



Committee on Planning & Development  
AMENDED AGENDA

August 26, 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: 25393748527##

**Join by Meeting Number:**

Meeting Number: 2539 374 8527

Meeting Password: 8y9mT7YFRAX

**Join from Meeting Link:**

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=m4ee2a0452d222947bce8d2f00d2aa9a3>

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of August 12, 2025 Meeting Minutes / Discussion – Action **Pages 2-3**
5. Public Hearings for Discussion – Action
  - a. **Proposed Ordinance: File No. 25-26/040** to rezone 3.44 acres +/- from the C-3 Commercial Highway/A-2 Agriculture-Residential District to the PUD Planned Unit Development District. Owner: Heinz Property LLC. Applicant: Lien and Peterson Architects. Legal: Lot 2 CSM, Vol 20, P188, #1196105, in the SW-NE & SE-NE, Section 10, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. Site Address: 5074 Arndt Ln, Eau Claire, WI, 54701. **RZN-0008-25 Pages 4-27**
  - b. **Proposed Ordinance: File No. 25-26/044** to rezone 5.00 acres +/- from the A-1 Exclusive Agricultural District to the A-2 Agriculture-Residential District. Owner: Douglas & Colleen Bergman. Legal: The East 30 rods of the North 26.7 rods of the SE-NW, Section 16, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. **RZN-0010-25 Pages 28-43**
6. **Proposed Resolution: File No. 25-26/056** A Resolution Approving a Multi-Hazard Mitigation Plan for Eau Claire County / Discussion – Action **Pages 44-46**
7. Planning and Development Midyear Report / Discussion **Pages 47-52**
8. Review of July bills / Discussion **Page 53**
9. Proposed Future Agenda Items
  - a. Next scheduled meeting September 9, 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. **Page 1**



## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, August 12, 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:

Staff Present: Rodney Eslinger, Tina Pommier, Chad Berge, Ben Bublitz

### Call to Order and confirmation of meeting notice

Chair Zook called the meeting to order at 6:00 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 July 8, 2025, Meeting Minutes

Motion by Robin Leary to approve the July 8, 2025, as presented, committee meeting minutes as submitted.

Motion carried on a voice vote: 5-0-0.

### Committee Review to Revise a Revised Flag Lot Approved March 28, 2023

Ben Bublitz, Land Use Manager, provided the committee with the history of the original certified survey map, including the approval to create lot 1 of the CSM as a flag lot. Mr. Bublitz indicated that the lot was recently amended and another CSM was recorded without the approval of the committee. The committee reviewed the application, and Mr. Bublitz answered their questions.

Jeremy Skaw, agent's surveyor, indicated that he didn't have anything further to add.

No one else spoke in favor or against.

**ACTION:** Motion by James Dunning to approve the revised lot 1 flag lot configuration subject to staff's recommended conditions. Motion carried on a roll call vote: 5-0-0.

1. The approval will not be detrimental to the public good, the spirit and purpose of the code will be upheld.
2. The proposed lot layout does not negatively impact property owners adjacent or within the vicinity.

### 2026 Register of Deeds Budget

Tina Pommier, Register of Deeds, presented the 2026 Register of Deeds budget to the committee. She reported that recordings are up about 12% over last year. Ms. Pommier reported that she has seen an increase in digitally recorded documents as well this year. Tina concluded by answering questions from the committees.

### 2026 Planning & Development Budget

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented the 2026 Planning and Development operational budget summaries to the committee. Mr. Eslinger stated that the 2026 Planning and

Development is like the past several years. Increases are mainly due to proposed contacted professional services for surveying and for stormwater application reviews. He reviewed with the committee how his programs align with the county board budget section summaries. Mr. Eslinger highlighted that the county will be receiving additional staffing funding for the third position in land conservation and that the fees are proposed to be increased approximately the rate of CPI (3%).

Mr. Eslinger indicated that the department is requesting the Environmental Engineer position be funded for 2026. He concluded by answering questions from the committee.

### **Wetland Boundary Identification Process**

Director Eslinger introduced the agenda item to the committee.

Eric Knauf, owner of American Land Surveying, expressed his concerns regarding how we require wetlands to be shown on certified survey maps. He shared with the committee what the other counties require for wetland identification.

Chair Zook requested that Mr. Knauf write up his proposal for ordinance change and give it to staff to review as the next steps in the process.

### **Department Fee's**

Director Eslinger reviewed the proposed 2026 P&D fee schedule with the committee.

Motion by Michele Skinner to approve the 2026 Department Fee's as presented. Motion carried on a voice vote: 5-0-0.

### **Review of the June Bills**

The committee reviewed the June bills.

### **Proposed Future Agenda Items**

Two public hearings for rezoning petitions in the Town of Washington.

### **Director's Update**

Director Eslinger indicated that the county was served with two separate notices of injury and claims, and should the committee have questions about the claims that they should direct them to Assistant Corporation Counsel Eaton.

### **Announcements**

There were no additional announcements.

### **Adjourn**

Meeting adjourned by unanimous consent at 7:53 PM.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development

1 **Enrolled No.**

**ORDINANCE**

**File No. 25-26/040**

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

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

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

10  
11 A parcel of land located in the SW ¼ of the NE ¼ and the SE ¼ of the NE ¼, Section 10,  
12 T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. Being more  
13 particularly described as follows:

14  
15 All of Lot 2, CSM 3589, Volume 20, Page 188, document # 1196105.

16  
17  
18 Said described parcel of land containing 3.44 acres +/-, of land and is subject to the  
19 easements and restrictions of record to be reclassified from the C-3 Commercial  
20 Highway District/A-2 Agriculture-Residential District to the Planned Unit  
21 Development (PUD) District.

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

26  
27 ENACTED:

28  
29 **Committee on Planning & Development**

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

30  
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33  
34 ATTEST:

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

**APPROVED**

*By Sharon McIlquham at 12:05 pm, Aug 21, 2025*

**APPROVED**

*By Jason Szymanski at 12:40 pm, Aug 21, 2025*

38  
39  
40  
41 Dated this 26 of August, 2025

**REZONE NUMBER:** RZN-0008-25      **COMPUTER NUMBER:** 024116010030

**PUBLIC HEARING DATE:** August 26, 2025

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

**OWNER:** Heinz Property, LLC, W 820 County Rd FF, Eleva, WI 54738-9471

**AGENT:** Lien and Peterson Architects, 4675 Royal Dr, Eau Claire, WI 54701

**REQUEST:** Rezone 3.44 acres +/- of land from C-3 (Highway Business) and A-2 (Agricultural-Residential) Districts to PUD (Planned Unit Development) District for the purpose of allowing multiple principal uses in a single existing building, which is to be remodeled. The existing business is Window World, and the proposed additional principal use is a retail store selling lavender and associated products, which will be owned by the owners of Window World. Further, the applicant requests approval of the attached General Development Plan submitted with the rezoning petition.

**LOCATION:** 5704 Arndt Ln.

**LEGAL DESCRIPTION:** Lot 2, CSM #3589, Vol. 20, P. 188, #1196105, in Section 10, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin

**RECOMMENDATION** Approval of PUD rezoning and General Development Plan based on findings and recommended condition outlined on Page 6 of this report.

**BACKGROUND**

**SITE CHARACTERISTICS:**

- The property has frontage on Arndt Ln.
- The property to be rezoned is developed as the Window World business with a commercial building and two accessory buildings, as well as related improvements, including paved parking, landscaping, and on-site well and septic system.
- The property is generally flat, with no environmentally sensitive areas.



EXISTING ZONING DISTRICTS:

C-3 Highway Business District. The C-3 Highway Business 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.”



*Site View from Arndt Road*

REQUESTED ZONING DISTRICT:

Planned Unit Development District. According to the zoning ordinance, “The PUD Planned Unit Development district accommodates master planned development that cannot be approved within one of the other zoning districts, and that demonstrates a high degree of design quality or accomplishes an important public purpose.”

Note that the purpose of this rezoning to the PUD district is to accommodate multiple principal uses on a single lot, which is not permitted in any other county zoning district. As noted, the development, including the two commercial buildings and all site improvements such as paved parking, stormwater basins, and on-site septic system and well, is existing and no new development is currently proposed on the property. Finally, the applicant is not requesting deviation from the zoning standards of the C-3 Highway Business district which the existing development was built under.

Per Chapter 18.107.010.B, “Planned Unit Developments require a general development plan (GDP) to establish the standards that will be applied to the development and a specific implementation plan (SIP) that demonstrates compliance with those standards.” Since this rezoning is for a developed property and does not entail additional development or deviation from the zoning standards, the GDP and SIP have been combined into one overall document, which is permitted under Chapter 18.107.040.B.1 of the zoning ordinance.

Following is an overview of the proposed rezoning’s conformance with the applicable PUD district standards. The code language is provided followed by staff comments, *in italics*.

CHAPTER 18.31.030 – DIMENSIONAL STANDARDS

- A. Development and performance standards for the PUD zoning district shall be established in an approved general development plan.
- B. When approved by the committee, a General Development Plan (GDP) and Specific Implementation Plan (SIP) establish, together, the standards and expectations for development on the lands to which they apply. Any aspect of development that is not explicitly addressed in those documents is still governed by applicable standards within Title 18.

The attached GDP and SIP for the PUD rezoning provide the required information and establishes the standards of the mostly “as built” development. As mentioned, the property was developed under the standards of the C-3 district and no deviations from those standards are requested.

CHAPTER 18.107 – PLANNED UNIT DEVELOPMENT (PUD) REZONINGS

...

B. Specific Implementation Plan.

1. For simple projects with one phase, applicants may submit the general development plan and specific implementation plan together or as a single document for concurrent approval.  
*As mentioned, the applicant has provided a GDP and SIP as this condition has been met.*

...

Note: Please refer to the attached *Window World Rezoning – Information Statement* for applicant responses to the following criteria.

4. Specific implementation plans shall include the following information:

- a. A precise description of the proposed uses, including the type, number and size of dwelling units, the amount of square feet devoted to commercial or industrial uses, the character and volume of truck and automobile traffic generated from the site, and the sources and characteristics of any sound generated on the site that could be audible at the site boundary.
- b. A detailed site plan of the development showing the location of all buildings, pavement areas, signs, and outdoor lighting. *The applicant notes that a 5'x5' concrete stoop will be added to the north side of the existing building for a new door.*
- c. A final plat or certified survey map of the entire development area showing detailed lot layout and the intended use of each lot or parcel of land, public dedications, public and private streets, driveways, walkways, and parking facilities.
- d. A detailed landscape plan showing the location and treatment of open space areas and the location, species, and size of landscape material.
- e. Location of all utility installations.
- f. A detailed grading plan.
- g. Any agreements, bylaws, provisions, or covenants that govern the organizational structure, use, maintenance and continued protection of the PUD and any of its common services, open areas or other facilities. *No additional documentation was provided with the rezoning application.*

18.107.070 Approval criteria.

...

B. Approval Criteria for PUD Rezonings. The following standards apply to any petition to rezone land to the PUD district:

1. The proposed use and approximate density or intensity of use is consistent with the county and town comprehensive plans. [See Wis. Stat. § 66.1001(3)(j)] *The proposed uses are consistent with this standard. See discussion of comprehensive plan consistency later in this report.*
2. The proposed development is compatible with the physical nature of the site, with particular concern for protection of surface water and groundwater resources. *The site is currently developed and has a permitted, functional on-site septic system and well, and no additional land disturbing activities are currently proposed.*
3. There is adequate service and infrastructure capacity to support the development, including roads, water, and wastewater. *The existing development meets this standard as the property has existing paved access from Arndt Road, as well as on-site septic system and well.*
4. The proposed zoning will result in development that is aesthetically and ecologically desirable, economically viable, and functionally practical. *While ecological desirability is difficult to quantify, the development is demonstrably economically viable and functionally practical.*

C. Approval Criteria for General Development Plan. Approval, conditional approval, or disapproval of a general development plan shall be based on the following criteria:

1. The proposed development is consistent with the comprehensive plan. *See discussion of comprehensive plan consistency later in this report.*
2. Departures from the standards of development as set forth in Title 18 will not negatively affect the aesthetic desirability, ecological function, economic stability, or functional practicality of the development. *As discussed, no deviations from Title 18 standards are proposed.*
3. The development is compatible with the site, with particular concern for preservation of natural features, tree growth, and open space. *As discussed, the property is already developed and no additional development disturbance is currently planned.*

...

- F. There are adequate public facilities to serve the proposed and potential land use changes that would be enabled by the rezoning; and
- G. The burdens on the county or town for providing the needed services to the proposed and potential land use changes that would be enabled by the rezoning are reasonable; and
- H. The development will not cause unreasonable air or water pollution, soil erosion, or adverse effects on valued natural areas.  
*The standards of “D”, “F”, “G”, and “H” have been satisfied as demonstrated by the fact that the property has existing services and infrastructure to adequately serve the uses proposed with this rezoning.*

**ZONING/LAND USE CONTEXT:**

| LOCATION       | ZONING                          | LAND USE                             |
|----------------|---------------------------------|--------------------------------------|
| <b>Subject</b> | C-3 &<br>A-2 on western portion | Commercial business                  |
| <b>North</b>   | C-3                             | Undeveloped                          |
| <b>East</b>    | RH                              | Hwy 93/Commercial                    |
| <b>South</b>   | C-3                             | Commercial (Owner: JEK Real Estate)  |
| <b>West</b>    | A-2                             | Undeveloped (Owner: JEK Real Estate) |

**COMPREHENSIVE PLANS:**

The Eau Claire County and Town of Washington Future Land Use Maps both include the property in the Rural Commercial (RC) planning area, which is consistent with this rezone request.

Note that the County Comprehensive Plan Future Land Use plan does not specifically discuss the new PUD Zoning District, but Chapter 18.31.020.B of the zoning ordinance states that, “the PUD district is available in any future land use category designed in the Eau Claire County Comprehensive Plan.”

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 Commercial Intent and Description:** “The primary intent of this classification is to identify areas suitable for planned commercial development. There are some existing scattered commercial developments throughout the County and these areas are expected to stay in commercial use. The most appropriate commercial uses will be those that serve rural needs and/or are consistent with the existing rural character, e.g. veterinary clinics, blacksmith/woodworking shops, roadside meat or produce businesses, nurseries, or agricultural implement dealers.”
- **Applicable Policies:** The following policies are applicable to this rezoning petition:

1. The development of industrial uses in these areas should be severely limited to those uses that are compatible with existing or planned commercial development.
2. The County or local community might require the use of public sanitary systems (particularly when located in an area where such service is available) or group/alternative on-site wastewater treatment facilities (particularly for businesses with high wastewater/water demands). Responsibility for long-term maintenance of these systems shall be determined prior to approval.
3. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RC areas: C-1 Neighborhood Business District, C-2 General Business District, and the C-3 Highway Business District.

*As previously noted, Chapter 18.31.020.B of the zoning ordinance states that, "the PUD district is available in any future land use category designed in the Eau Claire County Comprehensive Plan."*

### **Town of Washington:**

- Rural Commercial Comprehensive Plan Intent and Description: "The primary intent of this classification is to "identify areas suitable for planned commercial development. There are some existing scattered commercial developments throughout the Town and these areas are expected to stay in commercial use. Additional commercial land has been outlined along STH 93 and I-94." The best uses will be those that serve a rural nature, i.e. veterinarian clinic, greenhouses/nurseries, blacksmiths, or agricultural implement dealer.
- Applicable Policies: The following policies are applicable to this rezoning petition:
  1. In accordance with the policies of this plan, commercial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector & arterial roadways.
  2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
  3. The following Eau Claire County zoning districts will be considered for approval within RC areas: C-1 Neighborhood Business District, C-2 General Business District, and the C-3 Highway Business District.

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

### FARMLAND PRESERVATION PLAN:

The property is not included in the Eau Claire County Farmland Preservation Plan.

### **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. Staff finds that the proposed rezoning meets these standards.

Town Board Action: The Washington Town Board will consider the rezoning petition on Thursday, August 21, 2025.

The rezoning petition has been evaluated for consistency with the purpose of the PUD 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.
- Primarily land use in proximity to the subject property is commercial.
- Zoning in vicinity of the subject property includes C-3 and A-2
- The property was developed for and has been utilized for Window World for many years, and the proposed addition of a lavender retail store will be compatible with the existing development.

## 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 approval criteria for PUD rezonings

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 of PUD rezoning:

1. The proposed use and approximate density or intensity of use is consistent with the county and town comprehensive plans.
2. The proposed development is compatible with the physical nature of the site, with particular concern for protection of surface water and groundwater resources.
3. There is adequate service and infrastructure capacity to support the development, including roads, water, and wastewater.
4. The proposed zoning will result in development that is aesthetically and ecologically desirable, economically viable, and functionally practical.

Findings in Favor of General Development Plan:

1. The proposed development is consistent with the comprehensive plan.
2. The development is compatible with the site, with particular concern for preservation of natural features, tree growth, and open space.

# Window World Rezoning

## Aerial Map

Created by: MM



- Addresses
- Address Labels
- ▭ Parcels
- ▭ Parcel Numbers
- ▭ Parks
- ▭ Towns
- Surrounding Counties
- ▭ Eau Claire
- ▭ Surrounding
- ▭ Sections
- ▭ Rivers and Streams
- ▭ Lakes and Rivers
- Flood Hazard Zones
- ▭ 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- ▭ A
- ▭ AE
- X
- ▭ Interstate
- ▭ US Highway
- ▭ State Highway
- ▭ Ramp
- ▭ Major Arterial
- ▭ Minor Arterial
- ▭ Collector
- ▭ Local
- ▭ Private Drive
- ▭ Recreation
- ▭ Service
- ▭ Other
- Percent Slope
- ▭ No color: 0 - 20%
- ▭ Yellow: 20% - 30%
- ▭ Red: Greater than 30%

Date created: 7/18/2025

Last Data Uploaded: 7/18/2025 7:41:11 AM

Developed by



# Window World Rezoning

## Zoning Map

Created by: MM



- Addresses
- 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
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local

Date created: 7/18/2025

Last Data Uploaded: 7/18/2025 7:41:11 AM

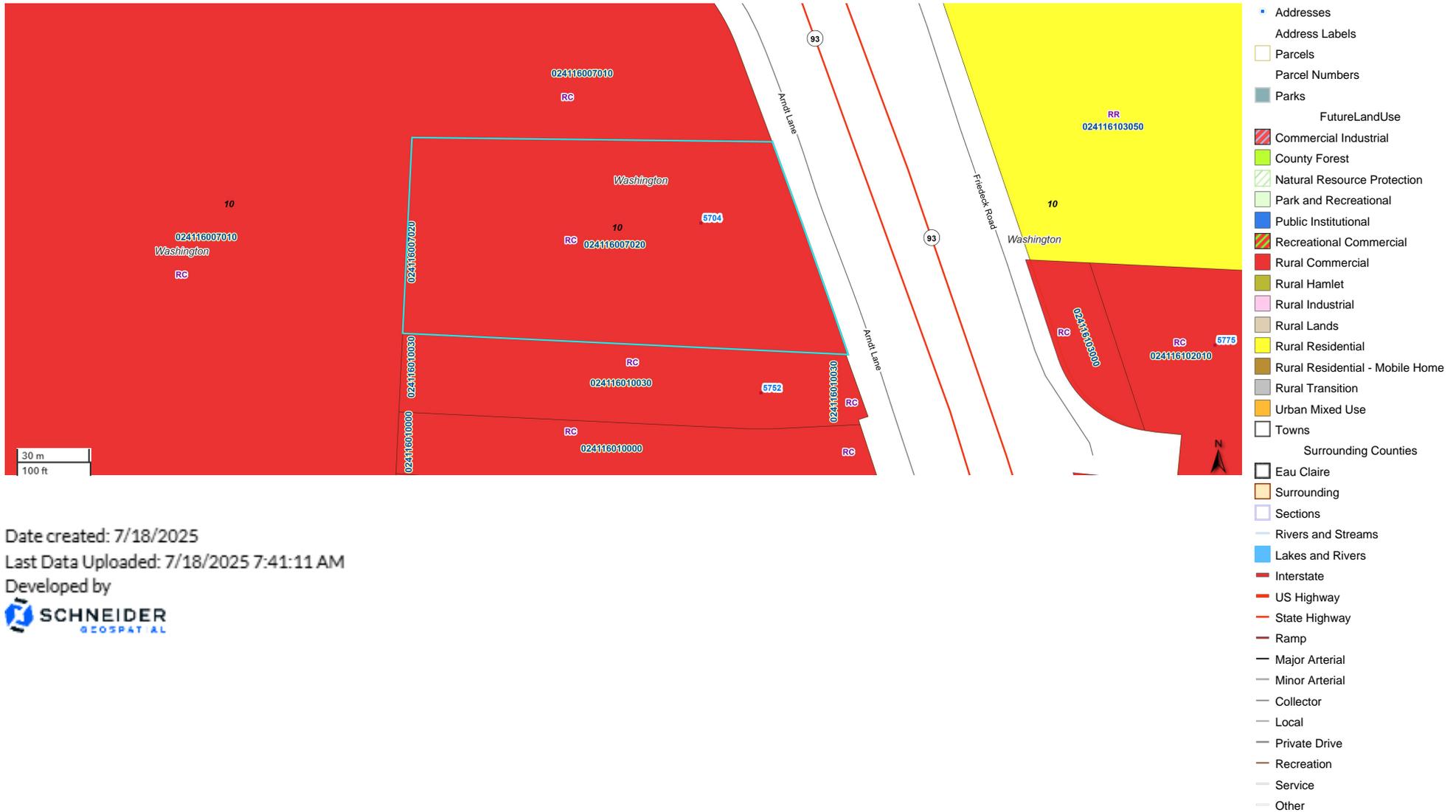
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# Window World Rezoning

## Future Land Use Map

Created by: MM





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

|                         |              |
|-------------------------|--------------|
| Application Accepted:   | 07/10/2025   |
| Accepted By:            | Matt Michels |
| Receipt Number:         | 081284       |
| Town Hearing Date:      | 8/21/2025    |
| Scheduled Hearing Date: | 08/26/2025   |
| Application No:         | RZN-0008-25  |
| Application Status:     | Applied      |

## Rezoning Petition

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

**Owner:** HEINZ PROPERTY LLC

**Applicant:** Lien and Peterson Architects, 4675 Royal Dr, Eau Claire, WI 54701

**Telephone:** 7158357500

**EMail:** admin@2dlp.com

**Site Address(es):**

5704 ARNDT LN

**Property Description:**

Sec 10 Twn 26 Rge 09  
 Town of Washington

**Zoning District(s):**

A2-C3 - Multiple Zoning Districts

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

3.44

**Overlay District(s):**

**PIN**

1802422609101309004

**Legal (partial)**

LOT 2 CSM 3589 (VOL 20 P 188 #1196105)

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**  
**JUL 10 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:   | 07/10/2025  |
| Accepted By:            | Matt        |
| Application Number:     | RZN-0008-25 |
| Town Hearing Date:      | 08/21/2025  |
| Scheduled Hearing Date: | 08/26/2025  |

**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: | Proposed Zoning District(s): |
| Acres to be rezoned:      |                              |

|                      |        |
|----------------------|--------|
| Property Owner Name: | Phone# |
| Mailing Address:     |        |
| Email Address:       |        |

|                  |        |
|------------------|--------|
| Agent Name:      | Phone# |
| Mailing Address: |        |
| Email Address:   |        |

**SITE INFORMATION**

Site Address:

Property Description: \_\_\_\_\_ ¼ \_\_\_\_\_ ¼ Sec. \_\_\_\_\_, T \_\_\_\_\_ N, R \_\_\_\_\_ W, Town of \_\_\_\_\_

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

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

|                |  |  |  |
|----------------|--|--|--|
| Computer #(s): |  |  |  |
| 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.

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Complete attached information sheet                 | <input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.   |
| <input checked="" type="checkbox"/> Provide legal description of property to be rezoned | <input checked="" type="checkbox"/> Provide \$660.00 application fee (non-refundable), (\$575.00 application processing fee and \$85.00 mapping surcharge fee). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> or to the address above. |

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

Owner/Agent Signature:  Date 6-24-25

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

## REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

### Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
  - Describe the reason for the request
  - Describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance
  - Explain and justify why this particular property is under consideration for rezoning
    - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
    - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
    - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

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

Describe the reason(s) for your rezoning request:

The building is currently home to Window World but would like to plan for a future interior remodel of the existing building. This future remodel will change the use from 1 to 2 tenant spaces with additional shared spaces that can be used by both tenants within the building.

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 the parcel to PUD will allow for two unrelated tenants within the single building, similar to other businesses in the area. We are not proposing to change the use of the building, but are only applying for rezoning to allow multiple tenants within the existing building.

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.

N/A

## **Window World Rezoning - Information Statement**

We are requesting this land to be Rezoned to a Planned Unit Development (PUD) to allow for multiple tenants to be within a single commercial building.

- **Parcel Number:** 1802422609101309004

- **Legal Description:** LOT 2 CSM 3589 (VOL 20 P 188 #1196105)

- **Address:** 5704 Arndt Ln, Eau Claire, WI 54701

### **Title 18 section 18.107.040 Completeness**

**A.1.a - Total Area to be included in PUD:** 3.44 Acres

- **Area of open space:** 3.20 Acres

- **Number of buildings, Building Sizes and Uses:**

Existing Building 1: 90ftx70ft (6,300sf) – Mercantile and Business

Existing Building 2: 60ftx30ft (1,800sf) – Storage

Existing Building 3: 60ftx40ft (2,400sf) – Storage

**A.1.b. - Proposed Departures:** None

**A.1.c. - Expected Date of Commencement:** Summer of 2025

**A.2.a-f - See Plans**

**B.4.a** - The use of the building will not change; we are only applying for rezoning to allow multiple tenants within the existing building. We are not anticipating great change to any volume or type of traffic. We are not anticipating any noticeable change in sound generated on the site that could be audible at the site boundary.

**B.4.b** – See Plans

**B.4.c** - No changes are being made that would affect plat or survey maps.

**B.4.d** - No changes to the landscape will be made, other than a 5'x5' concrete stoop will be added on the North side of the building for a new door.

**B.4.e** - No change will be made to any utility locations.

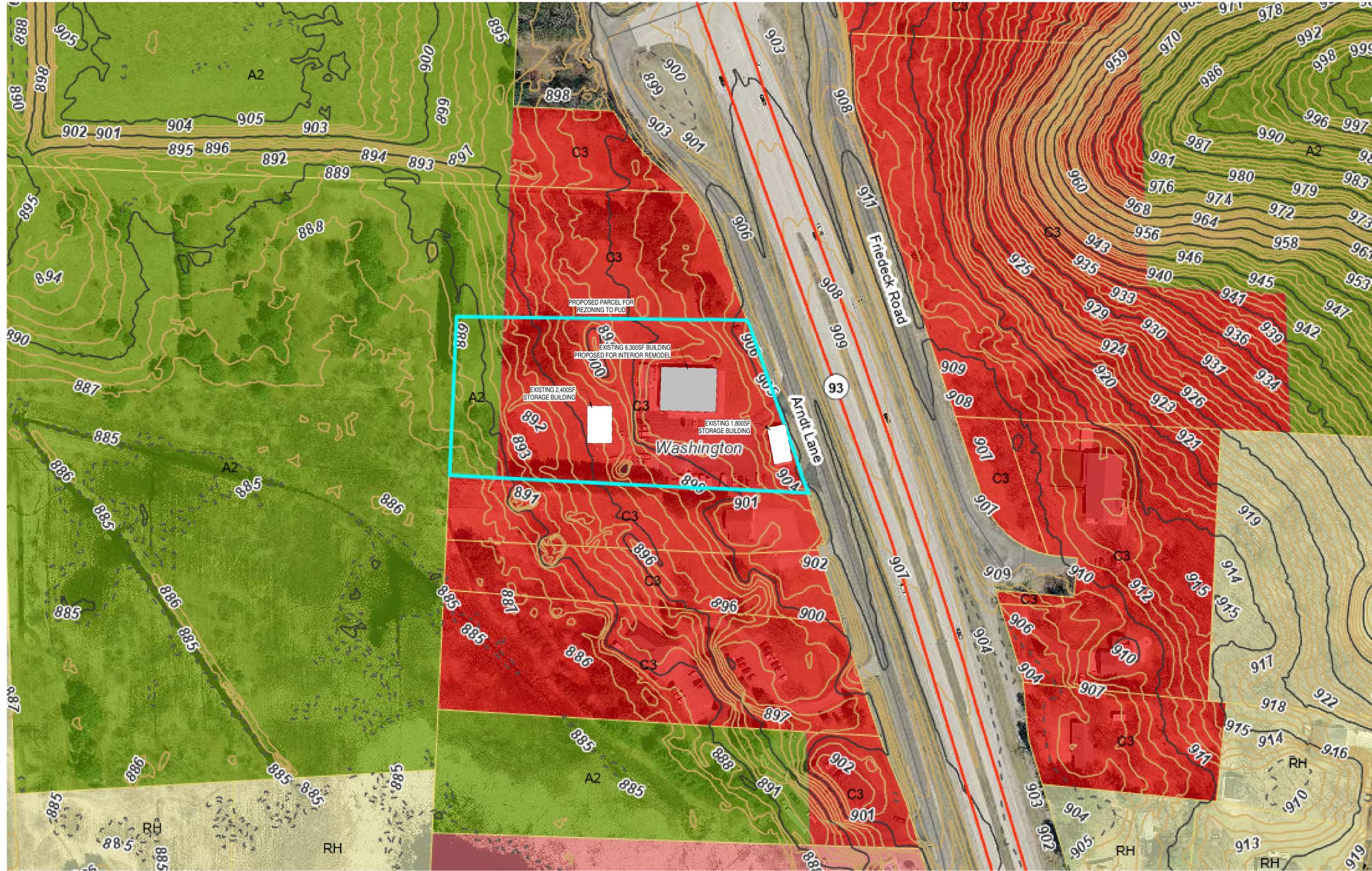
**B.4.f** - No change will be made to any grading.

**B.4.g** - No change will be made to any agreements, bylaws, provisions, or covenants that govern the organizational structure, use, maintenance and continued protection of the PUD and any of its common services, open areas or other facilities.

**B.4.h** – See Plans.

# PRELIMINARY NOT FOR CONSTRUCTION

INFORMATION BASED ON 18.107.040 COMPLETENESS A.2. GENERAL DEVELOPMENT PLAN:  
 A-D. SEE PLANS.  
 E. NO CHANGES TO THE LANDSCAPE WILL BE MADE, OTHER THAN A 5X5' CONCRETE STOP  
 STOP WILL BE ADDED ON THE NORTH SIDE OF THE BUILDING FOR A NEW DOOR.  
 F. NO CHANGE WILL BE MADE TO ANY UTILITY LOCATIONS.



## 1 GENERAL DEVELOPMENT PLAN

N.T.S.



| REVISIONS: | NO. | DATE |
|------------|-----|------|
|            |     |      |
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ISSUE DATE:  
 JULY 03, 2025

C201

# PRELIMINARY NOT FOR CONSTRUCTION

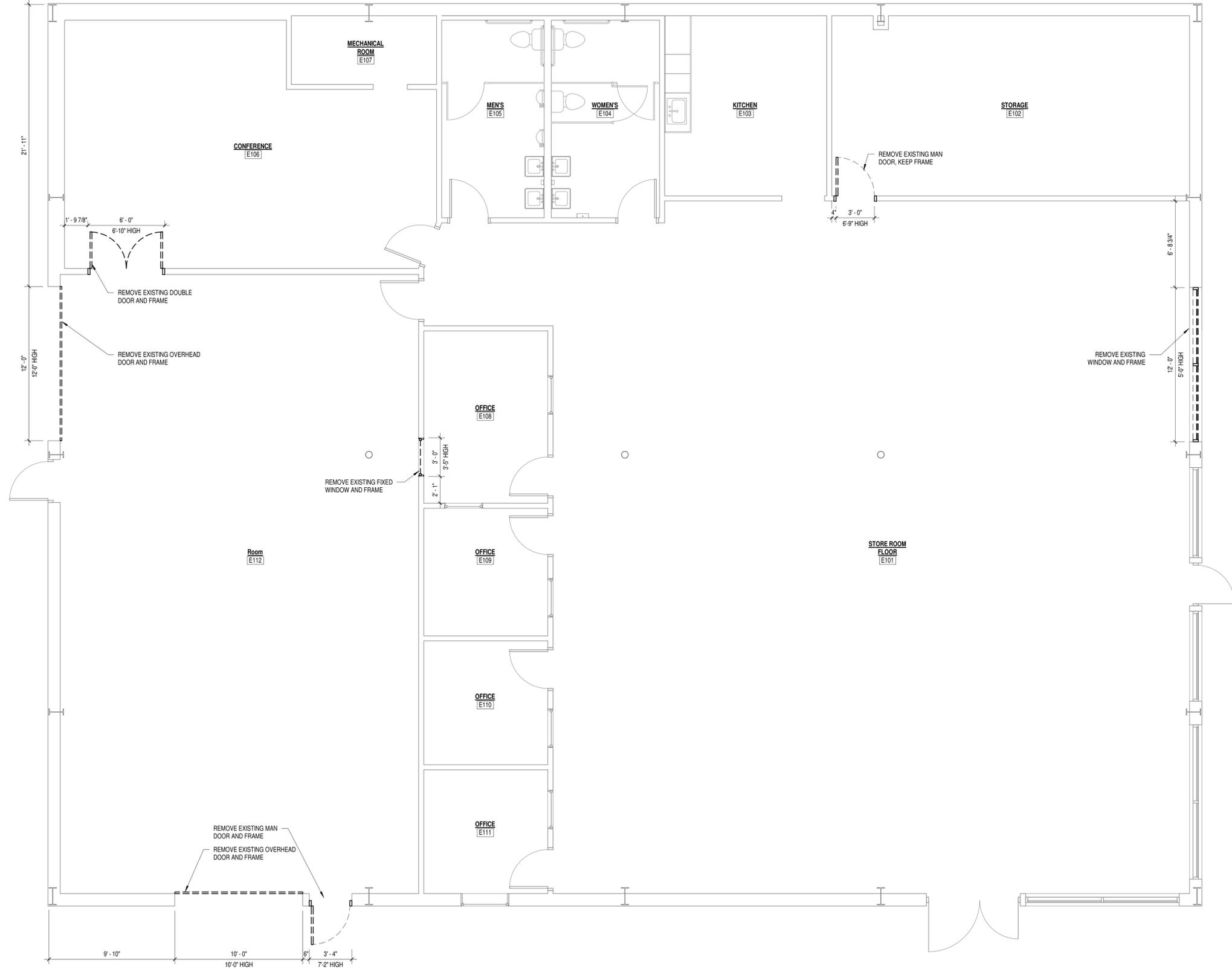
INFORMATION BASED ON 18.107.040 COMPLETENESS B.4:  
 A. THE USE OF THE BUILDING WILL NOT CHANGE. WE ARE ONLY APPLYING FOR REZONING TO ALLOW MULTIPLE TENANTS WITHIN THE EXISTING BUILDING. WE ARE NOT ANTICIPATING GREAT CHANGE TO ANY VOLUME OR TYPE OF TRAFFIC. WE ARE NOT ANTICIPATING ANY NOTICEABLE CHANGE IN SOUND GENERATED ON THE SITE THAT COULD BE AUDIBLE AT THE SITE BOUNDARY.  
 B. SEE PLANS.  
 C. NO CHANGES ARE BEING MADE THAT WOULD AFFECT PLAT OR SURVEY MAPS.  
 D. NO CHANGES TO THE LANDSCAPE WILL BE MADE, OTHER THAN A 5X5' CONCRETE STOOP WILL BE ADDED ON THE NORTH SIDE OF THE BUILDING FOR A NEW DOOR.  
 E. NO CHANGE WILL BE MADE TO ANY UTILITY LOCATIONS.  
 F. NO CHANGE WILL BE MADE TO ANY GRADING.  
 G. NO CHANGE WILL BE MADE TO ANY AGREEMENTS, BYLAWS, PROVISIONS, OR COVENANTS THAT GOVERN THE ORGANIZATIONAL STRUCTURE, USE, MAINTENANCE AND CONTINUED PROTECTION OF THE PUD AND ANY OF ITS COMMON SERVICES, OPEN AREAS OR OTHER FACILITIES.  
 H. SEE PLANS.



## 1 SPECIFIC IMPLEMENTATION PLAN

N.T.S.





**1 DEMOLITION FLOOR PLAN**  
1/4" = 1'-0"



**PRELIMINARY  
NOT FOR CONSTRUCTION**

WINDOW WORLD OF CHIPPEWA VALLEY  
INTERIOR REMODEL  
5704 ARNDT LANE,  
EAU CLAIRE, WI 54701

DEMOLITION FLOOR  
PLAN

| REVISIONS: | NO. | DATE |
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|            |     |      |

ISSUE DATE:  
JULY 03, 2025

**A201**

L&P PROJECT # 25031

**LIEN & PETERSON ARCHITECTS, INC**  
ARCHITECTS  
4675 ROYAL DRIVE  
EAU CLAIRE, WI 54701  
TELEPHONE 715-835-7500  
EMAIL admin@2dlp.com





- GENERAL FLOOR PLAN NOTES:**
- A. INTERIOR AND EXTERIOR DIMENSIONS:
    - a. EXTERIOR STUD WALLS: FACE OF EXTERIOR SIDE OF STUD
    - b. EXTERIOR MASONRY WALLS: FACE OF EXTERIOR SIDE OF MASONRY
    - c. OPENINGS: EDGES OF OPENING
    - d. INTERIOR STUD WALLS: FACE OF STUD, NOMINAL
    - e. INTERIOR MASONRY WALLS: FACE OF MASONRY WALL, NOMINAL
  - B. WOOD BLOCKING:
    - a. PROVIDE SOLID WOOD BLOCKING FOR ALL WALL AND SOFFIT MOUNTED PRODUCTS AND EQUIPMENT INDICATED ON DRAWINGS
  - C. PROVIDE CORNER GUARD PROTECTION AT ALL OUTSIDE CORNERS
  - D. DOOR FRAMES SHALL BE LOCATED 4 1/2" FROM ADJACENT WALL UNLESS OTHERWISE NOTED.
  - E. GPDW @ WALLS TO HAVE CONTROL JOINTS @ 20'-0" O.C. MAX. TYP.
  - F. REQUIRED ADA CLEARANCES AT PLUMBING FIXTURES DENOTED WITH DASHED LINES.
  - G. PROVIDE ALL ADA COMPLIANT ROOM SIGNAGE, UNLESS OTHERWISE NOTED. ROOM SIGNAGE SHALL BE MOUNTED PER 710.2.

**KEYED FLOOR PLAN NOTES:**

**FLOOR PLAN LEGEND:**

| ROOM NAME         | ROOM TAG        |
|-------------------|-----------------|
| [101]             | ROOM TAG        |
| [RM#]             | DOOR TAG        |
| [A.401]           | ELEVATION TAG   |
| [SIM]             | SECTION TAG     |
| [A101]            | SECTION TAG     |
| [W#]              | WINDOW TAG      |
| [1]               | WALL TAG        |
| Name<br>Elevation | ELEVATION DATUM |
| [Symbol]          | EXIT LIGHT      |

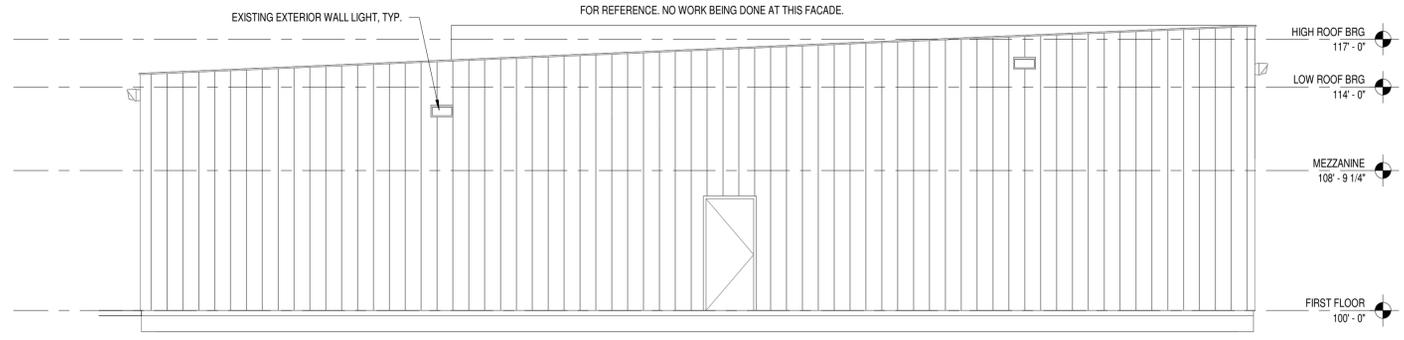
**PRELIMINARY  
NOT FOR CONSTRUCTION**

**1 REMODEL FLOOR PLAN**  
1/4" = 1'-0"

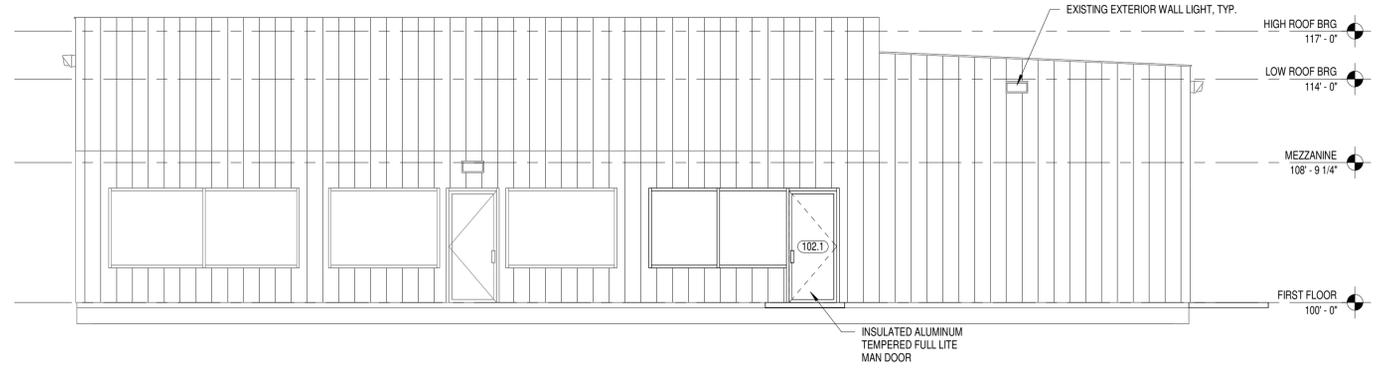


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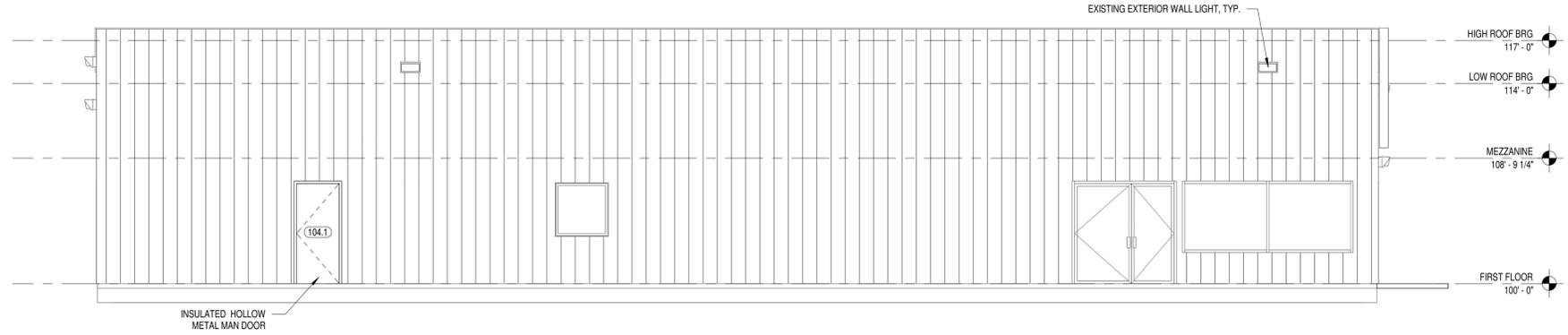
**PRELIMINARY  
NOT FOR CONSTRUCTION**



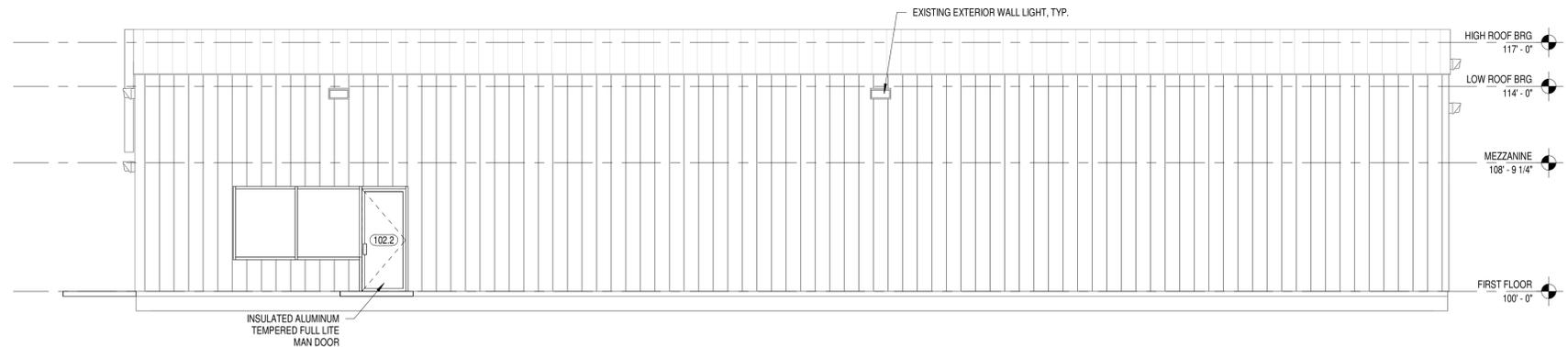
**4 WEST ELEVATION**  
3/16" = 1'-0"



**3 EAST ELEVATION**  
3/16" = 1'-0"



**2 SOUTH ELEVATION**  
3/16" = 1'-0"



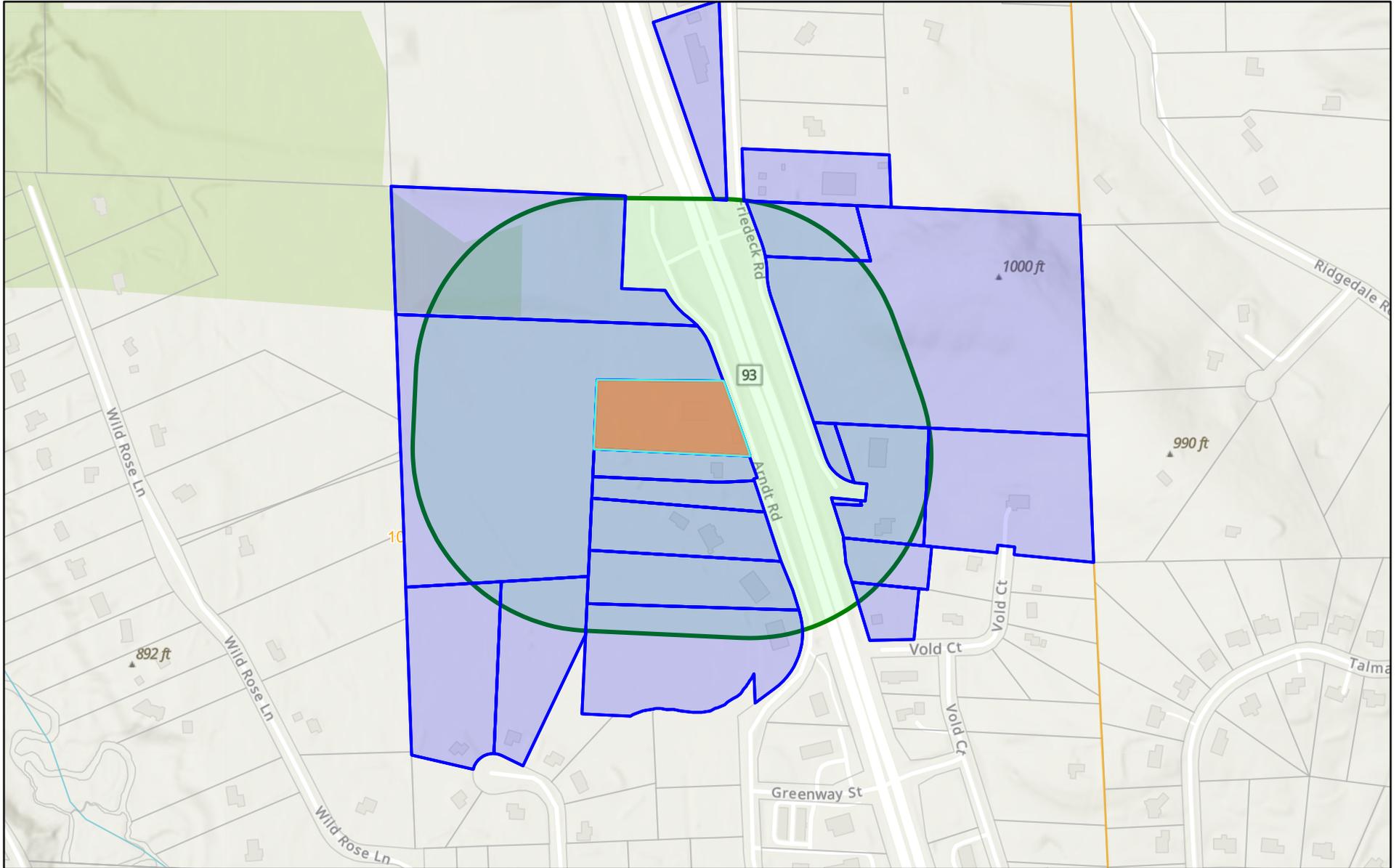
**1 NORTH ELEVATION**  
3/16" = 1'-0"

| REVISIONS: | NO. | DATE |
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ISSUE DATE: JULY 03, 2025

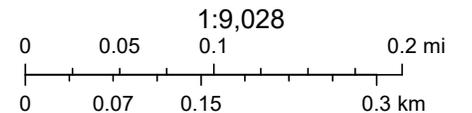
**A401**

# Public Notification



7/15/2025, 12:22:13 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           |
|--|---------------------|--------------------------|
| 5535 FRIEDECK ROAD LLC                   | 3525 STATE ROAD 93  | EAU CLAIRE WI 54701-7681 |
| BMW PROPERTIES LLC                       | 401 BUTTS AVE       | TOMAH WI 54660-1400      |
| C M RENTALS LLC                          | 5500A FRIEDECK RD   | EAU CLAIRE WI 54701-9698 |
| TD SWANSON PROPERTIES LLC                | 5840 ARNDT LN       | EAU CLAIRE WI 54701-9728 |
| WASTE RESEARCH & RECLAMATION CO INC      | 5200 RYDER RD       | EAU CLAIRE WI 54701-5140 |
| JEK REAL ESTATE LLC                      | 903 SANDALWOOD DR   | ALTOONA WI 54720-5001    |
| PARKHILL VIEW LLC                        | 212 S BARSTOW ST    | EAU CLAIRE WI 54701-3601 |
| MATTHEW CASEY                            | 3706 VOLD CT        | EAU CLAIRE WI 54701-8772 |
| BARKS AND RECREATION LLC                 | 5775 FRIEDECK RD    | EAU CLAIRE WI 54701-9736 |
| ELIZABETH A FEIL & DOUGLAS E CHAPMAN LLP | N 48181 THOMPSON RD | ELEVA WI 54738-9304      |
| AMY DUHR                                 | 3747 VOLD CT        | EAU CLAIRE WI 54701-8772 |
| WWB LLC                                  | E3980 NICOLE CT     | ELEVA WI 54738-9425      |
| JUSTIN P & KATHERINE ZIRNGIBL            | 5919 LARS RD        | EAU CLAIRE WI 54701-9365 |
| OAKWOOD BANK                             | 40214 S EKERN AVE   | PIGEON FALLS WI 54760    |
| NICHOLAS CHRISTENSEN                     | 5910 LARS RD        | EAU CLAIRE WI 54701-9366 |

1 **Enrolled No.**

**ORDINANCE**

**File No. 25-26/044**

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

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

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

10  
11 The East 30 rods of the North 26.7 Rods of the SE ¼ of the NW ¼, Section 16, T26N,  
12 R9W, Town of Washington, Eau Claire County, Wisconsin.

13  
14 Said described parcel of land containing 5.00 acres +/-, of land and is subject to the  
15 easements and restrictions of record to be reclassified from the A-1 Exclusive  
16 Agricultural District to the A-2 Agriculture-Residential District.

17  
18 **SECTION 2.** Where a certified survey map is required and may alter the above described property  
19 description, the official zoning district map for the town shall be automatically amended to reflect the  
20 property description of the certified survey map.

21  
22 ENACTED:

23  
24 **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"/> |

25  
26  
27  
28  
29 ATTEST:

30  
31 \_\_\_\_\_  
32 Rod Eslinger – Committee Clerk

**APPROVED**

*By Sharon McIlquham at 12:05 pm, Aug 21, 2025*

33  
34  
35  
36 Dated this 26 of August, 2025

**APPROVED**

*By Jason Szymanski at 12:41 pm, Aug 21, 2025*



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**REZONE NUMBER:** RZN-0010-25      **COMPUTER NUMBER:** 024118407000

**PUBLIC HEARING DATE:** August 26, 2025

---

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

**OWNER/AGENT:** Douglas and Colleen Bergman, 1723 Emery St, Eau Claire, WI 54701

**REQUEST:** Rezone 5 acres +/- of land from A-1 (Agriculture-Residential) to A-2 (Agricultural Residential) to add to existing A-2 lot to the north for sale to a new owner.

**LOCATION:** South of Deerfield Road and east of Balsam Road

**LEGAL DESCRIPTION:** The East 30 rods of the North 26.7 rods of the SE¼ NW¼, Section 16, T26N, R9W, Town of Washington, Eau Claire County

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**RECOMMENDATION**      Approval based on the findings on Page 4 of this report.

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## BACKGROUND

### SITE CHARACTERISTICS:

- The property is undeveloped and wooded.
- There are no Environmentally Sensitive Areas on the property.
- The parcel does not have legal access but has physical access from the lot to the north.
- The property is within the Chippewa-Eau Claire Sewer Service Area (SSA) and the 3-mile City of Eau Claire Extraterritorial Jurisdiction (ETJ) for City of Eau Claire plat review.

### CURRENT ZONING:

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

### REQUESTED ZONING DISTRICT:

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

ZONING/LAND USE CONTEXT:

| LOCATION | ZONING | LAND USE(S)                          |
|----------|--------|--------------------------------------|
| Subject  | A-1    | Woodlands                            |
| North    | A-2    | Single-family residential; Woodlands |
| East     | A-2    | Single-family residential            |
| South    | A-P    | Agricultural                         |
| West     | A-P    | Agricultural                         |

COMPREHENSIVE PLANS:

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

**Eau Claire County:**

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

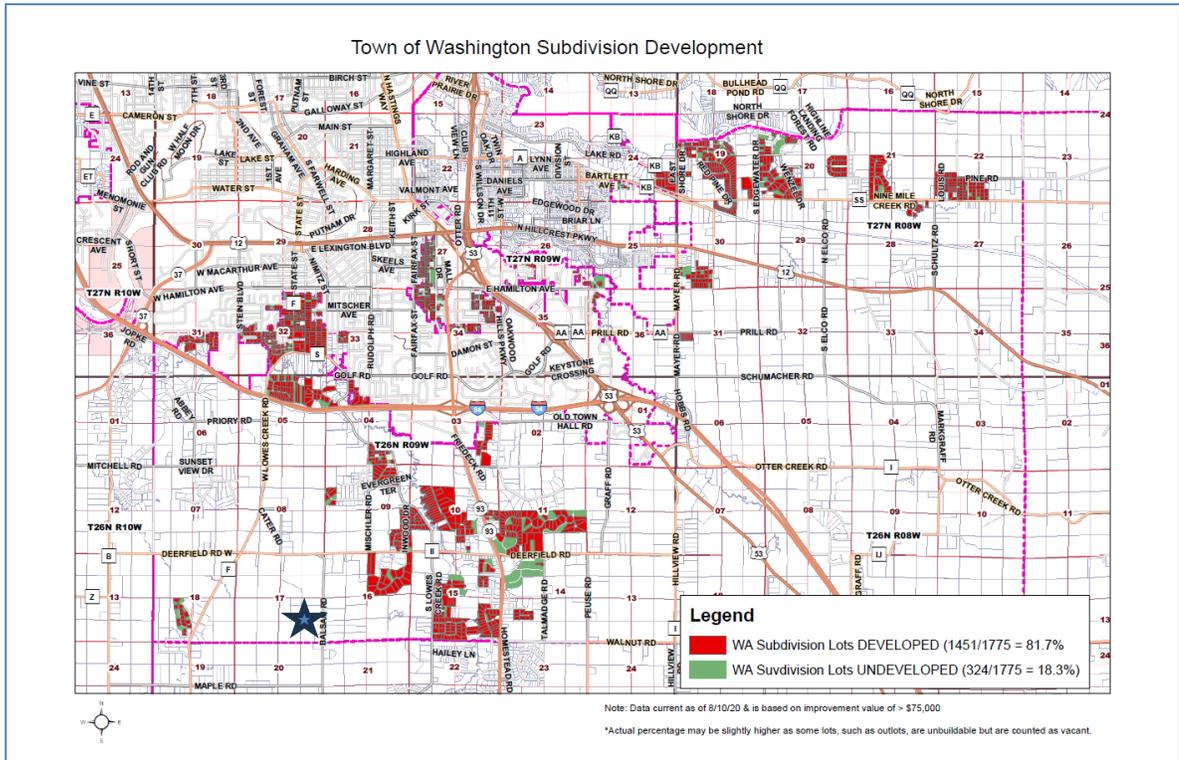
The A-2 Zoning District is permitted within the Rural Lands Future Land Use classification. However, this standard will be met if the town recommends approval of the rezoning to A-2, as requested, for the purpose of non-farm development.

**Town of Washington:**

- Rural Transition Comprehensive Plan Intent and Description: *The primary intent of this classification is to manage residential growth and reduce sprawl, with its attendant infrastructure costs, by identifying lands in proximity to developed areas to be maintained in mainly agricultural and open space uses until such time as more intensive residential development may be appropriate. As mapped, this designation may include farmland, open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, and limited low density residential development. These lands are also outside of the certified Farmland Preservation area and are recognized as transitional areas within the 2015 Eau Claire County Farmland Preservation Plan. Within the horizon of this Plan, future development in the RT areas is expected to be consistent with the existing pattern of development. However, it is anticipated*

that over time these lands may be transitioned to more intensive residential development as Rural Residential lands are developed and built out.

- Applicable Policies:
  1. *Within the RT classification, new development shall be limited in accordance with all policies applicable to the Rural Lands classification, until such time when the Town identifies that particular mapped area as appropriate for more intensive residential development using the following criteria.*



- a. *The Town shall limit residential subdivision development until 75% of the lots within all existing improved residential subdivisions are developed and occupied, calculated at the time the development request is submitted. As shown in the map developed in 2022, below, the proposal conforms to this standard, with over 75% of the existing subdivision lots developed and occupied. The map was generated based on a GIS analysis of the improvement status of all lots within existing residential subdivisions in the Town of Washington. The “Firenze” subdivision on Balsam Road has been approved, but the actual percentage of developed and occupied lots is still higher than the 81.7% calculated in 2022.*

Comprehensive Plan Summary

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

FARMLAND PRESERVATION PLAN:

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

### **Summary**

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

When rezoning land, a finding should be made that the purpose of the proposed zoning district and the uses that are allowed in that district are appropriate for the location; and that the rezoning will uphold the purpose of the zoning ordinance.

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

- The proposed rezoning is consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
- Existing uses in the area include single-family residential subdivisions, scattered woodlands, and agricultural uses.
- Zoning in the area is predominantly A-2 and A-P.

Town Board Action: The Washington Town Board will consider the rezoning petition on Thursday, August 21, 2025.

### **CONCLUSION**

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

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

In addition, the following factors have also been considered:

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

### **FINDINGS**

Findings in Favor:

1. The request is substantially consistent with the intent, description, and policies of the Eau Claire County and Town of Washington Rural Transition Future Land Use classifications.
2. No additional development is proposed with this rezoning.
3. The rezoning will not impact farmland.
4. There are numerous A-2 lots adjacent to and in proximity to the subject property.



- Addresses
- Address Labels
- ▭ Parcels
- Parcel Numbers
- ▭ Parks
- ▭ Towns
- Surrounding Counties
- ▭ Eau Claire
- ▭ Surrounding
- Platted\_Lands
- ▭ Assessor Plat or Subdivision
- ▭ Certified Survey Map
- ▭ Condominium
- ▭ Plat of Survey
- ▭ Transportation Plat
- ▭ Sections
- Rivers and Streams
- ▭ Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

Date created: 7/22/2025  
 Last Data Uploaded: 7/22/2025 8:48:54 AM  
 Developed by  
 SCHNEIDER  
 GEOSPATIAL



- Parcels
- Parks
- County Zoning**
- A1 - Agriculture-Residential
- A2 - Agriculture-Residential
- A3 - Agricultural
- ACR - Agriculture Conservation-Residential
- AP - Agricultural Preservation
- AR - Floating Agricultural-Residential
- C1 - Commercial Neighborhood
- C2 - Commercial General
- C3 - Commercial Highway
- F1 - Forestry Exclusive
- F2 - Forestry Limited
- IH - Industrial - Heavy
- IL - Industrial - Light
- PUD - Planned Unit Development
- R1 - Residential Single-Family
- R2 - Residential Two-Family
- R3 - Residential Multi-Family
- RH - Rural Homes
- RL - Residential Large Lot
- Towns
- Surrounding Counties**
- Eau Claire
- Surrounding
- Sections
- 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

Date created: 7/25/2025

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Developed by





- ▭ Parcels
- ▭ Parks
- FutureLandUse**
  - ▨ Commercial Industrial
  - ▨ County Forest
  - ▨ Natural Resource Protection
  - ▨ Park and Recreational
  - ▨ Public Institutional
  - ▨ Recreational Commercial
  - ▨ Rural Commercial
  - ▨ Rural Hamlet
  - ▨ Rural Industrial
  - ▨ Rural Lands
  - ▨ Rural Residential
  - ▨ Rural Residential - Mobile Home
  - ▨ Rural Transition
  - ▨ Urban Mixed Use
- ▭ Towns
- Surrounding Counties**
  - ▭ Eau Claire
  - ▭ Surrounding
- ▭ Sections
- ▭ 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

Date created: 7/25/2025

Last Data Uploaded: 7/25/2025 8:41:17 AM

Developed by





**Department of Planning and Development**

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

|                         |                |
|-------------------------|----------------|
| Application Accepted:   | 07/25/2025     |
| Accepted By:            | Matt Michels   |
| Receipt Number:         | 081482; 081488 |
| Town Hearing Date:      | 8/21/2025      |
| Scheduled Hearing Date: | 08/26/2025     |
| Application No:         | RZN-0010-25    |
| Application Status:     | Applied        |

**Rezoning Petition**

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

Owner: DOUGLAS BERGMAN

Applicant: Douglas & Colleen Bergman, 1723 Emery St, Eau Claire, WI 54701

Telephone: 715-210-2712

Email: wessel78@aol.com

**Site Address(es):**

No Address Available

**Property Description:**

Sec 16 Twn 26 Rge 09  
Town of Washington

**Zoning District(s):**

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

5.00

**Overlay District(s):**

**PIN**

1802422609162400002

**Legal (partial)**

THE E 30 RDS OF THE N 26.7 RDS OF THE SE-NW

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**

**JUL 25 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:   | 7/25/25     |
| Accepted By:            | MM          |
| Application Number:     | RZN-0010-25 |
| Town Hearing Date:      | 8/21/25     |
| Scheduled Hearing Date: | 8/26/25     |

REZONING APPLICATION

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

Existing Zoning District: A1 Proposed Zoning District(s): AZ

Acres to be rezoned: 5 ACRES

Property Owner Name: Douglas & C. Colleen Bergman Phone# 715-210-2712

Mailing Address: 1723 Emery St. Eau Claire, WI 54701

Email Address: wessel78@aol.com

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

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

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

SITE INFORMATION

Site Address: \_\_\_\_\_

Property Description: SE ¼ NW ¼ Sec. 16 T 26 N, R 9 W, Town of WASHINGTON

Zoning District: A1 Code Section(s): \_\_\_\_\_

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

Computer #(s): 180242260916240 0002

or PIN #(s): 024118407000

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

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

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

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

Owner/Agent Signature: Douglas Bergman  
C. Colleen Bergman Date 7/24/2025

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.

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:

We plan to sell the house and would like to create one A2 Lot for the new owner.

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.

# Eau Claire County, WI

## Summary

Parcel Number 1802422609162400002  
 Alternate No 024118407000  
 Property Address  
 Legal Description THE E 30 RDS OF THE N 26.7 RDS OF THE SE-NW  
 Sec-Twp-Rng S16-T26N-R9W  
 Acres 5  
 School District EAU CLAIRE AREA SCHOOL DISTRICT  
 Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

Mailing Address DOUGLAS BERGMAN  
 COLLEEN BERGMAN  
 1723 EMERY ST  
 EAU CLAIRE, WI 54701

Owner COLLEEN BERGMAN

Owner DOUGLAS BERGMAN

## Valuation

| Assessed Year               | 2024        | 2023        | 2022        | 2021        | 2020       |
|-----------------------------|-------------|-------------|-------------|-------------|------------|
| Land Value                  | \$12,500.00 | \$12,500.00 | \$9,000.00  | \$9,000.00  | \$9,000.00 |
| Building Value              | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00     |
| Total Value                 | \$12,500.00 | \$12,500.00 | \$9,000.00  | \$9,000.00  | \$9,000.00 |
| Estimated Fair Market Value | \$13,300.00 | \$12,400.00 | \$11,800.00 | \$10,400.00 | \$9,800.00 |

## Tax History

| Tax Year            | 2024     | 2023     | 2022     | 2021     | 2020     |
|---------------------|----------|----------|----------|----------|----------|
| Gross Property Tax  | \$142.67 | \$130.11 | \$132.29 | \$127.52 | \$124.45 |
| Managed Forest Tax  | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   |
| First Dollar Credit | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   |
| Lottery Credit      | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   |
| Net Property Tax    | \$142.67 | \$130.11 | \$132.29 | \$127.52 | \$124.45 |
| Other Fees          | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   |
| SA Fees             | \$0.00   | \$0.00   | \$0.00   | \$0.00   | \$0.00   |
| Total Tax           | \$142.67 | \$130.11 | \$132.29 | \$127.52 | \$124.45 |

No data available for the following modules: Sales.

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

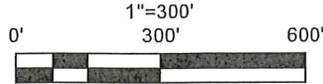
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 7/25/2025, 7:41:17 AM

[Contact Us](#)

Developed by  
 SCHNEIDER  
 GEOSPATIAL

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

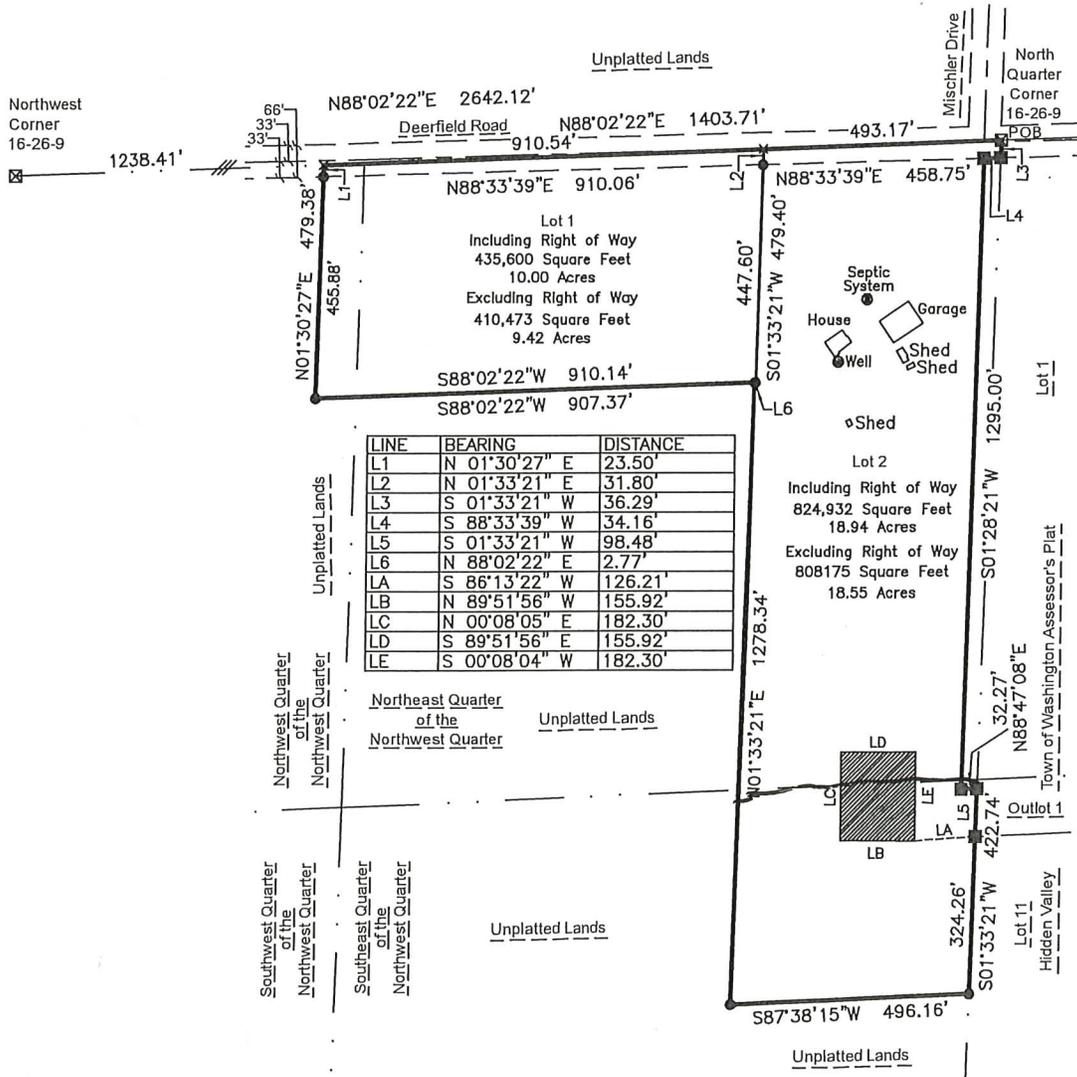
Part of the Northwest Quarter of the Northwest Quarter, and part of the Northeast Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 16, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.



Bearings are referenced to the north line of Northwest Quarter of Section 16 which is assumed to bear N88°02'22"E.

### LEGEND

- ☒ FOUND EAU CLAIRE COUNTY ALUMINUM MONUMENT (Tie Sheets on Record)
- SET 1" OUTSIDE DIAMETER X 18" IRON PIPE, 1.13 POUNDS PER LINEAR FOOT
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- × POINT NOT MONUMENTED
- POB POINT OF BEGINNING
- ▨ ENVIRONMENTALLY SENSITIVE AREA



Ties verified for PLSS Monuments used

Client: Douglas Bergman  
1723 Emery Street  
Eau Claire, WI. 54701

Date of Field Work Completion: 7/3/25

Sheet 1 of 2 sheets

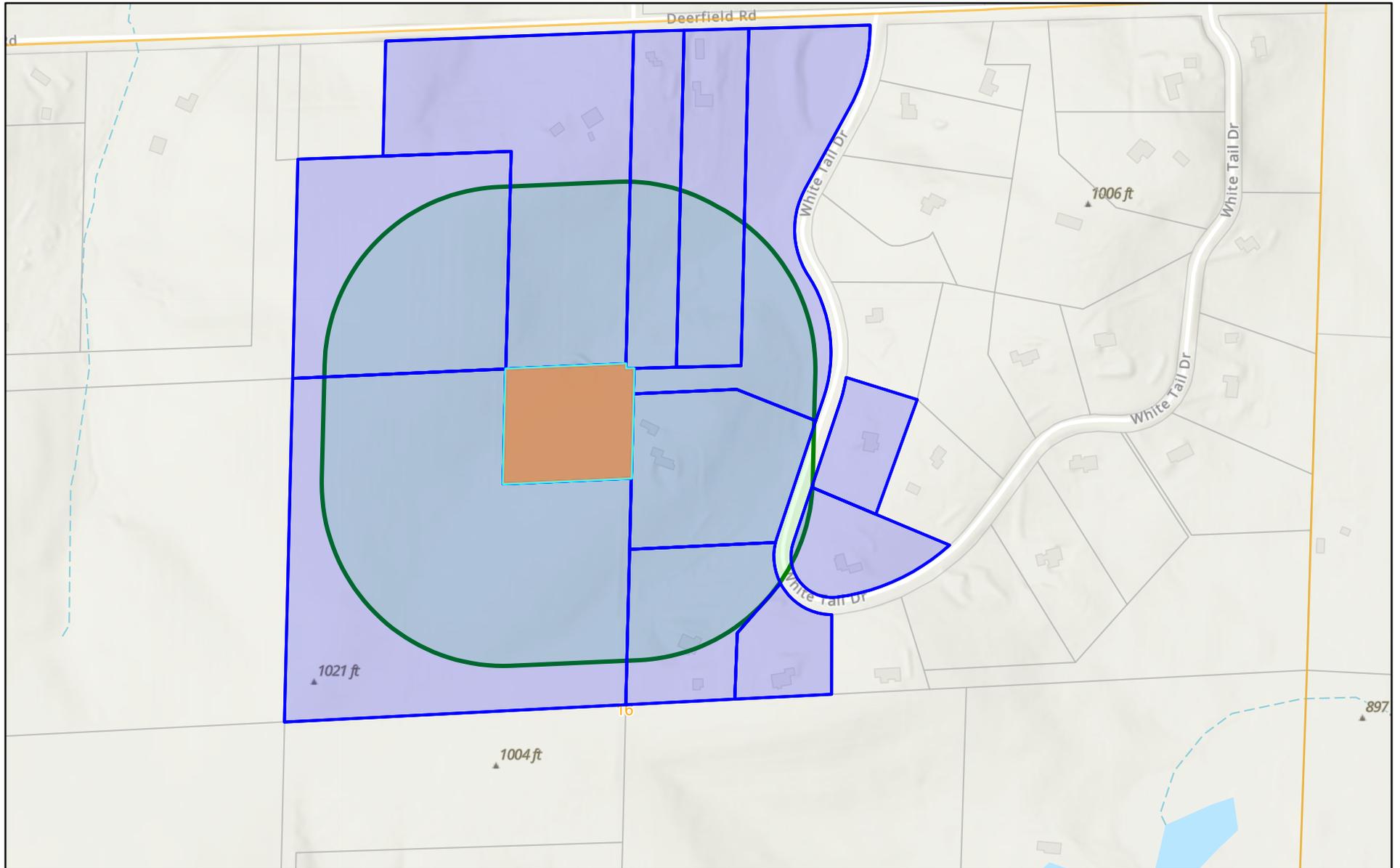
RAYMOND SURVEYING, LLC

W19343 Hwy 10  
Strum, WI 54770

www.raymond-surveying.com

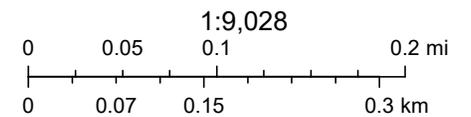


# Public Notification



7/25/2025, 3:30:47 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           |
|------------------------------|-------------------|--------------------------|
| MASON COLLINS                | 1605 DEERFIELD RD | EAU CLAIRE WI 54701-9117 |
| STEVEN STENSEN               | 6475 WHITETAIL DR | EAU CLAIRE WI 54701-9162 |
| DEAN JOHNSON                 | 1527 DEERFIELD RD | EAU CLAIRE WI 54701-9115 |
| TIMOTHY J & KARA L PITCHFORD | 6461 WHITETAIL DR | EAU CLAIRE WI 54701-9162 |
| JOHN R & TERRI L MARKQUART   | 6465 WHITETAIL DR | EAU CLAIRE WI 54701-9162 |
| NASEEM & QURESHI TRUST       | 6460 WHITETAIL DR | EAU CLAIRE WI 54701-9162 |
| JESSICA EICKSTAEDT           | 6450 WHITETAIL DR | EAU CLAIRE WI 54701-9162 |
| DOUGLAS NELSON               | E 562 MAPLE RD    | EAU CLAIRE WI 54701-9143 |

Fact Sheet  
Resolution No. 25-26/056

Resolution no. 25-26/056 is a resolution approving a Multi-Hazard Mitigation Plan for Eau Claire County. Eau Claire County has worked through an Eau Claire County Hazard Mitigation Planning Steering Committee and in cooperation with West Central Wisconsin Regional Planning Commission to update the Eau Claire County's Multi-Hazard Mitigation Plan, to assess the magnitude of hazard risks, and to develop strategies for minimizing or preventing these risks throughout the county.

The Federal Emergency Management Agency, FEMA, requires a current federally-approved hazard mitigation plan in order to be eligible for grants like the Hazard Mitigation Grant Program (HMGP) which is traditionally available after a federally-declared disaster anywhere in the state, the Flood Mitigation Assistance (FMA) which is a pre-disaster flood mitigation grant, and the former Building Resilient Infrastructure and Communities (BRIC) Grant which was also a pre-disaster mitigation grant program. The hazard mitigation plans are updated every five years.

This plan continues to model recent revisions which highlight mitigation efforts to reduce the impacts of severe weather events, as well as other non-weather-related disasters that may impact our county. Technological incidents like cyber-attacks and incidents that may be manmade, such as wildfires and hazardous materials are included in case there is an opportunity to pursue funds by either the county or an agency within the county. New to this plan is an intentionality to work with the public-school systems, UW-Eau Claire, and CVTC.

Eau Claire County towns, villages, and cities participated in the planning process through a presentation to the Eau Claire County unit of the Town's Association, a town hazard assessment survey, meetings with each city and village, web-based surveys, the creation of city and village sub-plans, and other communication.

As of now, the following municipalities or partners have formally adopted; City of Altoona, Village of Fairchild, Fall Creek School District, and Eau Claire Energy Cooperative. The County is asked to adopt this on behalf of the county and all unincorporated townships.

Adoption of the plan by the County Board will continue to make the County eligible for federal grant dollars for hazard mitigation projects.

**FISCAL IMPACTS:** If the plan is not adopted, the county, local municipalities, and citizens will be ineligible for federal assistance.

Sincerely,

Tyler Esh  
Eau Claire County Emergency Manager

4 **A RESOLUTION APPROVING A MULTI-HAZARD MITIGATION PLAN FOR**  
5 **EAU CLAIRE COUNTY.**

6 **WHEREAS**, hazard mitigation planning is the process of developing a set of actions  
7 designed to reduce or eliminate long-term risk to people, businesses, infrastructure, and property  
8 from hazards and their effects; and,

9  
10 **WHEREAS**, Eau Claire County Emergency Management provides emergency  
11 management planning, coordination, response, and recovery support on behalf of all communities  
12 of Eau Claire County; and,

13  
14 **WHEREAS**, Eau Claire County has worked through an Eau Claire County Hazard  
15 Mitigation Planning Steering Committee and in cooperation with West Central Wisconsin  
16 Regional Planning Commission to update the *Eau Claire County Multi-Hazard Mitigation Plan*,  
17 to assess the magnitude of hazard risks, and to develop strategies for minimizing or preventing  
18 these risks; and,

19  
20 **WHEREAS**, Eau Claire County towns, villages, and cities participated in the planning  
21 process through a presentation to the Eau Claire County unit of the Town’s Association, a town  
22 hazard assessment survey, meetings with each city and village, web-based surveys, the creation of  
23 city and village sub-plans, and other communication; and,

24  
25 **WHEREAS**, the planning meetings for this effort were open to the public, and public  
26 comment on the draft Plan was invited through a press release and published notice issued in July  
27 2025; and,

28  
29 **WHEREAS**, the Plan has been reviewed by Wisconsin Emergency Management as  
30 meeting the requirements of the Federal Disaster Mitigation Act of 2000 and applicable Code of  
31 Federal Regulations, including the updated Local Hazard Mitigation Plan Guidance, effective  
32 April 2023; and,

33  
34 **WHEREAS**, adoption of the Plan by the County Board will continue to make the County  
35 eligible for federal grant dollars for hazard mitigation projects;

36  
37 **NOW, THEREFORE BE IT RESOLVED**, the Eau Claire County Board adopts the *Eau*  
38 *Claire County Multi-Hazards Mitigation Plan 2025-2030* as the official all hazards mitigation plan  
39 for the County with the intent of implementing the plan recommendations as funding and resources  
40 allow. The County Board recognizes that participating cities, villages, and educational institutions  
41 may, at their discretion, modify their respective subplans found in the Plan’s appendices without  
42 requiring future re-approval of this Plan by the Eau Claire County Board.

43  
44 **ADOPTED:**  
45 **Committee on Planning & Development**

46 **AYE** **NAY** **ABSTAIN** **ABSENT**

47 Caleb Aichele

48 Jim Dunning

1  
2  
3  
4  
5  
6  
7  
8  
9  
10

|                 |                          |                          |                          |                          |
|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Robin Leary     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Michele Skinner | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dane Zook       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
Rodney Eslinger – Committee Clerk  
Resolution 25-26/056

**APPROVED**

*By Sharon McIlquham at 12:04 pm, Aug 21, 2025*

**APPROVED**

*By Jason Szymanski at 12:41 pm, Aug 21, 2025*



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

# MID-YEAR REPORT | PLANNING AND DEVELOPMENT

## SELECTED PERFORMANCE MEASURES

| SELECTED PERFORMANCE MEASURES   |            |
|---|------------|
| Value of new construction, land use permits (Year to date)                  | 51 million |
| Number of acres planted with the County's "no till planter" (Year to Date). | 289 acres  |

## SUMMARY OF CURRENT ACTIVITIES

### Emergency Management

- Conducting a variety of training and exercises
- Assisting at planned events
- Reviewing command trailer updates
- Finalizing hazard mitigation plan

### GIS

- Onboarding and training new GIS Specialist
- Ongoing data maintenance: tax parcels, addressing
- Working to eliminate critical errors in NG911 data
- Preplanning for 2026 orthophoto and LiDAR acquisition
- Finished GIS Enterprise server migration and upgrade to version 11.3

### Land Conservation

- Increase in state budget for staffing to cover 100% of first position, 70% of second position and 50% of third position
- Applied for an Xcel Energy Grant to collaborate with the USGS to calibrate the river gages for flow.
- Record number of stormwater permits have been submitted – 9 to-date
- Achieved compliance with 6 NR 151 violations

### Land Records

- Drafting tie sheets for Town 26 North, Range 6 West
- Completing CSM and Plat reviews in a timely manner
- Administering contracted services for PLSS maintenance related to road work.

### Land Use Controls

- Completed transferring permit files from inactive parcels to active parcels. Approximately 800 records.
- Completed updating areas of Title 18 that were identified as needing amendments.
- Review permits and land division requests.
- Drafting amendments to the nonmetallic mining overlay as required by Wisconsin Department of Natural Resources.
- Work with property owners to bring zoning violations into compliance with Title 18.

### Planning

- County Farmland Preservation Plan update

Our Core Behaviors:

- Processing rezoning petitions
- Participating in Eau Claire/Chippewa Falls Sewer Service Area Plan update
- Initial planning stages for 5-year County Comprehensive Plan review and update

#### Recycling/Sustainability

- Completing annual greenhouse gas inventories
- Wrapping up USDA composting grant
- Identifying opportunities to streamline recycling program administration

## ISSUES ON THE HORIZON AND SIGNIFICANT TRENDS

#### Emergency Management

- Uncertainty with federal grants for EM, Public Health EM, and regional Hospital Preparedness Programs and preparing to take on added workload (may require future budget increases for staffing or equipment to streamline operations)
- Working with state and regional partners on what the future of disaster response and recovery looks like with minimal to no federal assistance

#### GIS

- Plan for new Esri Named User license model
- End of support for Esri Web AppBuilder is in 2025. Any of our apps using this need to be migrated to current platforms.

#### Land Conservation

- Environmental Engineer position has been vacant since April 2024. If the position is not filled, LCD programs and services will need to be evaluated with significant changes anticipated.

#### Land Records

- Loss of dedicated field staff limits the ability to preserve PLSS monuments that have been a county infrastructure investment since 1856.
- Loss of dedicated field staff impedes survey work performed for other departments -e.g. P&F, Airport.

#### Land Use Controls

- Uncertainty surrounding future economy and predicting what impact it may have on new construction in Eau Claire County.
- The challenges that will be presented after the Farmland Preservation Plan is complete. There will be a high level of interest from the public in updating the zoning code to incorporate goals from the plan.

#### Planning

- Challenges associated with Farmland Preservation Plan update

#### Recycling/Sustainability

- Significant cuts to federal funding and the rollback of various programs reduces the program's ability to pursue projects within the sustainability space and impacts our ability to invest in renewable energy and fleet electrification at a county level.

## GOALS FOR NEXT QUARTER

#### Emergency Management

- Completion of hazard mitigation plan and submission to WEM and FEMA
- Conduct airport full-scale exercise and develop after-action report/improvement plan
- Revise Integrated Preparedness Plan

#### GIS

- Achieve significant progress towards eliminating critical errors from NG911 data.
- Begin migration away from Web AppBuilder.

#### Land Conservation

- Collaborating with DATCP to hold an initial producer led meeting with the lake districts and Farm Bureau to gauge initial interest within the community
- Continue working with landowners to implement engineered cost shared projects
- Finalize NMFE funding and nutrient management plans

#### Land Records

Our Core Behaviors:

- Assemble a workable draft for compensating (bounty) private surveyors in preserving PLSS monuments in the performance of boundary surveys.

#### Land Use Controls

- Complete draft of NMM ordinance and submit it to WDNR for review.
- Transition current violations into the Ascent tracking system.
- Continue to work through permitting and permit education with property owners as they move forward with permitting projects.

#### Planning

- Further progress or completion of County Farmland Preservation Plan update

#### Recycling/Sustainability

- Launch new website with improved functionality for residents and more resources.

# Eau Claire County - Planning and Development

## Quarterly Department Report - Summary

For Period Ending: Q2, 2025

Page: 1/15

Date Ran: 8/12/25

### 15 - Planning and Development

| Fund       | Revenue:  | Orig Budget<br>2025 | Adj Budget<br>2025 | Q1<br>2025       | Q2<br>2025         | Q3<br>2025 | Q4<br>2025 | YTD<br>2025        | % of<br>Budget |
|------------|---|---------------------|--------------------|------------------|--------------------|------------|------------|--------------------|----------------|
| 100        | 01-Tax Levy                                     | 1,098,094           | 1,098,094          | 274,524          | 274,524            | 0          | 0          | 549,047            | 50.00%         |
|            | 04-Intergovernment Grants and Aid               | 278,774             | 278,774            | 338              | 104,943            | 0          | 0          | 105,280            | 37.77%         |
|            | 06-Public Charges for Services                  | 52,250              | 52,250             | 19,037           | 41,342             | 0          | 0          | 60,379             | 115.56%        |
|            | 07-Licenses & Permits                           | 360,440             | 360,440            | 80,121           | 133,385            | 0          | 0          | 213,506            | 59.23%         |
|            | 09-Other Revenue                                | 1,000               | 1,000              | 733              | 13,341             | 0          | 0          | 14,075             | 1,407.46%      |
|            | 11-Fund Balance Applied                         | 0                   | 9,320              | 0                | 0                  | 0          | 0          | 0                  | 0.00%          |
| <b>100</b> | <b>Total Revenue: General Fund</b>              | <b>\$1,790,558</b>  | <b>\$1,799,878</b> | <b>\$374,752</b> | <b>\$567,535</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$942,287</b>   | <b>52.35%</b>  |
| 202        | 03-Other Taxes                                  | 100,000             | 100,000            | 20,297           | 27,720             | 0          | 0          | 48,017             | 48.02%         |
|            | 04-Intergovernment Grants and Aid               | 21,000              | 21,000             | 1,000            | 32,080             | 0          | 0          | 33,080             | 157.52%        |
|            | 11-Fund Balance Applied                         | 50,347              | 50,347             | 0                | 0                  | 0          | 0          | 0                  | 0.00%          |
| <b>202</b> | <b>Total Revenue: County Land Records Fun</b>   | <b>\$171,347</b>    | <b>\$171,347</b>   | <b>\$21,297</b>  | <b>\$59,800</b>    | <b>\$0</b> | <b>\$0</b> | <b>\$81,097</b>    | <b>47.33%</b>  |
| 207        | 01-Tax Levy                                     | 10,000              | 10,000             | 2,500            | 2,500              | 0          | 0          | 5,000              | 50.00%         |
|            | 04-Intergovernment Grants and Aid               | 145,000             | 145,000            | 13,413           | 0                  | 0          | 0          | 13,413             | 9.25%          |
|            | 06-Public Charges for Services                  | 5,500               | 5,500              | 0                | 1,549              | 0          | 0          | 1,549              | 28.17%         |
|            | 11-Fund Balance Applied                         | 10,829              | 10,829             | 0                | 0                  | 0          | 0          | 0                  | 0.00%          |
| <b>207</b> | <b>Total Revenue: Watershed Grant Fund</b>      | <b>\$171,329</b>    | <b>\$171,329</b>   | <b>\$15,913</b>  | <b>\$4,049</b>     | <b>\$0</b> | <b>\$0</b> | <b>\$19,962</b>    | <b>11.65%</b>  |
| 211        | 04-Intergovernment Grants and Aid               | 510,899             | 510,899            | 0                | 494,011            | 0          | 0          | 494,011            | 96.69%         |
|            | 06-Public Charges for Services                  | 1,000,000           | 1,000,000          | 335,092          | 156,578            | 0          | 0          | 491,670            | 49.17%         |
|            | 09-Other Revenue                                | 31,000              | 31,000             | 13,857           | 4,790              | 0          | 0          | 18,647             | 60.15%         |
|            | 11-Fund Balance Applied                         | 45,199              | 45,199             | 0                | 0                  | 0          | 0          | 0                  | 0.00%          |
| <b>211</b> | <b>Total Revenue: Recycling Program Fund</b>    | <b>\$1,587,098</b>  | <b>\$1,587,098</b> | <b>\$348,949</b> | <b>\$655,379</b>   | <b>\$0</b> | <b>\$0</b> | <b>\$1,004,328</b> | <b>63.28%</b>  |
|            | <b>Total Revenue - Planning and Development</b> | <b>\$3,720,332</b>  | <b>\$3,729,652</b> | <b>\$760,911</b> | <b>\$1,286,763</b> | <b>\$0</b> | <b>\$0</b> | <b>\$2,047,675</b> | <b>54.90%</b>  |

# Eau Claire County - Planning and Development

## Quarterly Department Report - Summary

For Period Ending: Q2, 2025

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### 15 - Planning and Development

| Fund       | Expenditures:                                  | Orig Budget 2025    | Adj Budget 2025     | Q1 2025           | Q2 2025           | Q3 2025    | Q4 2025    | YTD 2025          | % of Budget   |
|------------|--|---------------------|---------------------|-------------------|-------------------|------------|------------|-------------------|---------------|
| 100        | 01-Regular Wages                               | -1,159,912          | -1,159,912          | -190,640          | -277,874          | 0          | 0          | -468,514          | 40.39%        |
|            | 02-OT Wages                                    | -1,300              | -1,300              | -210              | 0                 | 0          | 0          | -210              | 16.16%        |
|            | 03-Payroll Benefits                            | -405,115            | -405,115            | -101,253          | -93,729           | 0          | 0          | -194,982          | 48.13%        |
|            | 04-Contracted Services                         | -85,606             | -91,591             | -4,916            | -51,827           | 0          | 0          | -56,743           | 61.95%        |
|            | 05-Supplies & Expenses                         | -78,015             | -81,350             | -18,314           | -11,132           | 0          | 0          | -29,446           | 36.20%        |
|            | 07-Fixed Charges                               | -8,529              | -8,529              | -2,148            | -2,148            | 0          | 0          | -4,297            | 50.38%        |
|            | 09-Equipment                                   | -52,081             | -52,081             | -6,484            | -13,453           | 0          | 0          | -19,936           | 38.28%        |
| <b>100</b> | <b>Total Expense: General Fund</b>             | <b>-\$1,790,558</b> | <b>-\$1,799,878</b> | <b>-\$323,965</b> | <b>-\$450,163</b> | <b>\$0</b> | <b>\$0</b> | <b>-\$774,128</b> | <b>43.01%</b> |
| 202        | 01-Regular Wages                               | -136,397            | -136,397            | -25,000           | -25,000           | 0          | 0          | -50,000           | 36.66%        |
|            | 03-Payroll Benefits                            | -5,950              | -5,950              | 0                 | 0                 | 0          | 0          | 0                 | 0.00%         |
|            | 04-Contracted Services                         | -28,000             | -28,000             | 0                 | 0                 | 0          | 0          | 0                 | 0.00%         |
|            | 05-Supplies & Expenses                         | -1,000              | -1,000              | -890              | -110              | 0          | 0          | -1,000            | 100.00%       |
| <b>202</b> | <b>Total Expense: County Land Records Fund</b> | <b>-\$171,347</b>   | <b>-\$171,347</b>   | <b>-\$25,890</b>  | <b>-\$25,110</b>  | <b>\$0</b> | <b>\$0</b> | <b>-\$51,000</b>  | <b>29.76%</b> |
| 207        | 01-Regular Wages                               | -10,000             | -10,000             | 0                 | 0                 | 0          | 0          | 0                 | 0.00%         |
|            | 03-Payroll Benefits                            | -765                | -765                | 0                 | 0                 | 0          | 0          | 0                 | 0.00%         |
|            | 04-Contracted Services                         | -135,000            | -135,000            | -768              | -11,298           | 0          | 0          | -12,066           | 8.94%         |
|            | 05-Supplies & Expenses                         | -25,500             | -25,500             | -400              | -2,896            | 0          | 0          | -3,296            | 12.92%        |
|            | 07-Fixed Charges                               | -64                 | -64                 | 0                 | 0                 | 0          | 0          | 0                 | 0.00%         |
| <b>207</b> | <b>Total Expense: Watershed Grant Fund</b>     | <b>-\$171,329</b>   | <b>-\$171,329</b>   | <b>-\$1,168</b>   | <b>-\$14,194</b>  | <b>\$0</b> | <b>\$0</b> | <b>-\$15,361</b>  | <b>8.97%</b>  |

# Eau Claire County - Planning and Development

## Quarterly Department Report - Summary

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### 15 - Planning and Development

| Fund   | Expenditures:                                | Orig Budget<br>2025 | Adj Budget<br>2025  | Q1<br>2025        | Q2<br>2025        | Q3<br>2025 | Q4<br>2025 | YTD<br>2025         | % of<br>Budget |
|--|--|---------------------|---------------------|-------------------|-------------------|------------|------------|---------------------|----------------|
| 211  | 01-Regular Wages                             | -83,781             | -83,781             | -19,151           | -19,653           | 0          | 0          | -38,804             | 46.32%         |
|  | 03-Payroll Benefits                          | -30,994             | -30,994             | -8,350            | -8,841            | 0          | 0          | -17,191             | 55.47%         |
|  | 04-Contracted Services                       | -1,359,211          | -1,359,211          | -206,892          | -407,614          | 0          | 0          | -614,505            | 45.21%         |
|  | 05-Supplies & Expenses                       | -107,318            | -107,318            | -3,998            | -31,845           | 0          | 0          | -35,844             | 33.40%         |
|  | 07-Fixed Charges                             | -5,794              | -5,794              | -1,448            | -1,448            | 0          | 0          | -2,897              | 50.00%         |
|  | 10-Grants, Contributions, Other              | 0                   | 0                   | 0                 | -2,900            | 0          | 0          | -2,900              | 0.00%          |
| <b>211</b>   | <b>Total Expense: Recycling Program Fund</b> | <b>-\$1,587,098</b> | <b>-\$1,587,098</b> | <b>-\$239,840</b> | <b>-\$472,302</b> | <b>\$0</b> | <b>\$0</b> | <b>-\$712,142</b>   | <b>44.87%</b>  |
| <b>Total Expense - Planning and Development</b>          |  | <b>-\$3,720,332</b> | <b>-\$3,729,652</b> | <b>-\$590,862</b> | <b>-\$961,768</b> | <b>\$0</b> | <b>\$0</b> | <b>-\$1,552,631</b> | <b>41.63%</b>  |
| <b>Net Surplus/(-Deficit) - Planning and Development</b> |  | <b>\$0</b>          | <b>\$0</b>          | <b>\$170,049</b>  | <b>\$324,995</b>  | <b>\$0</b> | <b>\$0</b> | <b>\$495,044</b>    |                |

**Planning and Development  
July 2025**

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

**Planning**

| Vendor                          | Amount | Description           | Line Item#           |
|---------------------------------|--------|-----------------------|----------------------|
| Rod Eslinger                    | 25.20  | Mileage Reimbursement | 100-15-56920-330-000 |
| Voyager                         | 24.80  | June Fuel             | 100-15-56920-330-000 |
| All Season Tire Company (Pcard) | 34.50  | Tire Repair           | 100-15-56920-241-000 |
| Amazon (Pcard)                  | 9.17   | Office Supplies       | 100-15-56920-310-000 |
| Tommy's Express (Pcard)         | 12.00  | Vehicle Maintenance   | 100-15-56920-241-000 |

**Resurvey**

| Vendor           | Amount | Description         | Line Item#              |
|------------------|--------|---------------------|-------------------------|
| Abebooks (Pcard) | 11.70  | Reference Materials | 100-15-56920-320-00-000 |

**Emergency Management**

| Vendor                    | Amount   | Description              | Line Item#           |
|---------------------------|----------|--------------------------|----------------------|
| ECC Highway               | 726.25   | Command Trailer Expenses | 100-15-52924-200-725 |
| Amazon (Pcard)            | 29.94    | EM Supplies              | 100-15-52924-390-723 |
| Menards (Pcard)           | 77.58    | EM Supplies              | 100-15-52924-200-725 |
| IAEM (Pcard)              | 199.00   | IAEM Membership          | 100-15-52926-340-000 |
| Southwest (Pcard)         | 123.51   | Conference Expenses      | 100-15-52924-340-000 |
| Hilton Garden Inn (Pcard) | 1,414.55 | Conference Expenses      | 100-15-52924-340-000 |
| Camping World (Pcard)     | 57.82    | EM Supplies              | 100-15-52924-200-725 |

**Recycling**

| Vendor                                  | Amount    | Description                      | Line Item#           |
|---|-----------|----------------------------------|----------------------|
| Eau Claire Area Hmong Mutual Assistance | 482.10    | 2025 Hmong Beaver Creek Recycler | 211-15-53637-200-748 |
| Eau Claire Area Hmong Mutual Assistance | 1,598.55  | 2025 Hmong Beaver Creek Recycler | 211-15-53635-368-000 |
| First Choice Computer Recycling         | 3,333.33  | June Residential Electronics     | 211-15-53636-309-745 |
| First Choice Computer Recycling         | 624.36    | June Residential Batteries       | 211-15-53636-309-745 |
| Recycling Connections                   | 7,560.00  | Home Composter Bins              | 211-15-53637-310-748 |
| Village of Fairchild                    | 108.80    | June Recycling Attendant         | 211-15-53635-208-000 |
| Earthbound Environmental                | 7,196.34  | June Curbside                    | 211-15-53635-201-000 |
| GFL Environmental                       | 44,268.78 | July Curbside                    | 211-15-53635-201-000 |
| GFL Environmental                       | 7,101.55  | July Dropsite                    | 211-15-53635-208-000 |
| Harter's Expert Disposal LLC            | 6,070.62  | June Curbside                    | 211-15-53635-201-000 |
| Town of Wilson                          | 120.00    | June Recycling Attendant         | 211-15-53635-208-000 |
| Associated Recyclers                    | 170.00    | AROW Membership                  | 211-15-53635-324-000 |
| ICLEI (Pcard)                           | 2,250.00  | ICLEI Membership                 | 100-15-56923-390-746 |
| Waste Management                        | 41,641.46 | June Curbside                    | 211-15-53635-201-000 |

**Land Conservation**

| Vendor               | Amount   | Description             | Line Item#           |
|----------------------|----------|-------------------------|----------------------|
| Steven Peterson      | 653.00   | 2025 NMFE               | 207-15-56924-200-708 |
| Duane Klindworth     | 2,375.00 | 2025 MDV 25-03 & 25-04  | 207-15-56927-390-710 |
| Henry Lane           | 675.00   | 2025 NMFE               | 207-15-56924-200-708 |
| Norman Abley         | 212.00   | 2025 NMFE               | 207-15-56924-200-708 |
| Mark Milbee          | 1,000.00 | 20205 MDV               | 207-15-56927-390-710 |
| Northland Excavating | 8,050.00 | BD 24-01 Nelson Project | 207-15-56924-200-706 |
| Northland Excavating | 575.00   | BD 24-01 Nelson Project | 207-15-56924-390-703 |
| Todd Stanek          | 3,250.00 | 2025 MDV 25-01          | 207-15-56927-390-710 |
| Voyager              | 235.28   | June Fuel               | 100-15-56920-330-000 |
| Menards (Pcard)      | 59.90    | CREP Supplies           | 207-15-56924-390-716 |
| RTK Mobile (Pcard)   | 30.00    | GPS Data                | 100-15-56920-226-000 |
| USDA APHIS           | 3,350.21 | WDACP thru 6/30/2025    | 100-15-56922-390-702 |

| Division             | Totals            |
|----------------------|-------------------|
| Planning             | 105.67            |
| Resurvey             | 11.70             |
| Emergency Management | 2,628.65          |
| Recycling            | 122,525.89        |
| Land Conservation    | 20,465.39         |
| <b>Total</b>         | <b>145,737.30</b> |