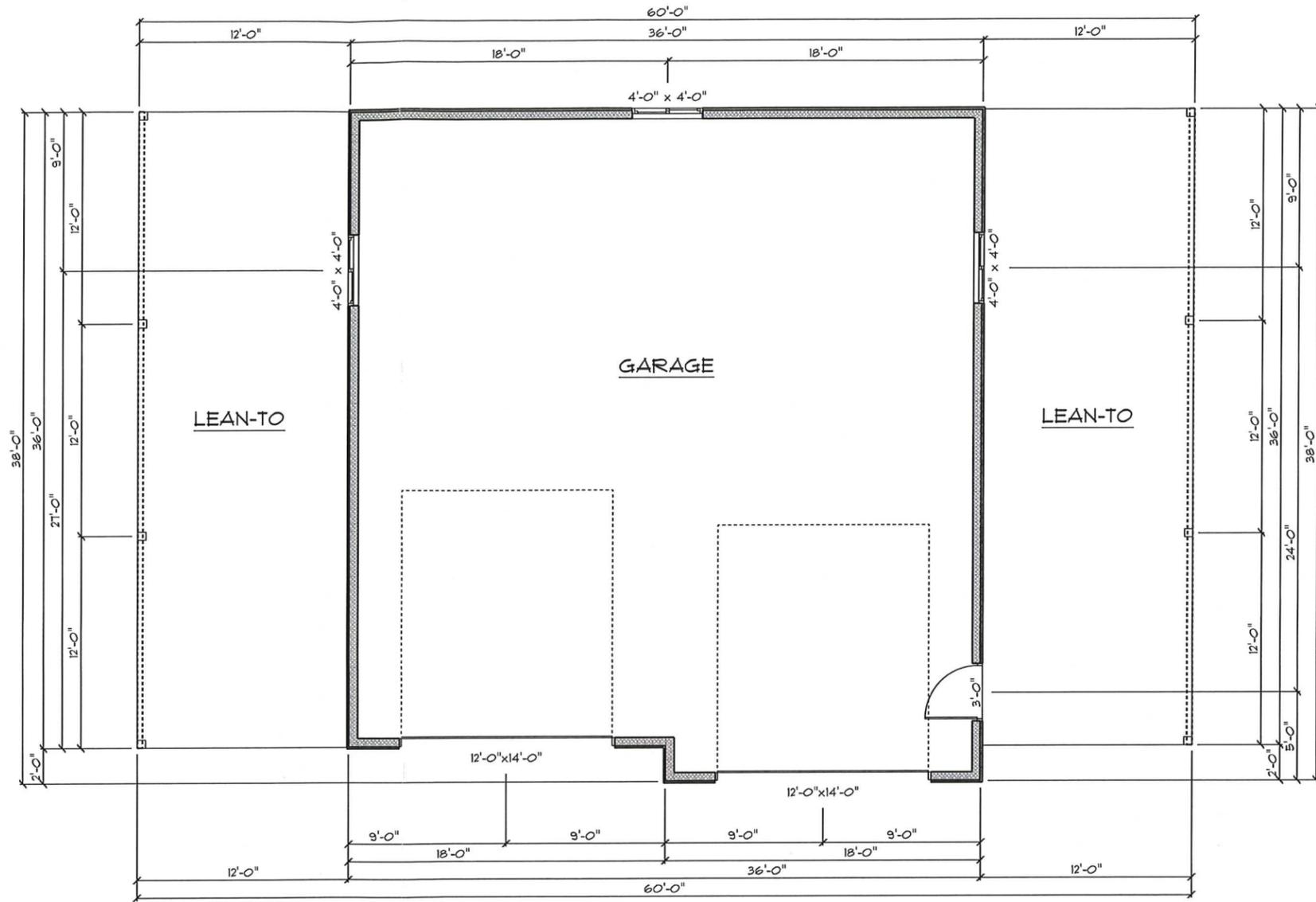
Eau Claire, WI  
 Sales Rep: Chad Weber  
 Design By: Randy Voetmann

Project # 25-036  
 Start Date: 2-24-25  
 Revisions: 00-00-00

**C&E WURZER**  
**TANNER GARAGE**

**Builders FirstSource**  
 3701 N. Hastings Way Eau Claire, WI 54703  
 p: (715) 834-5351 f: (715) 834-5209

\*\*\* PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION USE \*\*\*  
 SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



MAIN FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**IMPORTANT**  
 \* Check with local building officials about permits and local building codes.  
 \* These drawings are not intended to be used for any other purpose.  
 \* These drawings are not produced by an Architect or Engineering firm.  
 \* The user of these drawings is responsible for obtaining all necessary permits and to determine if these drawings need to be changed to comply with state or local building codes/regulations. 2) the project structural requirements; local building codes/regulations to the site. Builder first source assumes no responsibility for errors, omissions, or deficiencies or defects of the drawings.

Eau Claire, WI  
 Sales Rep: Chad Weber  
 Design By: Randy Voetmann

Project # 25-036  
 Start Date: 2-24-25  
 Revisions: 00-00-00

**C&E WURZER**  
**TANNER GARAGE**

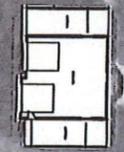
**Builders**  
**FirstSource**  
 3701 N. Hastings Way Eau Claire, WI 54703  
 P: (715) 834-3351 F: (715) 834-5209

PAGE: A2  
 2 of 2

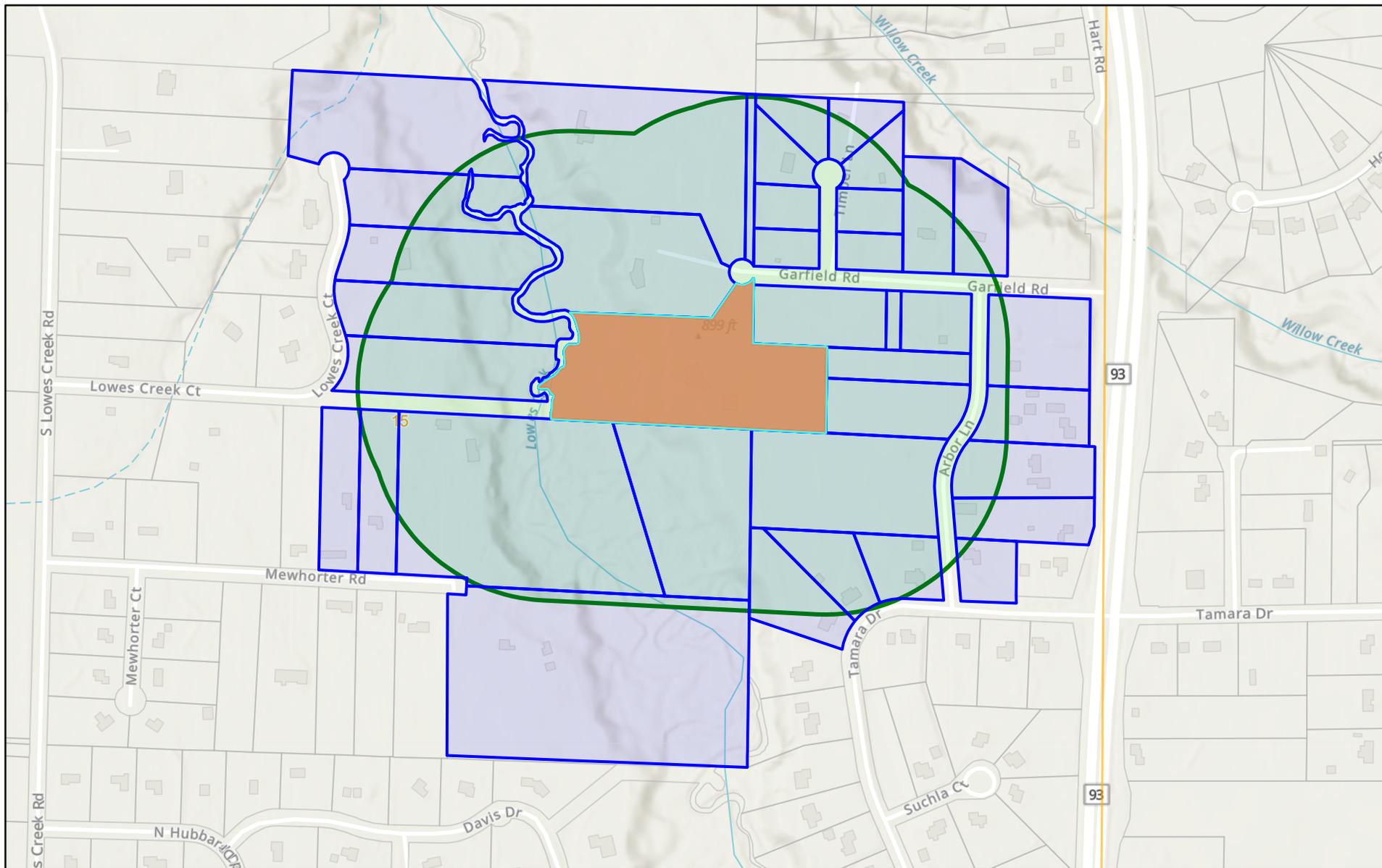


- Well
- Septic

Approximate size and location of Proposed building

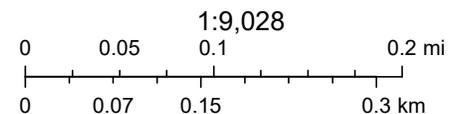


# Public Notification



3/19/2025, 9:15:50 AM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FirstName LastName	Address	City State Zip
BROCK J HAINES	6790 ARBOR LN	EAU CLAIRE WI 54701-5149
CARRIE SCHILLING	3690 GARFIELD RD	EAU CLAIRE WI 54701-8958
JAMES L & JUDITH D SCHWARZMEIER	3693 GARFIELD RD	EAU CLAIRE WI 54701-8960
MICHAEL LIEN	6716 TIMBER LN	EAU CLAIRE WI 54701-8866
MICHAEL ANDREWS	6708 TIMBER LN	EAU CLAIRE WI 54701-8866
THOMAS QUIGLEY	6702 TIMBER LN	EAU CLAIRE WI 54701-8866
JEFFREY MARQUARDT	6644 TIMBER LN	EAU CLAIRE WI 54701-8957
JEREME RAUCKMAN	6705 TIMBER LN	EAU CLAIRE WI 54701-8867
CARDARELLA-SAILING JT REV TRUST	6713 TIMBER LN	EAU CLAIRE WI 54701-8867
JEFFREY MARTIN	3725 GARFIELD RD	EAU CLAIRE WI 54701-8960
JEFFREY & SUSAN THIESS	S 8151 BRENT DR	EAU CLAIRE WI 54701-9628
JEFFREY THIESS	S8151 BRENT DR	EAU CLAIRE WI 54701-9628
LEAH HORNE	934 GRAND AVE APT 306	SAINT PAUL MN 55105-3049
WELLS I & TAMI K MANGRUM REV GRNTR TRUST	3400 GARFIELD RD	EAU CLAIRE WI 54701-8869
JENNIFER WEBB	3350 GARFIELD RD	EAU CLAIRE WI 54701-8910
JORDAN KLEMP	3750 GARFIELD RD	EAU CLAIRE WI 54701-8958
GEORGE NASH	6670 TIMBER LN	EAU CLAIRE WI 54701-8957
FUERSTENBERG REV LIV TRUST	6657 TIMBER LN	EAU CLAIRE WI 54701-8957
DAVID S & CAROLYN F CHRISTIAN	6659 LOWES CREEK CT	EAU CLAIRE WI 54701-5049
JEFFREY & KATHRYN WHITE REV LIV TRUST	6731 LOWES CREEK CT	EAU CLAIRE WI 54701-4687
DEREK THIESS	1071 MARSHALL STORE RD	WATKINSVILLE GA 30677-3582
TYLER BAHR	3056 MEWHORTER RD	EAU CLAIRE WI 54701-9403
ROBERT T & RONI S ADAMS	3040 MEWHORTER RD	EAU CLAIRE WI 54701-9403
DEVON KOENIG	6853 ARBOR LN	EAU CLAIRE WI 54701-5150
BARBARA WILLSON	6820 ARBOR LN	EAU CLAIRE WI 54701-5150
MITCHELL VONRUDEN	6850 ARBOR LN	EAU CLAIRE WI 54701-5150
BRIAN L & MARYJO D FRANK	3748 TAMARA DR	EAU CLAIRE WI 54701-8966
BEN GOLAS	3742 TAMARA DR	EAU CLAIRE WI 54701-8966
JAMES & RENEE HALLIN REV LIV TRUST	N15264 STATE ROAD 73	THORP WI 54771-7400
ARTHUR MEAD	3165 MEWHORTER RD	EAU CLAIRE WI 54701-9440
TRAVIS NELSON	3112 MEWHORTER RD	EAU CLAIRE WI 54701-9403

1 **Enrolled No.**

**ORDINANCE**

**File No. 25-26/002**

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

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

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

10  
11 A parcel of land being part of the Northeast Quarter of the Northwest Quarter, Section 3, Township  
12 25 North, Range 10 West, Town of Drammen, Eau Claire County, Wisconsin.

13  
14 Beginning at the North Quarter corner of said Section 3:

15 Thence S01°13'38"W, 1442.22 feet;

16 Thence N89°18'22"W, 484.01 feet;

17 Thence N01°020'10"E, 939.02 feet;

18 Thence N89°39'14"W, 117.00 feet;

19 Thence N01°020'10"E, 442.72 feet;

20 Thence S89°39'14"E, 117.00 feet;

21 Thence N01°020'10"E, 57.59 feet;

22 Thence S89°39'14"E, 481.31 feet to the point of beginning.

23  
24 Said described parcel of land containing 17.10 acres +/-, of land and is subject to the easements and  
25 restrictions of record to be reclassified from the A-P Agricultural Preservation District to the  
26 A-2 Agriculture-Residential District.

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

31 ENACTED:

32  
33  
34 **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"/>

35  
36  
37 ATTEST:

38  
39  
40 \_\_\_\_\_  
41 Rod Eslinger – Committee Clerk

42  
43  
44 Dated this 13 day of May, 2025



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**REZONE NUMBER:** RZN-0005-25      **COMPUTER NUMBERS:** 008101807000

**PUBLIC HEARING DATE:** May 13, 2025

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

**OWNER/AGENT:** Chad & Emily Harris, W4535 Hemlock Rd., Mondovi, WI 54755

**REQUEST:** Rezone 17.1 acres +/- from A-P Agricultural Preservation to the A-2 Agricultural District to divide the existing residence and adjacent property from the remainder of the property.

**LOCATION:** W4535 Hemlock Rd., Mondovi, WI

**LEGAL DESCRIPTION:** Part of the Northeast ¼ of the Northwest ¼, Section 3, Township 25 North, Range 10 West, Town of Drammen, Eau Claire County, WI

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

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## BACKGROUND

### SITE CHARACTERISTICS:

- The property has an existing single-family residence and outbuilding.
- The property is mostly wooded and has a large area of mapped wetlands on the southern portion
- The property to be divided does not contain any farmland.

### 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; Wetlands
<b>North</b>	A-2	Woodlands; Wetlands; Ag fields
<b>East</b>	A-2; A-3	Woodlands; Single-family residence; Wetlands
<b>South</b>	A-P	Woodlands; Wetlands
<b>West</b>	A-P	Agricultural; Woodlands; Wetlands

**COMPREHENSIVE PLANS:**

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Drammen 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 Drammen:**

- 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 Drammen that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

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

FARMLAND PRESERVATION PLAN:

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

A-P Rezoning Standards

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

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

- **Soil Types** – The primary soil type on the property is Drammen loamy sand, 1-6% slopes, which is a Class III soil type. The other two soils on the property are not considered prime soil types, and there is no current agricultural use on the property (see attached Soil Map).
- **Historical Productivity** – There is no evidence of agricultural activity on the property.
- **Site Location** – The property is located on Hemlock Road.
- **Adjacent Land Uses** – Uses in the area include a mixture of woodlands, farm and non-farm single-family residences, agricultural uses, and pasture lands.

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

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

**Standard 3** - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan. No productive farmland will potentially 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 Drammen Town Board considered the rezoning petition on Monday, April 14, 2025, and voted to recommend approval.

The rezoning petition has been evaluated for consistency with the purpose of the A-32 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.
- The subject property has the required road frontage (150').

## 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. There are numerous A-2 zoned lots in proximity to the subject property.
3. The proposed rezoning will not impact farmland.



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

Application Accepted:	03/18/2025
Accepted By:	Rod Eslinger
Receipt Number:	080141
Town Hearing Date:	4/15/2025
Scheduled Hearing Date:	04/22/2025
Application No:	RZN-0005-25
Application Status:	Applied

## Rezoning Petition

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

**Owner:** Chad & Emily Harris

**Applicant:** Owner

**Telephone:** 608-487-1066

**EMail:** charris681@gmail.com

**Site Address(es):**

W 4535 HEMLOCK RD

**Property Description:**

Sec 03 Twn 25 Rge 10

Town of Drammen

**Zoning District(s):**

AP - Agricultural Preservation Distr

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

29.16

**Overlay District(s):**

Flood Zone

**PIN**  
1800822510032100001

**Legal (partial)**  
FRAC NE-NW CONT 43.31 AC M/L EX THE W 685' OF THE N 900' THEREOF

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**  
**MAR 13 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:	3/18/25
Accepted By:	Rod
Application Number:	
Town Hearing Date:	4/15/25
Scheduled Hearing Date:	4/22/25

REZONING APPLICATION

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

Existing Zoning District: AP Proposed Zoning District(s): AZ

Acres to be rezoned: 17.01

Property Owner Name: Chad & Emily Harris Phone# 708-487-1066

Mailing Address: W4535 Hemlock Rd

Email Address: charris681@gmail.com

Agent Name: \_\_\_\_\_ Phone# \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

SITE INFORMATION

Site Address: W4535 Hemlock Rd, Mondovi WI 54755

Property Description: NE 1/4 NE 1/4 Sec. 3, T 25E N, R 10 W, Town of Drammen

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

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

Computer #(s): 008 1066 06000

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

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

Complete attached information sheet  Confirmed with the Town their submittal deadline and process. April 15th

Provide legal description of property to be rezoned  Provide \$660.00 application fee (non-refundable), (\$575.00 application processing fee and \$85.00 mapping surcharge fee). Send application to [landuse@eau Claire County.gov](mailto:landuse@eau Claire County.gov) or to the address above. 3/25/25

Wicks cell 715-279-1056

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: Emily Harris 3/18/25 Date 3/18/25  
3/18/06

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

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

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

Describe the reason(s) for your rezoning request:

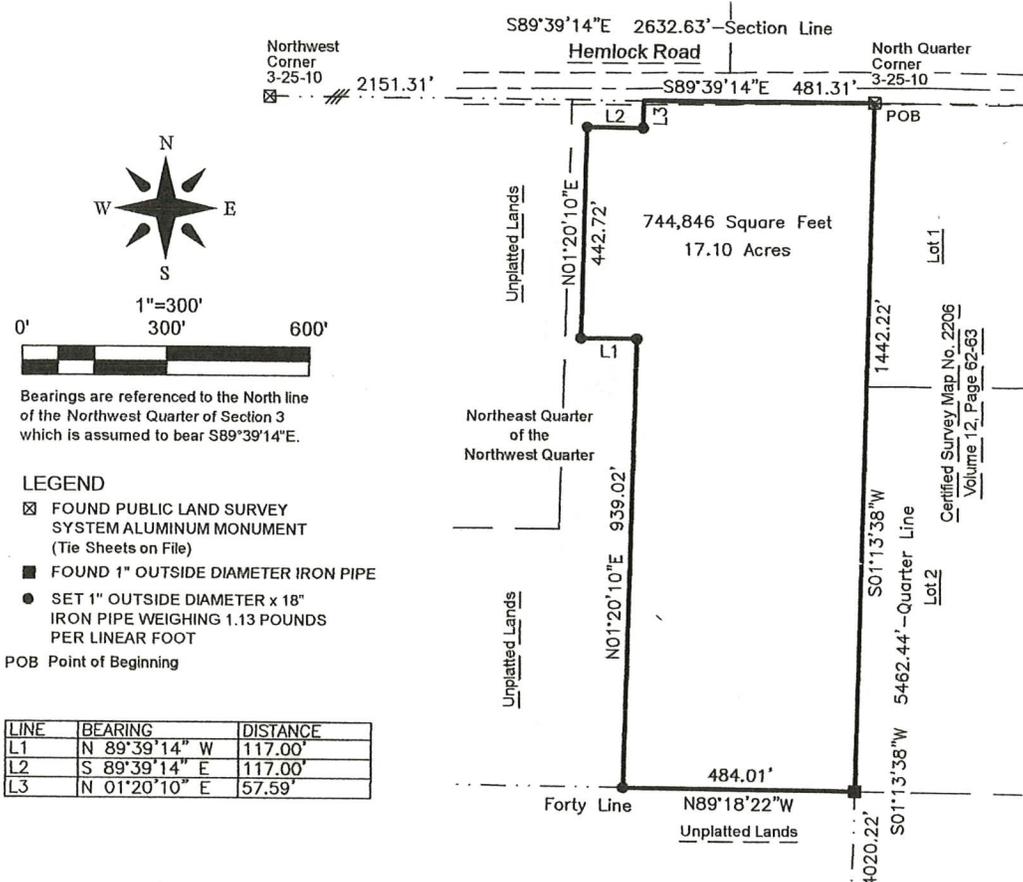
to sell remainder as one piece

When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is to separate incompatible land uses from one another, to maintain public health and safety, to protect and conserve natural resources, to prevent overcrowding, to preserve property values, and to maintain the general welfare of the citizens. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

the nature of the land use will not change. it will be going from one ag district to another

# Exhibit Map for Re-Zone

Part of the Northeast Quarter of the Northwest Quarter, Section 3, Township 25 North, Range 10 West, Town of Drammen, Eau Claire County, Wisconsin.



Bearings are referenced to the North line of the Northwest Quarter of Section 3 which is assumed to bear S89°39'14"E.

- LEGEND**
- ☒ FOUND PUBLIC LAND SURVEY SYSTEM ALUMINUM MONUMENT (Tie Sheets on File)
  - FOUND 1" OUTSIDE DIAMETER IRON PIPE
  - SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT
- POB Point of Beginning

LINE	BEARING	DISTANCE
L1	N 89°39'14" W	117.00'
L2	S 89°39'14" E	117.00'
L3	N 01°20'10" E	57.59'

**Legal Description:**

Part of the Northeast Quarter of the Northwest Quarter, Section 3, Township 25 North, Range 10 West, Town of Drammen, Eau Claire County, Wisconsin.

Beginning at the North Quarter corner of said Section 3;  
 Thence S01°13'38"W, 1442.22 feet;  
 Thence N89°18'22"W, 484.01 feet;  
 Thence N01°20'10"E, 939.02 feet;  
 Thence N89°39'14"W, 117.00 feet;  
 Thence N01°20'10"E, 442.72 feet;  
 Thence S89°39'14"E, 117.00 feet;  
 Thence N01°20'10"E, 57.59 feet;  
 Thence S89°39'14"E, 481.31 feet to the point of beginning.

Parcel contains 744,846 square feet or 17.10 acres of land.

I, Gregory J. Raymond, Professional Land Surveyor #2506, Hereby Certify:  
 That the attached survey and plat were prepared by me or under my direct supervision.  
 That the attached survey and plat meet or exceed the Minimum Standards for Land Surveying in the State of Wisconsin and complies with AE-7 of the Wisconsin Administrative Codes.  
 That all information contained within the attached survey and plat is correct to the best of my knowledge and belief.

Dated this 18th day of March, 2025

*Gregory J. Raymond*  
 Gregory J. Raymond, Wisconsin Professional Land Surveyor #2506  
 Project Number: 25043



RAYMOND SURVEYING, LLC  
 W19343 Hwy 10  
 Strum, WI 54770  
 www.raymond-surveying.com

Legal Description:

Part of the Northeast Quarter of the Northwest Quarter, Section 3, Township 25 North, Range 10 West, Town of Drammen, Eau Claire County, Wisconsin.

Beginning at the North Quarter corner of said Section 3;  
Thence S01°13'38"W, 1442.22 feet;  
Thence N89°18'22"W, 484.01 feet;  
Thence N01°20'10"E, 939.02 feet;  
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Thence S89°39'14"E, 117.00 feet;  
Thence N01°20'10"E, 57.59 feet;  
Thence S89°39'14"E, 481.31 feet to the point of beginning.

Parcel contains 744,846 square feet or 17.10 acres of land.

Town of Drammen  
Town Meeting Minutes  
April 15, 2025

- 1) The meeting was called to order by Chairman Jeff Larson with all board members present. Town residents, Elizabeth Lutes, Greg Lampman, Charlene Warner, Jim Williams, Chad Harris, and Emily Harris.
- 2) **March Meeting Minutes** Motion to approve the February Meeting Minutes made by Mike Isaacson seconded by Joe Becker. Motion carried.
- 3) **Treasurers Report** Motion to approve the February Meeting Minutes made by Mike Isaacson seconded by Joe Becker. Motion carried.
- 4) **Monthly Bills** Clerk highlighted a \$280 bill from the ECC Humane society for 2 cats and an \$895 bill from the Mondovi Fire Dept. for a fire run on 18 March. Motion to approve the March bills made by Joe Becker and seconded by Mike Isaacson. Motion carried.
- 5) **Chad & Emily Harris Re-zone Petition** Mr. Harris presented his application, it was discussed by the board who had reviewed the paperwork earlier and had inspected the property last week. Motion to approve the petition was made by Joe Becker and seconded by Mike Isaacson. Motion carried.
- 6) **Tim Hoverson Training Proposal** Clerk discussed the proposal brought by Tim Hoverson to coordinate with Mark Thompson, of the Town of Washington, for training. The town chairman had spoken to Tim about it prior to the meeting and updated the board members on a plan. **ACTION ITEM:** The Board will create an agenda with priorities to present to Tim directly setting parameters for hours, work to be accomplished and interaction with the Town of Washington.
- 7) **Town Fee Resolution – Review/Approval** The Town Fee and License Schedule Resolution was presented for review and approval. Dog license fees were raised due to the increased cost from the county and higher payments to the ECC Humane Society for animal control. Discussion on new driveway fees led to questions on how the process was conducted prior to this resolution being passed. Motion to approve the resolution was made by Joe Becker and seconded by Mike Isaacson, Motion carried. **ACTION ITEM:** The Clerk will investigate prior driveway approval actions and report at the next meeting. The clerk will create an ordinance covering connecting private driveways to town roads with application and review process and present at the next meeting.
- 8) **Town Chairman Update**
  - **Tree Cutting Update** The Treasurer reported all landowners on Pine Ridge Road had been contacted and had given approval to cut dead limbs/trees on their property that infringe on the road and easement. The Town Chairman requested a letter be sent to each landowner prior to the town commencing cutting operations. The chairman will talk to the Town Maintenance Technician, form a plan, then let the Clerk know the time frame for cutting to send the letters. **ACTION ITEM:** The Clerk will create and send an informational letter to the landowners when informed by the Town Chairman.
  - **Driving the town roads update** This update was covered in the Town Annual Meeting conducted just prior to this meeting, no further action was taken.
- 9) **Town Supervisor Update**
  - **Bridge Inspection Update** Town Supervisor 1 had inspected the bridge and reported the repairs needed were minor and well within the town's ability to repair. These repairs will be included in discussion on road repair priorities to be held next meeting. **ACTION ITEM:** Add road repair priority agenda item to next meeting.

## 10) Town Clerk Updates

- **Board of Review Training/sign affidavits** Board of Review preparations were discussed and required training affidavits were signed. **ACTION ITEM:** The Clerk will complete the required training reports to the Wisconsin Department of Revenue.
- **WTA Workshop for new and continuing officials'** The Clerk presented the Wisconsin Towns Association (WTA) training for new and continuing officials to be held on 22 May at the Florian Gardens. The Board decided that Town Supervisor 2, the Chairman, and the Clerk would attend. **Action Item:** Town Clerk will complete registrations and notify participants.
- **Emergency Management Plan** The Towns Emergency Management Plan needs updated and approved as requested by the county emergency management department. **Action Item:** Clerk will update the Emergency Management Plan then email it to the board for review. An agenda item will be added to the next meeting to discuss/approve.
- **Illegal Dumping Issue** An illegal dumping incident that occurred on the 4<sup>th</sup> of April was discussed by the Board and options that might be needed/added to help prevent future occurrences. The Board decided no further action required at this time and to continue to monitor.

## 11) Other Business Brought Before the Board

- The official Oaths of Office were signed and witnessed for all elected officials. This process was completed prior to the start of the monthly town meeting.
- A Board member reported to the rest of the Board that the Town Plow Truck was not running properly. **Action Item:** The Town Maintenance Technician will take the Town Plow Truck to Poeshel's Truck Repair for diagnosis and repair if needed.

12) Motion to adjourn was made by Mike Isaacson and seconded by Joe Becker. Motion carried.

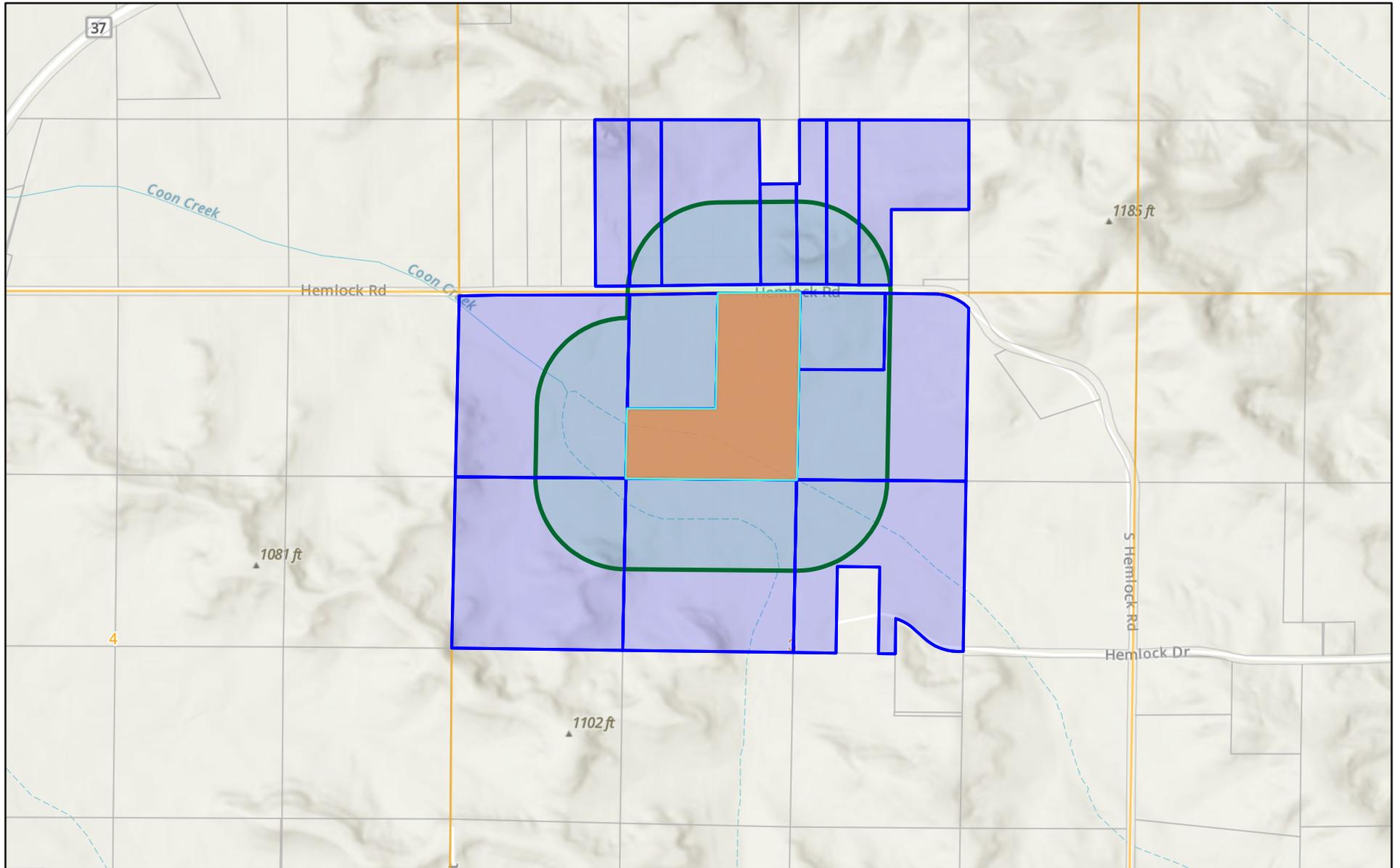
Submitted



Nick Lutes

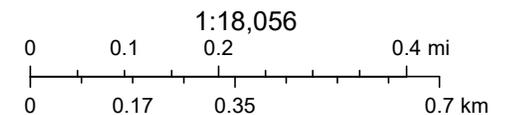
Drammen Town Clerk

# Public Notification



3/18/2025, 4:14:34 PM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

FirstName LastName	Address	City State Zip
ROBIN R & JULIANN W BRUNSCH REV LIV TRUST	W4760 HEMLOCK RD	MONDOVI WI 54755-8618
JEFFREY WESTLUND	W4616 HEMLOCK RD	MONDOVI WI 54755-8521
JEFFREY F & RENEE L PETERSON	W4550 HEMLOCK RD	MONDOVI WI 54755-8147
JAY DOBSON	W4400 HEMLOCK RD	MONDOVI WI 54755-8147
DEAN BAUER	W4430 HEMLOCK RD	MONDOVI WI 54755-8147
ROBERT GOODLAND	W 4355 HEMLOCK RD	MONDOVI WI 54755-8147
AUGUST W & LOIS L RUBRECHT	W 4380 HEMLOCK DR	MONDOVI WI 54755-8142
VINCENT G & JULIA M MARO	W 4855 HEMLOCK RD	MONDOVI WI 54755-8601
LENETTE D SANDBERG REV TRUST	W4445 HEMLOCK RD	MONDOVI WI 54755-8147

4 CREATING A FARMLAND PRESERVATION PLAN UPDATE STEERING COMMITTEE

5 WHEREAS, a county must have a certified farmland preservation plan per Chapter 91, Wis.  
6 Stats. to identify goals and policies related to farmland preservation and agricultural development,  
7 identify farmland preservation areas, and allow farmers and agricultural property owners to claim  
8 farmland preservation tax credits; and,  
9

10 WHEREAS, the Eau Claire County Farmland Preservation Plan was adopted by Board of  
11 Supervisors Ordinance No. 15-16/005 on May 19, 2015, and is certified by the Wisconsin Department of  
12 Agriculture, Trade, and Consumer Protection (DATCP) for 10 years, expiring on December 31, 2025;  
13 and,  
14

15 WHEREAS, the Eau Claire County Planning & Development Department has, since  
16 December of 2023, been working with a group of stakeholders composed of agricultural producers  
17 representing a range of agricultural specialties, including dairying, row crop farming, community  
18 supported agriculture, and fruit orchards to provide input and subject matter expertise regarding the  
19 Farmland Preservation Plan update; and,  
20

21 WHEREAS, Eau Claire County Title 19 and Wis. Stats. Chapter 66.1001(4)(b) authorizes  
22 the County Board to appoint a Steering Committee to amend the Farmland Preservation Plan,  
23 which is a part of the Eau Claire County Comprehensive Plan; and,  
24

25 WHEREAS, Eau Claire County wishes to formally appoint the following stakeholders to a 7-  
26 member committee to be known as the Eau Claire County Farmland Preservation Plan Update Steering  
27 Committee:  
28

- 29 Matt Krenz, Committee Chair Pro Tem
- 30 Kristina Buening
- 31 Dessy Johnson
- 32 Jim Leffel
- 33 Jane Mueller
- 34 Tammy Smith Schroeder
- 35 Steve Strey

36  
37 NOW, THEREFORE, BE IT RESOLVED, by the Eau Claire County Board of Supervisors that  
38 an Eau Claire County Farmland Preservation Plan Update Steering Committee be created, appointed by  
39 the county board chair, to December 31, 2025 or until the plan update is approved.

40  
41 OFFERED BY:

**Committee on Planning & Development**

AYE NAY ABSTAIN

42 \_\_\_\_\_  
43 Supervisor Dane Zook

44 \_\_\_\_\_  
45 Supervisor Robin Leary

46 \_\_\_\_\_  
47 Supervisor Jim Dunning

48 \_\_\_\_\_  
49 Supervisor Caleb Aichele

50 \_\_\_\_\_  
51 Supervisor Michele Skinner

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57 MM/YK

58 Dated this 13 day of May, 2025.

## FACT SHEET

TO FILE NO. 25-26/015

File no. 25-26/015 is a resolution to formally create a Farmland Preservation Plan Update Steering Committee composed of the following agricultural producers representing a range of agricultural specialties, including dairying, row crop farming, community supported agriculture, and fruit orchards.

Eau Claire County adopted its first Farmland Preservation Plan in 1983. For over 4 decades, the certified plan has, 1) served as the basis to preserve the county's most productive farmland through certified farmland preservation zoning; 2) implemented conservation practices to protect soils from soil erosion and degradation; and 3) allowed eligible farmers to voluntarily claim farmland preservation tax credits. The current certified Farmland Preservation Plan expires on December 31, 2025.

The following group of stakeholders have been providing input and subject matter expertise regarding the Farmland Preservation Plan update since December, 2023, and have met 8 times to review the plan and recommend updates. One original work group member, Jon Nicolet, has resigned and staff recommends filling the position with a Town of Lincoln resident and Planning Commission member who has been active in the Farmland Preservation Plan update process, Dessy Johnson.

- Matt Krenz, Committee Chair Pro Tem
- Tammy Smith Schroeder
- Steve Strey
- Jane Mueller
- Jim Leffel
- Kristina Buening
- Dessy Johnson

The Committee on Planning and Development wishes to formally appoint these 7 individuals to the county board-appointed Steering Committee until the end of 2025 to complete the Farmland Preservation Plan update, or until the plan update is adopted.

Next steps in the process include:

- Open house to allow public opportunity to review and comment on draft plan and maps.
- Send draft plan and maps to all towns for review. Staff will be available to attend town meetings to answer questions or discuss requested plan or map edits.
- At least one Steering Committee meeting to generate a formal recommendation by the Steering Committee to the Committee on Planning & Development.
- Presentation of updated Farmland Preservation Plan to Land Conservation Commission.
- Public hearing before Committee on Planning & Development.
- Two readings before the Board of Supervisors. Adoption of ordinance will be considered at the second reading.
- Submit updated Farmland Preservation Plan and maps to Wi. Dept. of Agriculture, Trade, and Consumer Protection (DATCP) for certification.

Respectfully submitted,

Matt Michels  
Senior Planner



# 2024 Eau Claire Co Emergency Management

Staff:

Emergency Manager: Tyler Esh, CEM

Emergency Management Specialist: Valerie Desio, CEM

# Professional Achievements & National Recognition

- Tyler
  - Completion of FEMA's Basic Academy
  - Completion of 1<sup>st</sup> year as President of WI EM Association
- Valerie
  - Achieved Certified Emergency Manager © through International Association of Emergency Managers
- Program
  - Asked to help design new ESRI ArcGIS dashboards
  - Asked to beta test new technology
  - Asked to present nationally at multiple conferences

# Partnerships

- EPA Region V HazMat Exercise
  - Local business with multiple chemicals on-site
  - City of Eau Claire and various response agencies
- City of Augusta
  - Tornado Response
- Towns Association
  - Staff attended and spoke at each meeting
  - Initiated a “Lunch and Learn” event in 2025
- UW-EC GIS Class
  - Valerie demonstrated some of the EM GIS Dashboards she’s created

# Exercises

- Hazardous Materials
- Mass Casualty Incidents
- Severe Weather

# Training

- Emergency Operations Center staff training
- Mass Casualty Incident Training
- Incident Command System
- Incident Management Team Command & General Staff

# May 21 Severe Weather/Tornado Response

- EM Duty Officer received reports from SO and Highway of storm-related damage in the eastern part of the county (approx. 9 pm)
- Locations of damage coincided with reports on local news of a possible tornado
- Duty Officer also heard multiple dispatches for Augusta-Bridge Creek FD for storm-related damages (i.e., wires down, road closures, etc)



# May 21 Tornado Response

- Staff, along with the Sheriff's Office, went to the Town of Wilson the following morning & did some damage assessment and drone flights
  - National Weather Service-Twin Cities was contacted due to the nature of damage
  - Team worked their way to the City of Augusta
- We were informed to check out Lake Eau Claire for significant damage



# City of Augusta Staff Comment

- *"Glad to have the emergency management's help! Biggest help was with the documentation."*  
**Scott Williamson**, Public Works Director

# Other Incidents with EM Involvement

- Hospital Closures
- Dignitary Visits
- Pre-planned Events

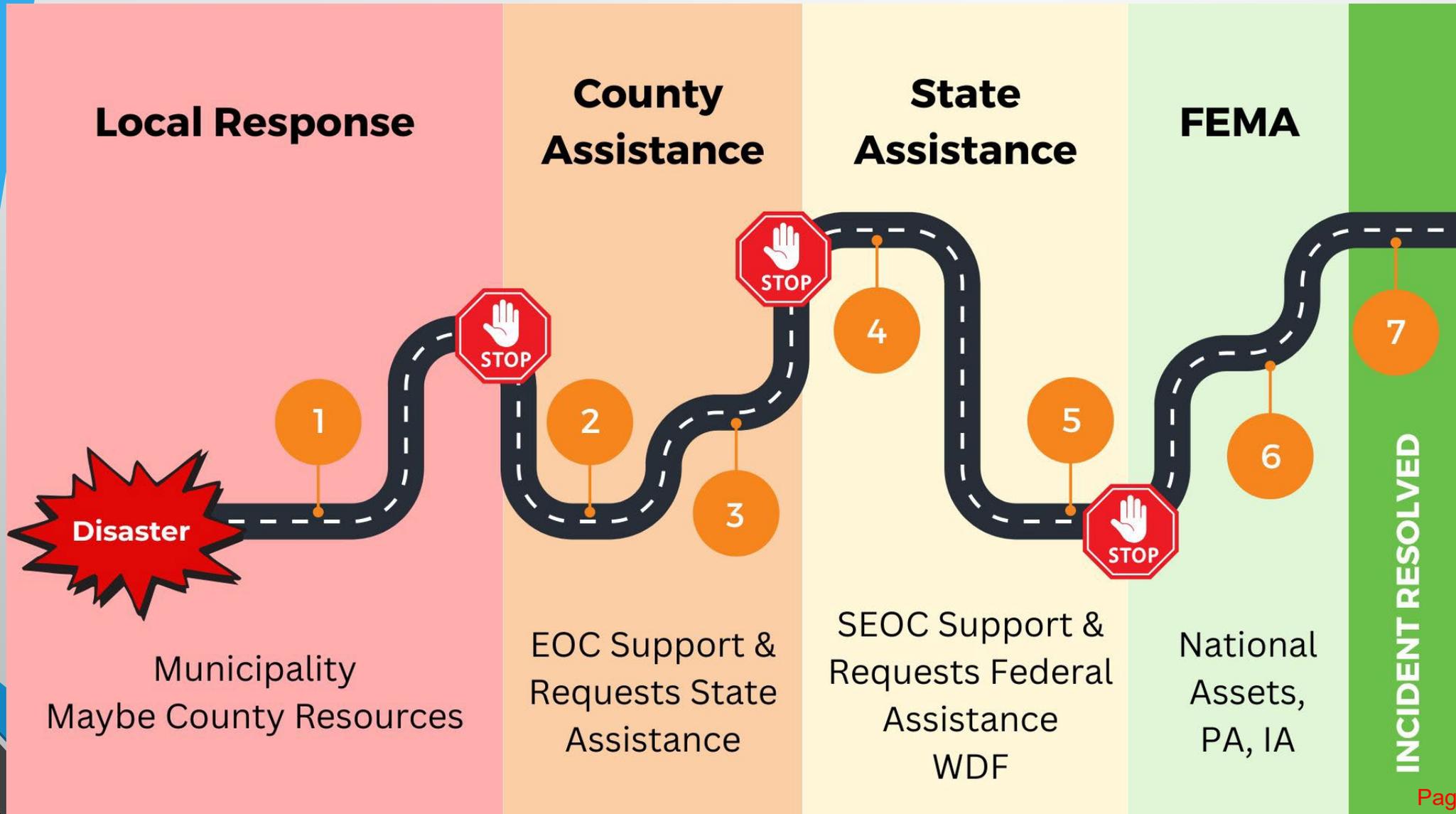
# Lessons Learned

- Better preparation for damage assessment and disaster recovery
- Pre-plan communications plans for recurring events
- Improvement is needed in our Resource Manual (Emergency Support Function 7)
- Development of a MOU with Chippewa Co EM and supporting agencies may simplify emergency management response

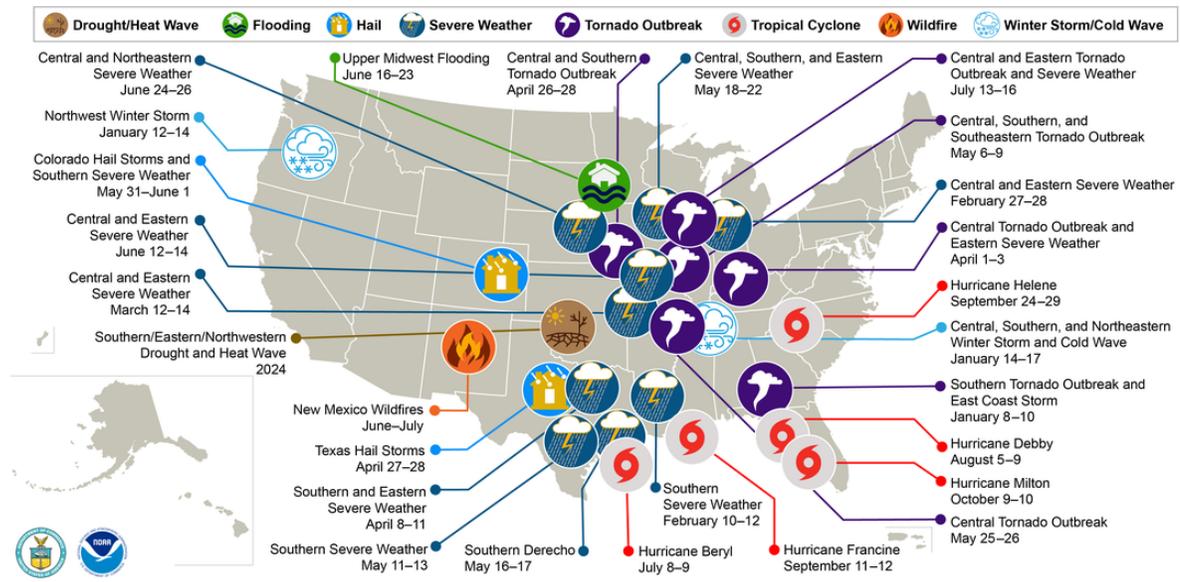
# Statewide Disasters

- 45 tornadoes (including first in February)
- Missing Persons
- Transportation Accidents (Rail, Mass Casualty)
- Hazardous Materials Incidents
- Wildfires
- Flooding/Flash Flooding

# Life Cycle of a Disaster



## U.S. 2024 Billion-Dollar Weather and Climate Disasters



This map denotes the approximate location for each of the 27 separate billion-dollar weather and climate disasters that impacted the United States in 2024.

# Disaster Recovery

- Statewide Exercise
- Federal Programs
  - Individual Assistance
    - Requires over 500 homes to be majorly damaged or destroyed
    - Provides up to \$42,000 in assistance (after insurance)
  - Public Assistance
    - Requires the county meet a public infrastructure damage threshold (\$500,000 for EC Co)
    - Requires the state to meet a public infrastructure damage threshold (~\$11.2 million for WI)
- State Program
  - WI Disaster Fund
    - Reimburses communities for some public infrastructure damage
    - Requires the municipality to meet a threshold of \$4.72 per capita
    - City of Augusta received just over \$20,000 from the May tornado

# Other Activities

- Part of county's EMS Subcommittee
- Creation of GIS Dashboards [GIS Tools](#)
- Multi-county collaboration on Family Assistance Centers
- Participants and leaders on multiple state and national committees
  - FEMA Region V Regional Advisory Council
  - WI Emergency Management
  - IAEM State Association Caucus



### **A Resolution Calling for Support of Local and State Emergency Management Programs**

Whereas, the federal government has called for a review of the Federal Emergency Management Agency and its programs, and there is bipartisan legislation proposed to remove the Federal Emergency Management Agency from the Department of Homeland Security or be entirely disbanded and

Whereas, there is consistent messaging that state and local governments are expected to take a lead role on emergency management, disaster response, recovery, mitigation, and preparedness, potentially without federal grants like the Emergency Management Performance Grant, Homeland Security Grant Program, Flood Mitigation Grants, other grants that are utilized by the State of Wisconsin and county and tribal governments to fund everyday emergency management functions, the loss of tens of millions of dollars with the Building Resilient Infrastructure and Communities Grant being cut, and

Whereas, the Wisconsin Legislature has developed Statute 323 outlining the roles and responsibilities of state, local, and tribal governments with regards to emergency management and other state agencies have responsibilities and requirements that are placed on local governments which are supported by the federal grants that the State of Wisconsin receives (e.g., Department of Safety and Professional Standards requires Fire Chiefs to have Incident Command System training) and

Whereas, the federal government has created thresholds for state and local governments to meet for any federal assistance following a disaster, including over \$11 million dollars in public infrastructure damage for FFY 2025 and hundreds of homes to be majorly damaged or destroyed for the federal individual assistance program which has led the State of Wisconsin to create a Disaster Fund to partially reimburse of communities impacted by severe weather events and

Whereas, the Wisconsin Disaster Fund historically runs out of money during the fiscal year due to limited funds being appropriated to it and this fund does not provide assistance to residents who may be displaced or otherwise impacted by severe weather events and

Whereas, the weather-related disasters that impact Wisconsin like flooding, wildfires, tornadoes, straight-line wind (derecho) events, blizzards, ice storms, and extreme temperatures continue to impact our communities with the second most recorded tornadoes in Wisconsin history happening in 2024 and historically the deadliest wildfire and tenth deadliest tornado events in United States history having occurred in Wisconsin, and

Whereas, local emergency management professionals are changing their jobs with increasing frequency with almost three-quarters of the lead emergency managers at the county and tribal level having changed roles within the past five years,

Therefore be it Resolved, that the State of Wisconsin shall provide financial assistance of \$1 per capita of each county and tribe or a cost-share of Emergency Management staffing costs; not to exceed current federal grant funding with each county and tribe to be able to prepare for, respond to, and recover from disasters, in addition to funding the Wisconsin Disaster Fund at the threshold identified by the federal government for state and local governments to handle before there is any federal assistance, for a grant program providing assistance to impacted residents be included in the Wisconsin Disaster Fund, and for appropriate staffing for Wisconsin Emergency Management to develop this new grant program.

**Planning and Development  
March 2025**

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

**Planning**

Vendor	Amount	Description	Line Item#
All Energy Solar	155.00	Partial Permit Refund	100-15-44400-000-000
APG	144.96	Public Hearing Notice for 2/25	100-15-56920-321-000
Northwest Building Inspectors Association	75.00	2025 Membership	100-15-56920-324-000
Wisconsin County Code Administrators	100.00	2025 Membership	100-15-56920-324-000
Wisconsin County Code Administrators	200.00	Spring Conference	100-15-56920-340-000
ECC Highway	61.89	Fuel	100-15-56920-330-000
Ben Bublitz	196.00	WCCA Conference Reimbursement	100-15-56920-340-000
Roxy Schmidt	290.88	WLIA Conference Reimbursement	100-15-56920-340-000
Zach Felling	110.00	WLIA Conference Reimbursement	202-15-51740-340-743
Zach Felling	243.55	WLIA Conference Reimbursement	100-15-56920-340-000
Voyager (Pcard)	67.84	Fuel	100-15-56920-330-000
League of WI Municipalities	250.00	Conference	100-15-56920-340-000
Amazon (Pcard)	171.23	Office Supplies	100-15-56920-310-000
Amazon (Pcard)	43.99	Copy Paper	705-08-51451-310-381
WI Land Information (Pcard)	890.00	WLIA Conference	202-15-51740-340-743
FedEx (Pcard)	40.78	Lamination	100-15-56920-390-000
Hilton (Pcard)	196.00	WLIA Conference Lodging	100-15-56920-340-000

**Resurvey**

Vendor	Amount	Description	Line Item#
Wisconsin County Surveyors Association	100.00	Membership	100-15-51740-324-200

**Emergency Management**

Vendor	Amount	Description	Line Item#
Valerie Desio	51.52	Mileage Reimbursement	100-15-52924-330-000
City of Eau Claire	20,400.00	2024 Hazmat Contract	100-15-52926-200-000
Prep Innovations (Pcard)	150.00	Subscription	100-15-52924-340-000
Oneida Hotel	196.00	Governor's Conference Lodging	100-15-52924-340-000
Oneida Hotel	(98.00)	Governor's Conference Lodging Refund	100-15-52924-340-000

**Recycling**

Vendor	Amount	Description	Line Item#
Waste Management	42,115.28	January Curbside	211-15-53635-201-000
Village of Fairchild	265.68	Dec 2024/Jan 2025 Recycling attendant	211-15-53635-208-000
Trash on Trucks	11,015.52	January/February Curbside	211-15-53635-201-000
GFL Environmental	44,332.38	February Curbside	211-15-53635-201-000
GFL Environmental	15,783.67	January/February Dropsite	211-15-53635-208-000
Earthbound Environmental	7,110.48	January Curbside	211-15-53635-201-000
Town of Wilson	120.00	January Recycling Attendant	211-15-53635-208-000
Waste Management	41,816.36	February Curbside	211-15-53635-201-000
Facebook (Pcard)	47.65	Advertising	211-15-53635-368-000

**Land Conservation**

Vendor	Amount	Description	Line Item#
Lake Eau Claire Protection & Rehab	65,571.68	Lake Eau Claire Dredging	201-15-57735-829-000
Lake Eau Claire Protection & Rehab	6,105.00	Lake Eau Claire Logging Rd	201-15-57735-829-000
Lake Eau Claire Protection & Rehab	17,841.40	Sediment Removal and Aeration Costs	405-15-57730-829-000
Graef	2,053.00	Stormwater Contracted Services	100-15-56922-200-000
City of Mondovi	4,467.65	MDV Refund	207-15-43586-000-710
Rain to Rivers of Western Wisconsin	2,000.00	Annual Membership Dues	100-15-56922-821-000
Lake Altoona District	148,938.75	Lake Altoona Sediment Trap Expenses	405-15-57730-829-000
Zach Mohr	38.37	WI Land + Water Conference Reimbursement	100-15-56920-340-000
Voyager	72.97	Fuel	100-15-56920-330-000
Hyatt Regency (Pcard)	196.00	WI Land + Water Conference Lodging	100-15-56920-340-000
Whiskey River Bar & Grill (Pcard)	16.19	Accidentally Used Credit Card for Meal	100-15-56920-340-000
Festival Foods (Pcard)	24.23	NMFE Class Supplies	207-15-56924-200-708
Festival Foods (Pcard)	9.99	NMFE Class Supplies	207-15-56924-200-708
Mancinos (Pcard)	184.67	NMFE Class Supplies	207-15-56924-200-708
DATCP (Pcard)	102.50	Tree Sale Nursery License	100-15-56922-829-701
Hyatt Regency (Pcard)	196.00	WI Land + Water Conference Lodging	100-15-56920-340-000
Hyatt Regency (Pcard)	196.00	WI Land + Water Conference Lodging	100-15-56920-340-000
RTK Mobile (Pcard)	30.00	GPS Data	100-15-56920-226-000

Division	Totals
Planning	3,237.12
Resurvey	100.00
Emergency Management	20,699.52
Recycling	162,607.02
Land Conservation	248,044.40
<b>Total</b>	<b>186,643.66</b>