



Committee on Planning & Development
AGENDA

September 23, 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: **25303566850##**

Join by Meeting Number:

Meeting Number: **2530 356 6850**

Meeting Password: **Q4MmZPtUE32**

Join from Meeting Link:

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=m8679737ce680b814ded3b538fd0bc249>

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of August 26, 2025 Meeting Minutes / Discussion – Action **Pages 3-5**
5. Public Hearings for Discussion – Action
 - a. **Proposed Ordinance: File No. 25-26/055** to rezone 13.21 acres +/- from the A-P Agricultural-Preservation District to the A-2 Agriculture-Residential District: Owner: Jeffrey Welke. Applicant: Real Land Surveying-Jeremy Skaw. Legal: Located in the SE-SW, Section 34, T27N, R8W, Town of Washington, Eau Claire County, Wisconsin. Site Address: Located Northwest of the intersection on Voight Road & Dewitz Road. **RZN-0012-25 Pages 6-24**
 - b. **Proposed Ordinance: File No. 25-26/058** to rezone 47.2 acres +/- from the A-3 Agricultural District to the A-2 Agriculture-Residential District. Legal: Lot 1 and Lot 2, CSM 3129, Vol 17, P 317, #1122789, in the NE-SW and SE-SW, Section 33, T25N, R10W, Town of Drammen, Eau Claire County, Wisconsin. Site Address: S15860 County Rd BB, Mondovi, WI 54255. **RZN-0013-25 Pages 25-39**
 - c. A conditional use permit request for a cottage industry to operate a pottery shop. Owner: Matthew Hazen. Legal: The NE-SE, Section 17, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. Site Address: S12735 County Rd F, Eleva, WI, 54738. **CUP-0008-25 Pages 40-67**
 - d. A conditional use permit request for a two-family dwelling. Owner: 3B Holdings, LLC. Applicant: Seth Miller. Legal: Lot 3, Block 7, Pitt's Third Addition, located in the NW-SW, Section 27, T27N, R9W, Town of Washington, Eau Claire County, Wisconsin. Site address: 2821 Beverly Hills Drive, Eau Claire, WI 54701. **CUP-0009-25 Pages 68-79**
6. Recycling Program Updates – Discussion **Pages 80-85**
7. Review of August bills – Discussion **Page 86**
8. Proposed Future Agenda Items

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.

a. Next scheduled meeting October 14, 2025

9. Director's Update

10. Announcements

11. Adjourn

Prepared by: Heidi Pederson

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MINUTES

Eau Claire County

- PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, August 26, 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, Tyler Esh, Matt Michels

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 August 12, 2025, Meeting Minutes

Motion by Michele Skinner to approve the August 12, 2025, as presented, committee meeting minutes as submitted. Motion carried on a voice vote: 5-0-0.

Public Hearings

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. **RZN-0008-25**

Mr. Michels, Senior Planner for Eau Claire County, presented background information regarding the applicant's petition to rezone 3.44 acres from the C-3 Commercial Highway District/Agriculture Residential District to the PUD-Planned Unit Development District for the purpose of allowing two businesses from a single existing building. Mr. Michels reviewed the application materials submitted with the rezoning petition. Mr. Michels indicated that the Town of Washington Town Board met on August 21st and voted to recommend approval of the applicant's rezoning petition.

Joe Brunner, Manager of Window World, spoke in favor of the request. He indicated that the second business onsite will serve as a lavender business. He clarified for the committee that the second accessory building will only be used to store windows and supplies associated with the window business.

No one else spoke in favor or in opposition.

Motion by Robin Leary to approve the Proposed Ordinance: File No. 25-26/040 subject to staff's findings. Motion carried on a roll call vote: --.

Findings:

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

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. **RZN-0010-25**

Matt Michels presented the staff report to the committee. The applicant is requesting to rezone 5.00 acres of property from the A-1, Exclusive Agricultural District to the A-2, Agriculture-Residential District to add to existing A-2 lot to the north for sale to a new owner. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. The town board met on August 21, 2025 and recommended approval of the request.

Doug Bergman, property owner, spoke in favor of the request and said the house and property is too much to maintain, so he and his wife would like to sell the properties.

No one else spoke in favor or against the request.

Motion by James Dunning to approve the Proposed Ordinance: File No. 25-26/044 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

Findings:

1. The request is substantially consistent with the intent, description, and policies of the Eau Claire County and Town of Washington Rural Transition Future Land Use classifications.
2. 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.

Proposed Resolution File No. 25-26/056 A resolution Approving a Multi-Hazard Mitigation Plan for Eau Claire County

Tyler Esh, Emergency Manager for Eau Claire County presented the Multi-Hazard Mitigation Plan to the committee. Tyler noted that county partnered with Chris Straight of regional planning to update the plan. He indicated the county approved of its first All Hazards Mitigation plan in the early 2000's and Eau Claire County was one of the first counties in the state to do so. Supervisor Leary commented on the plan and thanked Tyler and his team for their work. She felt the plan was well done.

Motion by Michele Skinner to approve the Proposed Resolution: File No. 25-26/056. Motion carried on a roll call vote: 5-0-0.

Planning and Development Midyear Report

Director Eslinger reviewed the midyear program and fiscal reports with the committee.

Review of the July Bills

The committee reviewed the July bills.

Proposed Future Agenda Items

Eslinger noted there were no public hearings for the September 9th meeting and he was considering cancelling the meeting due to lack of actionable items.

Director's Update

Eslinger noted that Corporation Counsel's office was working on a report for the County Board on two complaints it received.

Announcements

Eslinger noted that he would decide on whether to cancel the September 9th P&D Committee by Friday, August 29th.

Adjourn

Meeting adjourned by unanimous consent at 7:09 PM.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development

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

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

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

10
11 A parcel of land located in the Southeast ¼ of the Southwest ¼, Section 34, Township 27
12 North, Range 8 West, Town of Washington, Eau Claire County, Wisconsin being
13 more particularly described as follows:

14
15 Commencing at the South ¼ Corner of Section 34;
16 Thence N00°07'57"W, along the North-South ¼ line of Section 34, a distance of
17 876.20 feet to the point of beginning;
18 Thence S89°46'33"W, a distance of 1324.75 feet;
19 Thence N00°34'24"W, a distance of 467.18 feet;
20 Thence S89°38'57"E, a distance of 1328.39 feet;
21 Thence S00°07'57"E, a distance of 200.47 feet;
22 Thence S88°47'36"W, a distance of 231.22 feet;
23 Thence S06°06'36"E, a distance of 159.05 feet;
24 Thence N88°34'29"E, a distance of 214.67 feet;
25 Thence S00°07'57"E", a distance of 95.70 feet to the point of beginning.

26
27 Said described parcel of land containing 13.21 acres +/-, of land and is subject to the
28 easements and restrictions of record to be reclassified from the A-P Agricultural
29 Preservation District to the A-2 Agriculture-Residential District.

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

34
35 **ENACTED:**

36 **Committee on Planning & Development**

		<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
37					
38	Caleb Aichele	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39	Jim Dunning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
40	Robin Leary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
41	Michele Skinner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
42	Dane Zook	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1 Dated this 23 day of September, 2025.
2 ATTEST:

3
4 _____
5 Rodney Eslinger – Committee Clerk
6 Ordinance 25-26/055

7
8 **APPROVED**
9 *By Sharon McIlquham at 10:44 am, Aug 28, 2025*

10 Approved as to form (Corporation Counsel's Office)
11

APPROVED
By Jason Szymanski at 11:07 am, Sep 05, 2025

Approved as to form (Finance Department)



Department of Planning and Development

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

Application Accepted:	08/14/2025
Accepted By:	Rod Eslinger
Receipt Number:	081757
Town Hearing Date:	9/18/2025
Scheduled Hearing Date:	09/23/2025
Application No:	RZN-0012-25
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: JEFFREY WELKE

Applicant: Jeff Welke

Telephone:

E-Mail:

Site Address(es):

No Address Available

Property Description:

Sec 34 Twn 27 Rge 08
 Town of Washington

Zoning District(s):

A3-A1 - Multiple Zoning Districts

Lot Area(s) - Acres:

39.19

Overlay District(s):

PIN

1802422708343400001

Legal (partial)

SE-SW EX LOT 1 CSM 3176 (V17 P426 #1131074) (FRMLY SE-SW EX THE N 150' OF T

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

AUG 14 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:	8/13/25
Accepted By:	Rod E
Application Number:	RZN-0012-25TBA
Town Hearing Date:	9/18/25
Scheduled Hearing Date:	9/23/25

REZONING APPLICATION

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

Existing Zoning District: AP	Proposed Zoning District(s): A2
Acres to be rezoned: 13.21	

Property Owner Name: Jeff Welke	Phone# [REDACTED]
Mailing Address: E10525 Voight Road, Fall Creek, WI 54742	
Email Address: [REDACTED]	

Agent Name: Real Land Surveying - Jeremy Skaw	Phone# 715-892-8211
Mailing Address: 1356 International Drive, Eau Claire, WI 54701	
Email Address: jskaw@rlswi.com	

SITE INFORMATION

Site Address: No address

Property Description: SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 34, T 27 N, R 8 W, Town of Washington

Zoning District: AP Code Section(s):

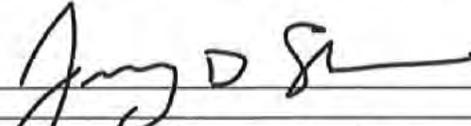
Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining

Computer #(s):
 or
 PIN #(s): 1802422708343400001

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 landuse@eauclairecounty.gov or to the address above.

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

Owner/Agent Signature:  Date 08/13/25

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 current owner would like to build a single-family home and perform a 1-lot CSM on the area to be rezoned. Its current zoning district of AP would not allow for this size of lot. The A2 zoning district would be more appropriate for this site. Also, since the current parcel is dual zoned, this rezone request (and eventual CSM) will remedy this issue.

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.

Within ¼ mile of the subject property, there are nine properties that are zoned A2. All other adjacent properties contain some type of agricultural zoning district (AP, A1, or A3.) This part of the Town of Washington is primarily agriculturally zoned lands. This rezone request aims to maintain that identity moving forward.

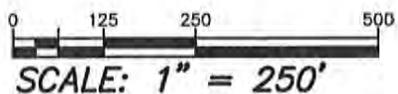
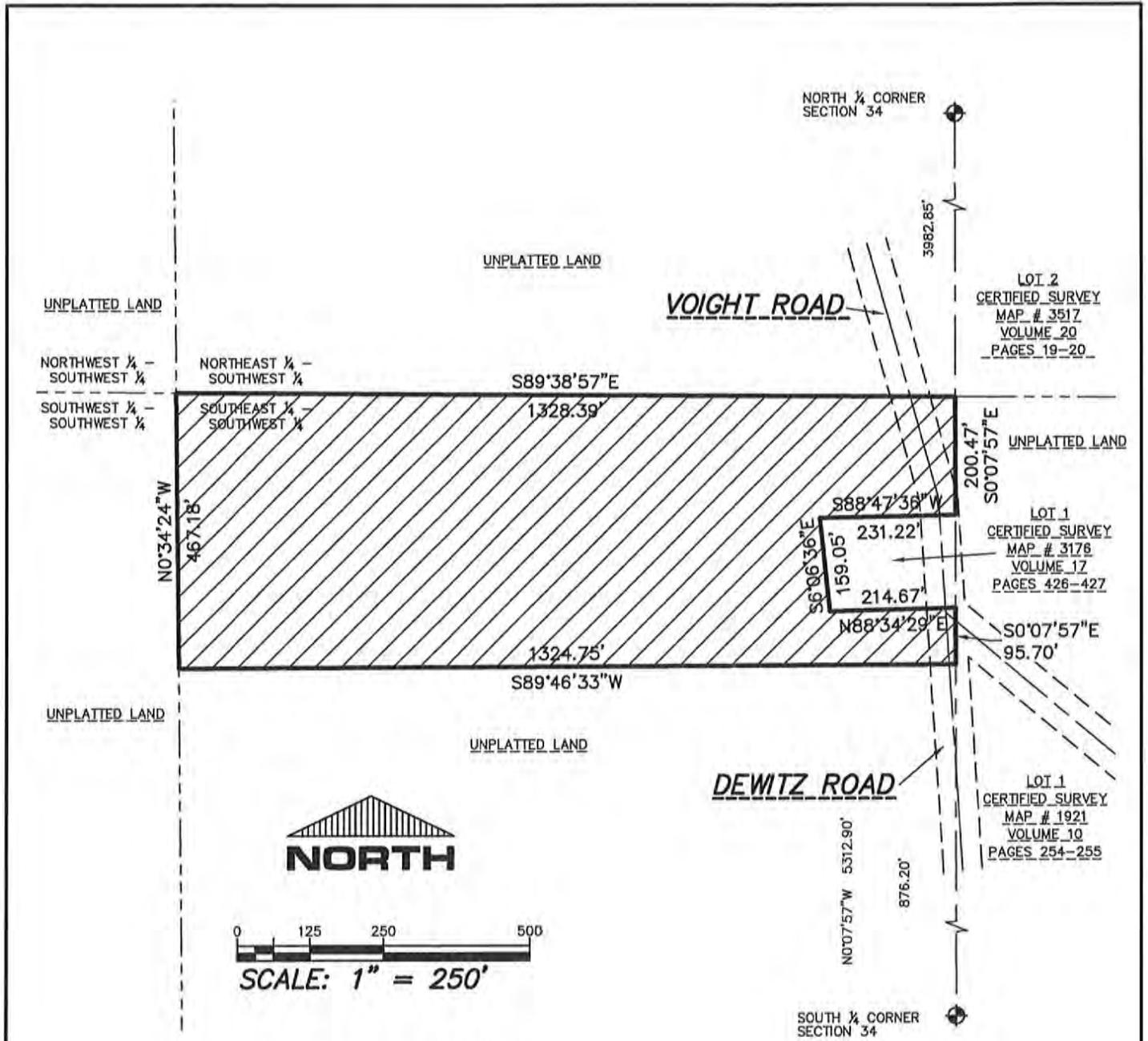
Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 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.

Approximately 65% of the soils that are contained within the 13 acres are considered "not prime farmland" via NRCS soil maps. So, the potential loss of lands that are considered "prime farmland" will be very minimal. The owner intends to continue to farm the areas that are currently being used as agricultural.

The proposed A2 zoning district is consistent with both the Town of Washington comprehensive plan and the Eau Claire County Farmland Preservation Plan. Given the number lot nearby lots that contain the A2 zoning district, this rezone request will meld with the existing landscape very well.



LEGEND

 LANDS TO REZONE FROM AP -> A2 (13.21 ACRES±)

REZONE DESCRIPTION:

COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 34; THENCE N.00°07'57\"/>

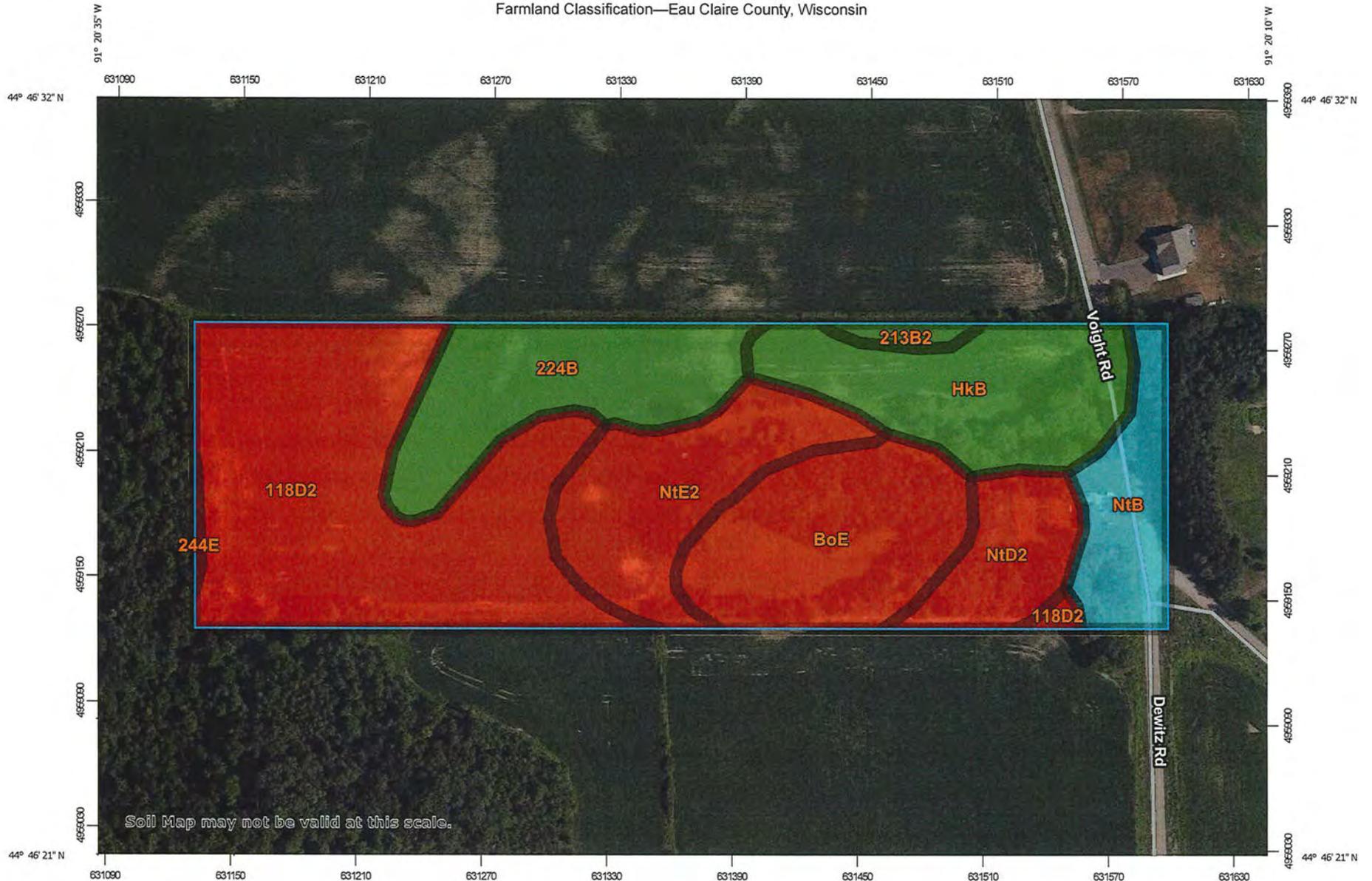
REZONE EXHIBIT

**LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼,
SECTION 34, TOWNSHIP 27 NORTH, RANGE 8 WEST,
TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN**

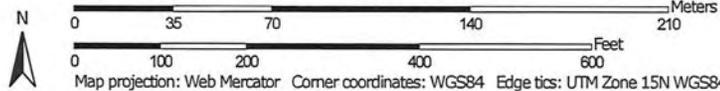


- ☐ SurveySearch
- PLSS Corners
 - Center Of Section
 - Meander Corner
 - Quarter Corner
 - Section Corner
 - Witness Corner
- Address Labels
- Parcels
- Parcel Numbers
- County Zoning
 - A1 - Agriculture-Residential
 - A2 - Agriculture-Residential
 - A3 - Agricultural
 - ACR - Agriculture Conservation-Residential
 - 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
- Corners
 - Center Of Section
 - Meander Corner
 - Quarter Corner
 - Section Corner
 - Witness Corner
- Sections
- Townships
- Rivers and Streams
- Lakes and Rivers
- Flood Hazard Zones

Farmland Classification—Eau Claire County, Wisconsin



Map Scale: 1:2,560 if printed on A landscape (11" x 8.5") sheet.



Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
118D2	Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded	Not prime farmland	5.4	32.0%
213B2	Hixton silt loam, 2 to 6 percent slopes, moderately eroded	All areas are prime farmland	0.2	1.0%
224B	Elevasil sandy loam, 2 to 6 percent slopes	All areas are prime farmland	2.2	13.0%
244E	Elkmound loam, 20 to 45 percent slopes	Not prime farmland	0.0	0.2%
BoE	Boone-Plainbo complex, 12 to 45 percent slopes	Not prime farmland	2.4	14.5%
HkB	Hiles and Kert soils, 2 to 6 percent slopes	All areas are prime farmland	2.3	13.6%
NtB	Northfield silt loam, 2 to 6 percent slopes	Farmland of statewide importance	1.2	7.2%
NID2	Northfield silt loam, 12 to 20 percent slopes, eroded	Not prime farmland	1.1	6.3%
NIE2	Northfield silt loam, 20 to 30 percent slopes, eroded	Not prime farmland	2.1	12.3%
Totals for Area of Interest			16.9	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

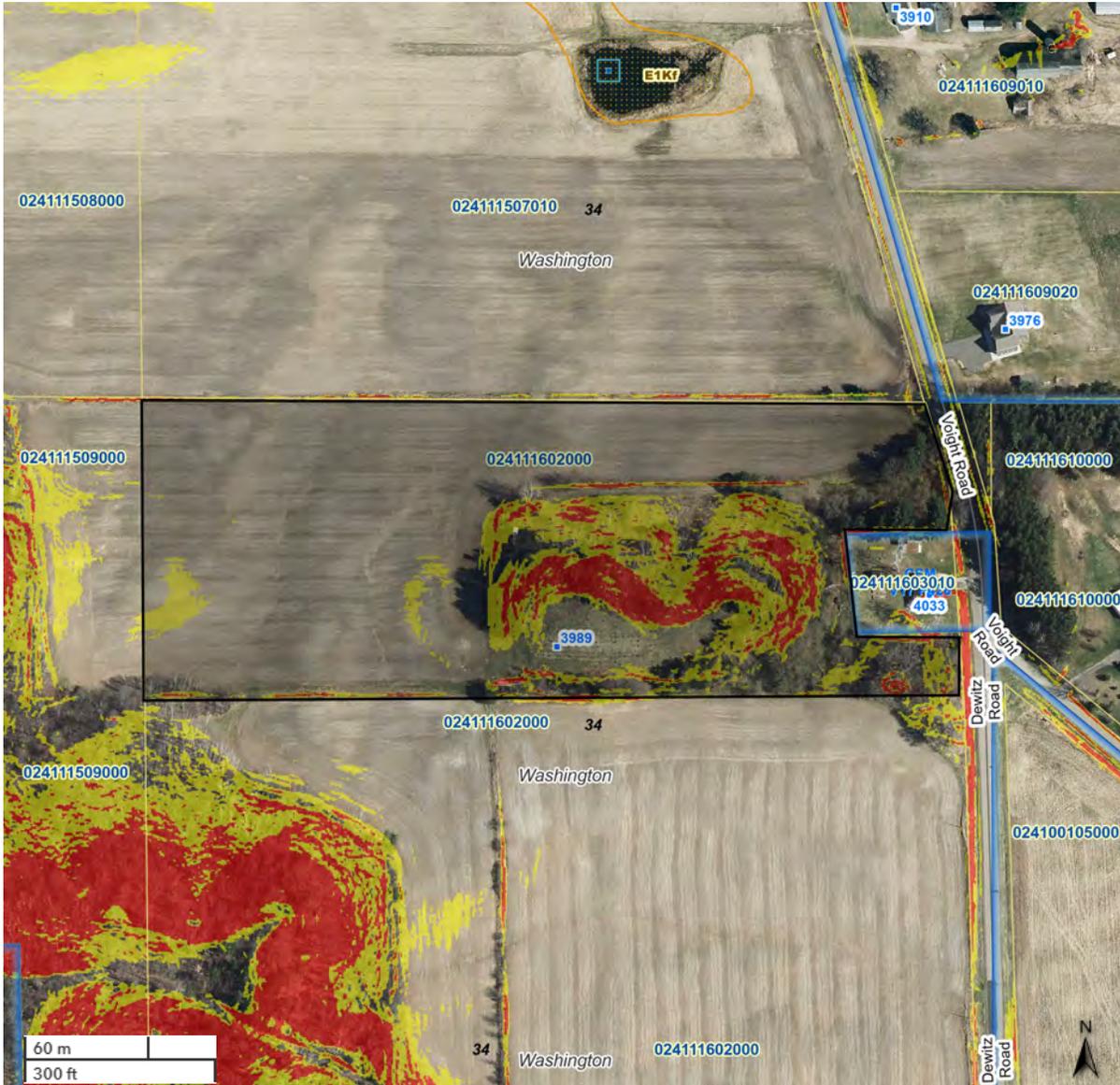
Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Welke Rezoning Aerial Map

Created by: MM



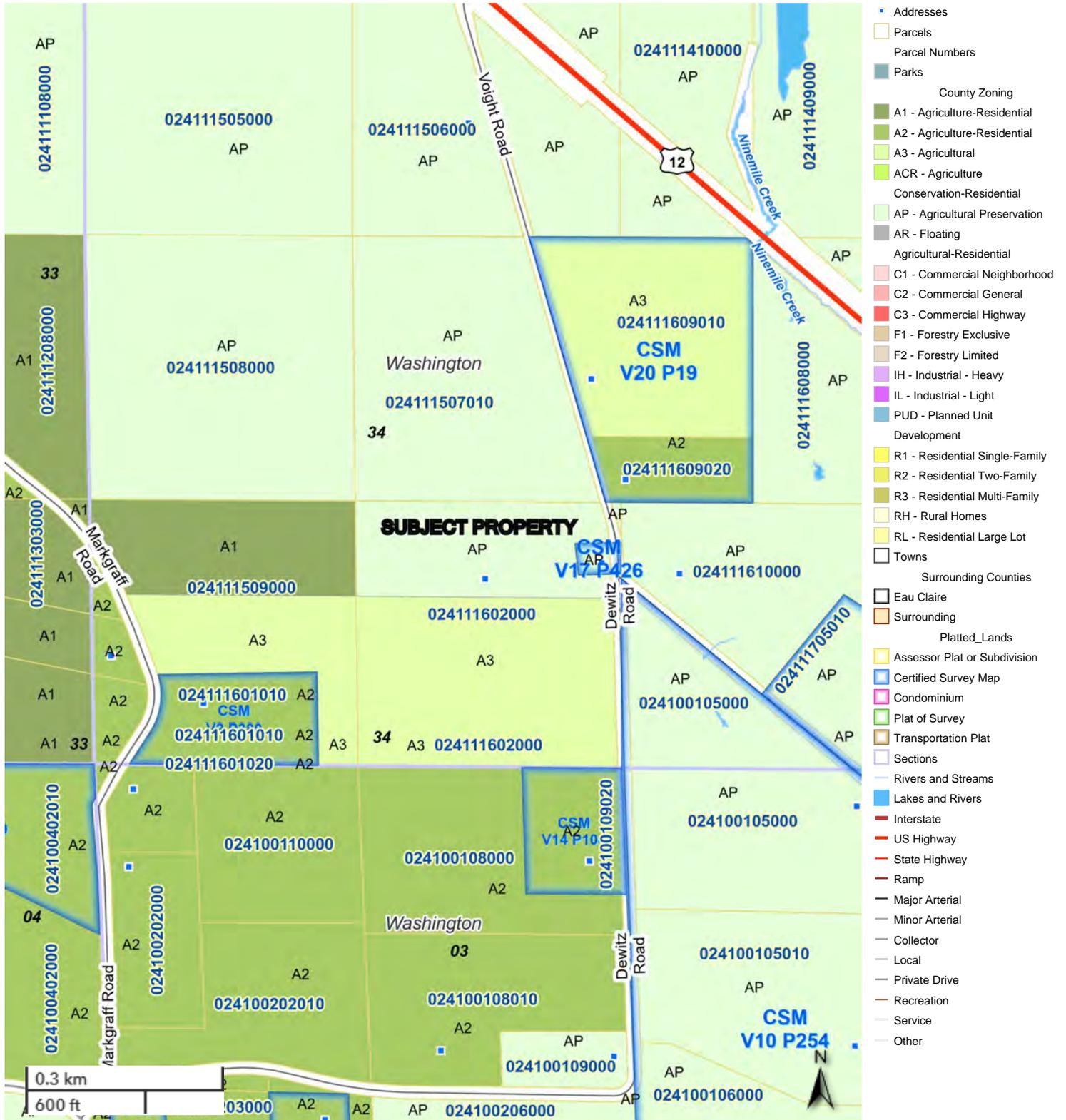
- Addresses
- Address Labels
- ▭ Parcels
- ▭ Parcel Numbers
- ▭ Parks
- ▭ Towns
- Surrounding Counties
- ▭ Eau Claire
- ▭ Surrounding
- Platted_Lands
- ▭ Assessor Plat or Subdivision
- ▭ Certified Survey Map
- ▭ Condominium
- ▭ Plat of Survey
- ▭ Transportation Plat
- ▭ Sections
- ▭ Rivers and Streams
- ▭ Lakes and Rivers
- 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: 9/4/2025
 Last Data Uploaded: 9/4/2025 10:42:44 AM
 Developed by



Welke Rezoning Zoning Map

Created by: MM

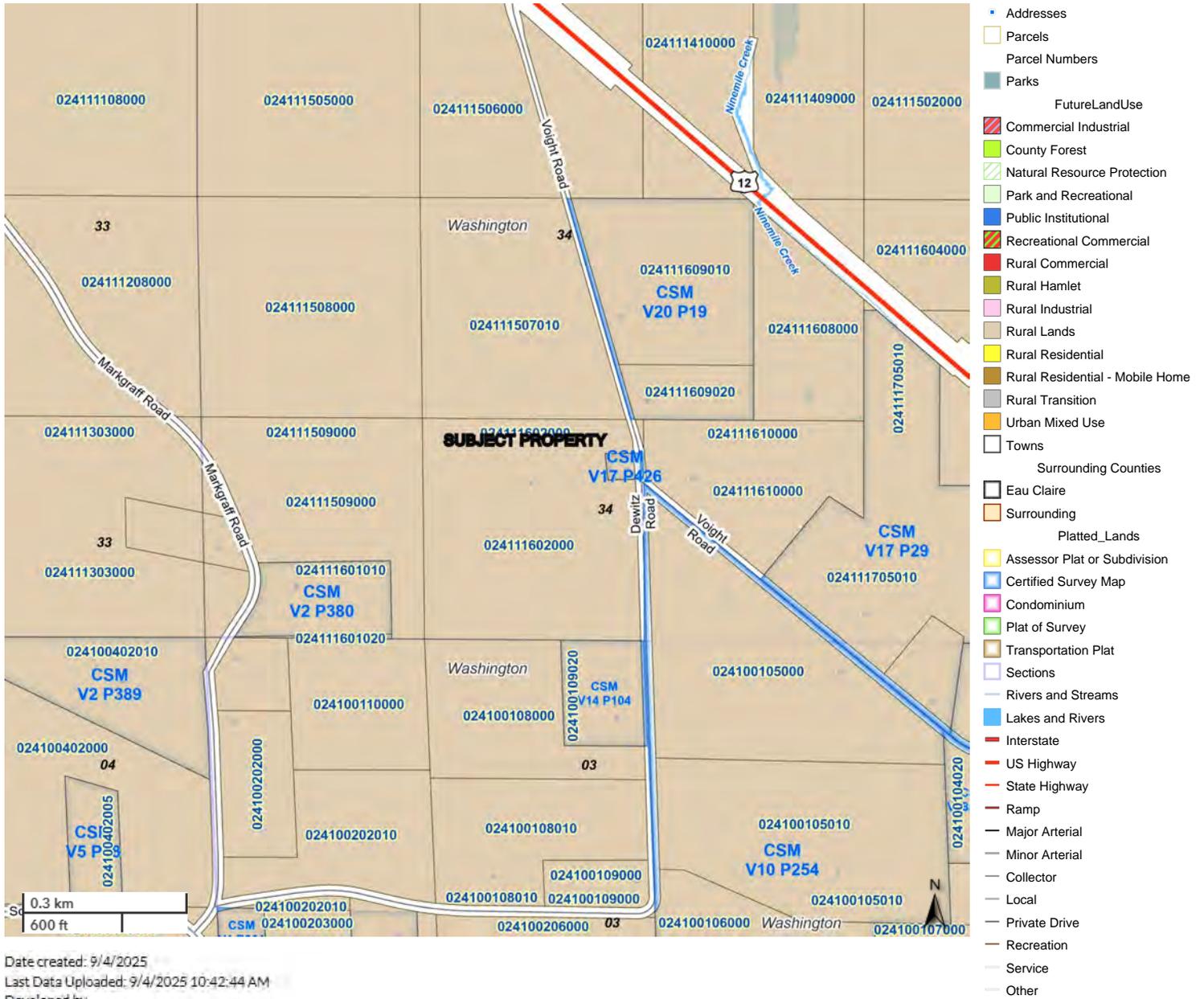


Date created: 9/4/2025
 Last Data Uploaded: 9/4/2025 10:42:44 AM
 Developed by



Welke Rezoning Future Land Use Map

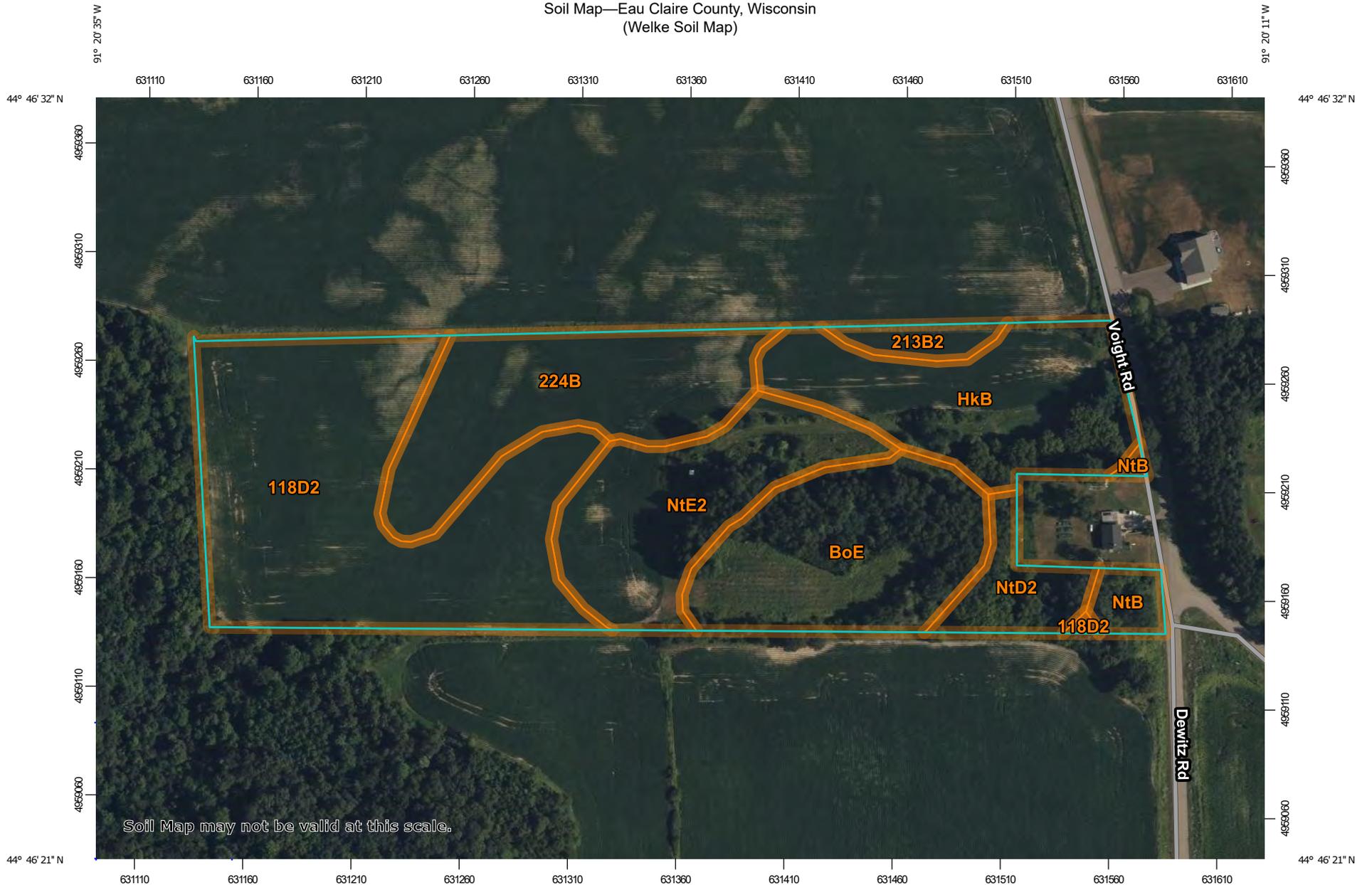
Created by: MM



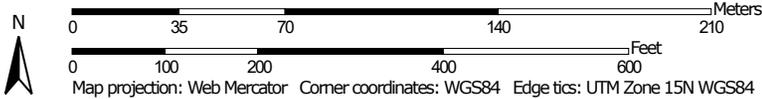
Date created: 9/4/2025
 Last Data Uploaded: 9/4/2025 10:42:44 AM
 Developed by



Soil Map—Eau Claire County, Wisconsin
(Welke Soil Map)



Map Scale: 1:2,470 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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

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

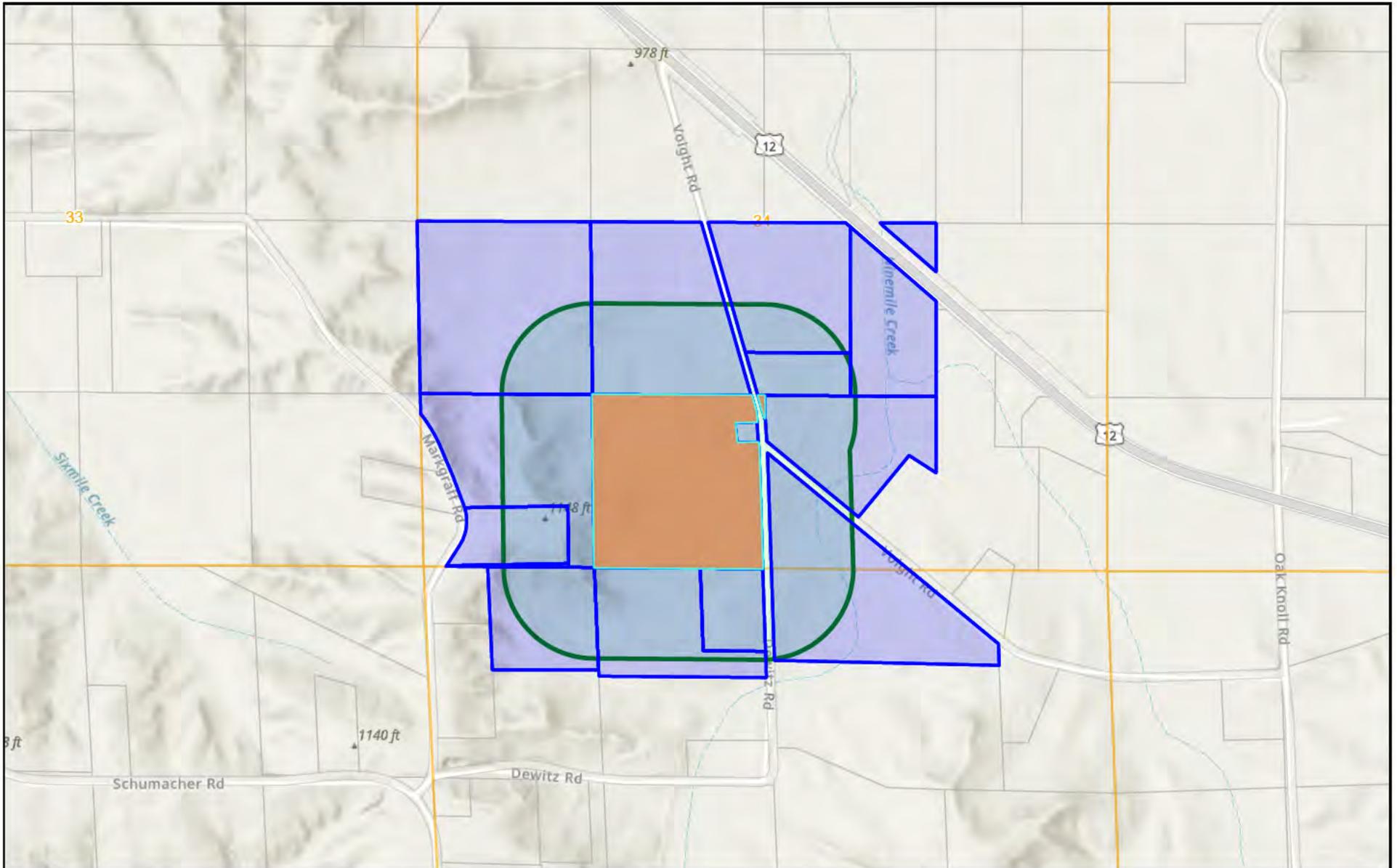
Date(s) aerial images were photographed: Jul 21, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

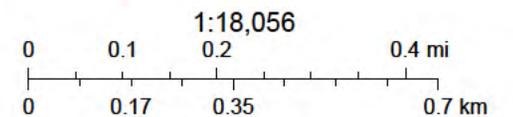
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
118D2	Seaton silt loam, driftless valley, 12 to 20 percent slopes, moderately eroded	4.5	31.6%
213B2	Hixton silt loam, 2 to 6 percent slopes, moderately eroded	0.3	1.8%
224B	Elevasil sandy loam, 2 to 6 percent slopes	2.3	15.9%
BoE	Boone-Plainbo complex, 12 to 45 percent slopes	2.2	15.6%
HkB	Hiles and Kert soils, 2 to 6 percent slopes	2.2	15.3%
NtB	Northfield silt loam, 2 to 6 percent slopes	0.3	1.9%
NtD2	Northfield silt loam, 12 to 20 percent slopes, eroded	0.6	4.0%
NtE2	Northfield silt loam, 20 to 30 percent slopes, eroded	2.0	13.9%
Totals for Area of Interest		14.2	100.0%

Public Notification



8/18/2025, 4:04:57 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
MICHAEL GILLELAND	10101 VOIGHT RD	FALL CREEK WI 54742-9387
JAMES BERGH	PO BOX 2105	EAU CLAIRE WI 54702-2105
THOMAS J & LORI L BATES	4350 DEWITZ RD	FALL CREEK WI 54742-9384
KAI BROWN	3910 VOIGHT RD	FALL CREEK WI 54742-9386
GREGORY L MAYER	3976 VOIGHT RD	FALL CREEK WI 54742-9386
TANNER KURTH	4060 VOIGHT RD	FALL CREEK WI 54742-9387
JENIFER WELKE	4119 MARKGRAFF RD	FALL CREEK WI 54742-6341
NICHOLAS CHRISTENSEN	4033 DEWITZ RD	FALL CREEK WI 54742-9384

1 **Enrolled No.**

2 **ORDINANCE**

3 **File No. 25-26/058**

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

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

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

10
11 A parcel of land located in the Northeast ¼ of the Southwest ¼ and the Southeast ¼ of the
12 Southwest ¼, Section 33, Township 25 North, Range 10 West, Town of Drammen,
13 Eau Claire County, Wisconsin. Being more particularly described as follows:

14
15 All of Lot 1 and Lot 2 CSM Volume 17, Page 317, document #1122789.

16
17 Said described parcel of land containing 47.2 acres +/-, of land and is subject to the
18 easements and restrictions of record to be reclassified from the A-3 Agricultural
19 District to the A-2 Agriculture-Residential District.

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

24
25 ENACTED:

26 **Committee on Planning & Development**

27 **AYE NAY ABSTAIN ABSENT**

28 Caleb Aichele

29 Jim Dunning

30 Robin Leary

31 Michele Skinner

32 Dane Zook

33
34 Dated this 23 day of September, 2025.

35 ATTEST:

36
37 _____
38 Rodney Eslinger – Committee Clerk
39 Ordinance 25-26/058

40 **APPROVED**
41 *By Sharon McIlquham at 10:45 am, Aug 28, 2025*

42 **APPROVED**
43 *By Jason Szymanski at 11:07 am, Sep 05, 2025*

44 Approved as to form (Corporation Counsel’s Office)

Approved as to form (Finance Department)



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0013-25 **COMPUTER NUMBERS:** 008108206020
008108202030

PUBLIC HEARING DATE: September 23, 2025

STAFF CONTACT: Matt Michels, Senior Planner

OWNER/AGENT: Darin Stanton, S15133 County Rd BB

REQUEST: Rezone 47.2 acres +/- from A-3 Agricultural District to the A-2 Agriculture-Residential District to allow applicant to sell the existing residence and retain as much farmland as possible.

LOCATION: S15860 County Rd BB

LEGAL DESCRIPTION: Lot 1 and Lot 2, CSM 3129, Vol 17, P 317, #1122789, in the NE-SW and SE-SW, Section 33, Township 25 North, Range 10 West, Town of Drammen, Eau Claire County, WI

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

BACKGROUND

SITE CHARACTERISTICS:

- There is an existing single-family residence and outbuilding on the property
- The property is roughly equally split between woodland and agricultural uses
- The majority of the property contains steep slopes greater than 20%, with several areas of slopes greater than 30%
- There are no mapped wetlands or floodplains on the property

EXISTING ZONING DISTRICT:

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

REQUESTED ZONING DISTRICT:

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

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-3	Woodlands; Ag fields; Single-family residence & outbuilding
North	A-P	Ag fields; Woodlands
East	A-1	Woodlands; Ag Fields
South	A-P	Woodlands
West	A-2	Woodlands

COMPREHENSIVE PLANS:

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Drammen Future Land Use Map includes the property in the Rural Preservation (RP) planning area. Portions of the property are subject to the Natural Resource Protection (NRP) overlay classification due to steep slope. Following are descriptions of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies.

Eau Claire County:

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

Town of Drammen:

- Rural Preservation Comprehensive Plan Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas. However, the term rural preservation is not intended to imply that changes in land use will not occur in these areas. As*

mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and limited low density single-family residential development. Future development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP areas and other policies included in this Plan. Any new development shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses.

- Applicable Policies:
 - a. *Non-farm residential lots shall be a minimum of two (2) acres per unit, with the number of lots allowed being based upon a gross density of one (1) residential dwelling unit per five (5) acres held in single ownership. The balance of the land not included in the residential lots shall be placed in a permanent conservation easement for agriculture, forestry, and open space use.*
 - b. *Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*
 - c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot shall not contain Class I, II, or III soils. In addition, it is the preference of the Town of Drammen that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

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

FARMLAND PRESERVATION PLAN:

Neither the existing A-3 or A-2 Zoning Districts are certified farmland preservation districts and are not qualified for Farmland Preservation tax credits.

ANALYSIS

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

Town Board Action: The Drammen Town Board considered the rezoning petition on Monday, September 8, 2024, and voted to recommend approval.

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

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

CONCLUSION

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

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

In addition, the following factors have also been considered:

- Input of surrounding property owners. No correspondence in support or opposed to the proposed rezoning has been received, to date. A neighboring property owner called staff to inquire regarding the proposed rezoning, but did not state any objection to the rezoning.

FINDINGS

Findings in Favor:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. There are A-2 zoned parcels in proximity to the subject property.
3. According to the applicant, the intent is to retain as much farmland as possible.

Finding Against:

1. The rezoning would potentially allow a non-farm residence in a primarily agricultural area.



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

Application Accepted:	08/26/2025
Accepted By:	Matt Michels
Receipt Number:	81572
Town Hearing Date:	09/08/2025
Scheduled Hearing Date:	09/23/2025
Application No:	RZN-0013-25
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: DARIN STANTON (Multiple Owners)

Applicant: Darin Stanton, S15133 County Rd BB, Mondovi, WI 54255

Telephone: [REDACTED] Email: [REDACTED]

Site Address(es):

S 15860 COUNTY ROAD BB
 No Address Available

Property Description: Sec 33 Twn 25 Rge 10
 Town of Drammen

Zoning District(s):

A3 - Agricultural District

Lot Area(s) - Acres:

26.96
 20.24

Overlay District(s):

PIN

1800822510333409000
 1800822510333109000

Legal (partial)

LOT 2 CSM 3129 (VOL 17 P 317 #1122789)
 LOT 1 CSM 3129 (VOL 17 P 317 #1122789)

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

AUG 26 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:	8/11/25
Accepted By:	mm
Application Number:	RZN-0013-25
Town Hearing Date:	9/8/2025
Scheduled Hearing Date:	9/23/2025

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: A-3 Proposed Zoning District(s): A-2

Acres to be rezoned: 47

Property Owner Name: Darin Stanton Phone#: [REDACTED]

Mailing Address: 515933 county Rd BB Mondovi WI 54755

Email Address: [REDACTED]

Agent Name: _____ Phone#: _____

Mailing Address: _____

Email Address: _____

SITE INFORMATION

Site Address: 515860 county Rd BB Mondovi WI 54755

Property Description: _____ ¼ _____ ¼ Sec. 33, T 25 N, R 10 W, Town of Drammen

Zoning District: _____ Code Section(s): _____

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

Computer #(s): 008108206020

or PIN #(s): 008108202030

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 or to the address above.

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

Owner/Agent Signature: [Signature] Date 7/25/25

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.

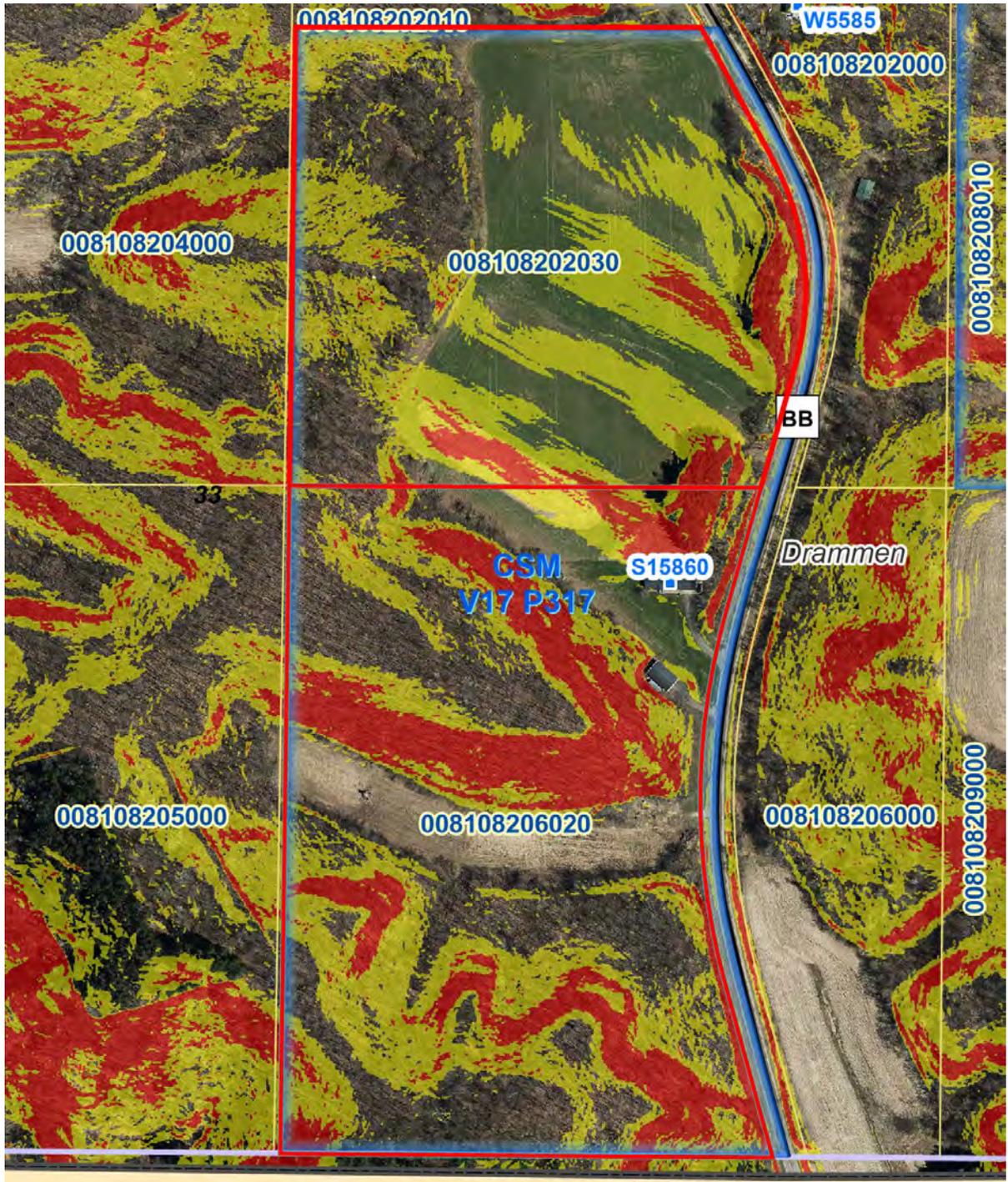
Describe the reason(s) for your rezoning request:

I am wanting to sell my house and Retain
as much farm land as possible.

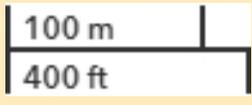
When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will 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.

Stanton Rezoning
Aerial Map

Created by: MM



- 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
- Groundwater Protection District
- ▭ Zone 1
- ▭ Zone 2
- ▭ Zone 3
- ▭ Interstate
- ▭ US Highway
- ▭ State Highway
- ▭ Ramp
- ▭ Major Arterial
- ▭ Minor Arterial
- ▭ Collector
- ▭ Local
- ▭ Private Drive
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- ▭ Other
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- ▭ No color: 0 - 20%
- ▭ Yellow: 20% - 30%
- ▭ Red: Greater than 30%

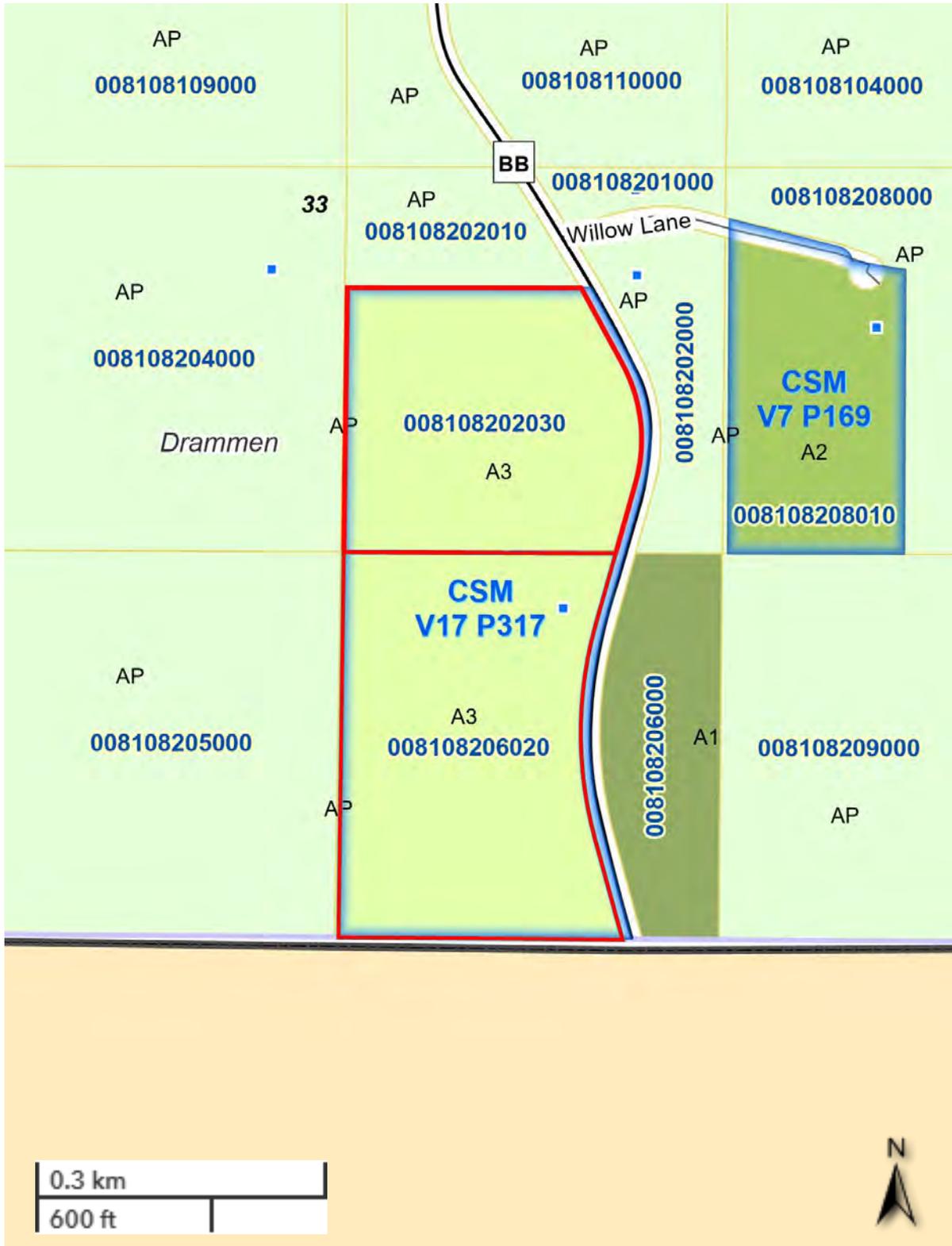


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Developed by



Stanton Rezoning Zoning Map

Created by: MM



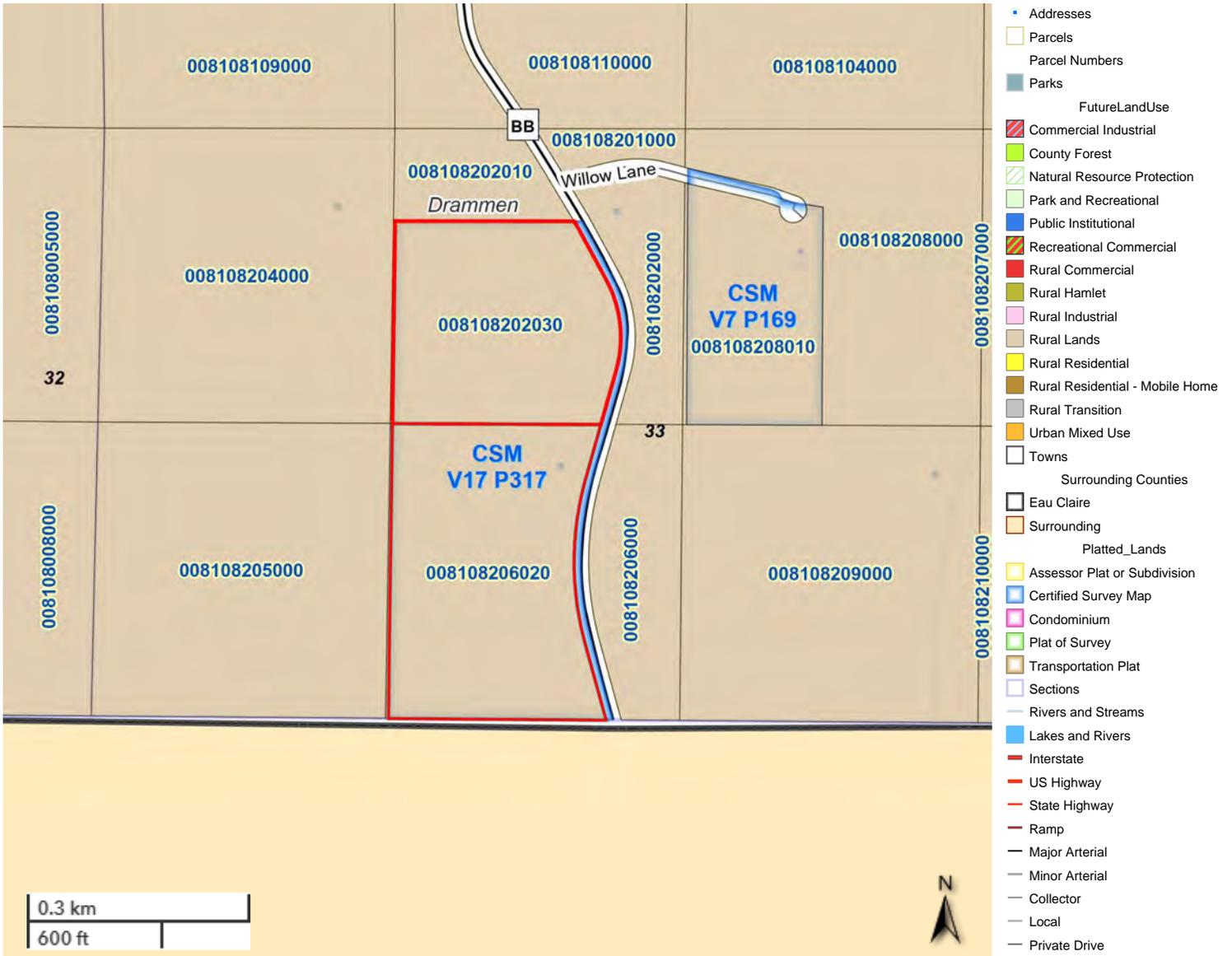
- Addresses
- ▭ Parcels
- ▭ Parcel Numbers
- ▭ Parks
- County Zoning
 - A1 - Agriculture-Residential
 - A2 - Agriculture-Residential
 - A3 - Agricultural
 - ACR - Agriculture Conservation-Residential
 - AP - Agricultural Preservation
 - AR - Floating Agricultural-Residential
 - C1 - Commercial Neighborhood
 - 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
- Platted_Lands
 - ▭ Assessor Plat or Subdivision
 - ▭ Certified Survey Map
 - ▭ Condominium
 - ▭ Plat of Survey
 - ▭ Transportation Plat
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 - ▭ Interstate
 - ▭ US Highway
 - ▭ State Highway
 - ▭ Ramp
 - ▭ Major Arterial
 - ▭ Minor Arterial
 - ▭ Collector
 - ▭ Local
 - ▭ Private Drive
 - ▭ Recreation
 - ▭ Service
 - ▭ Other

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Stanton Rezoning Future Land Use Map

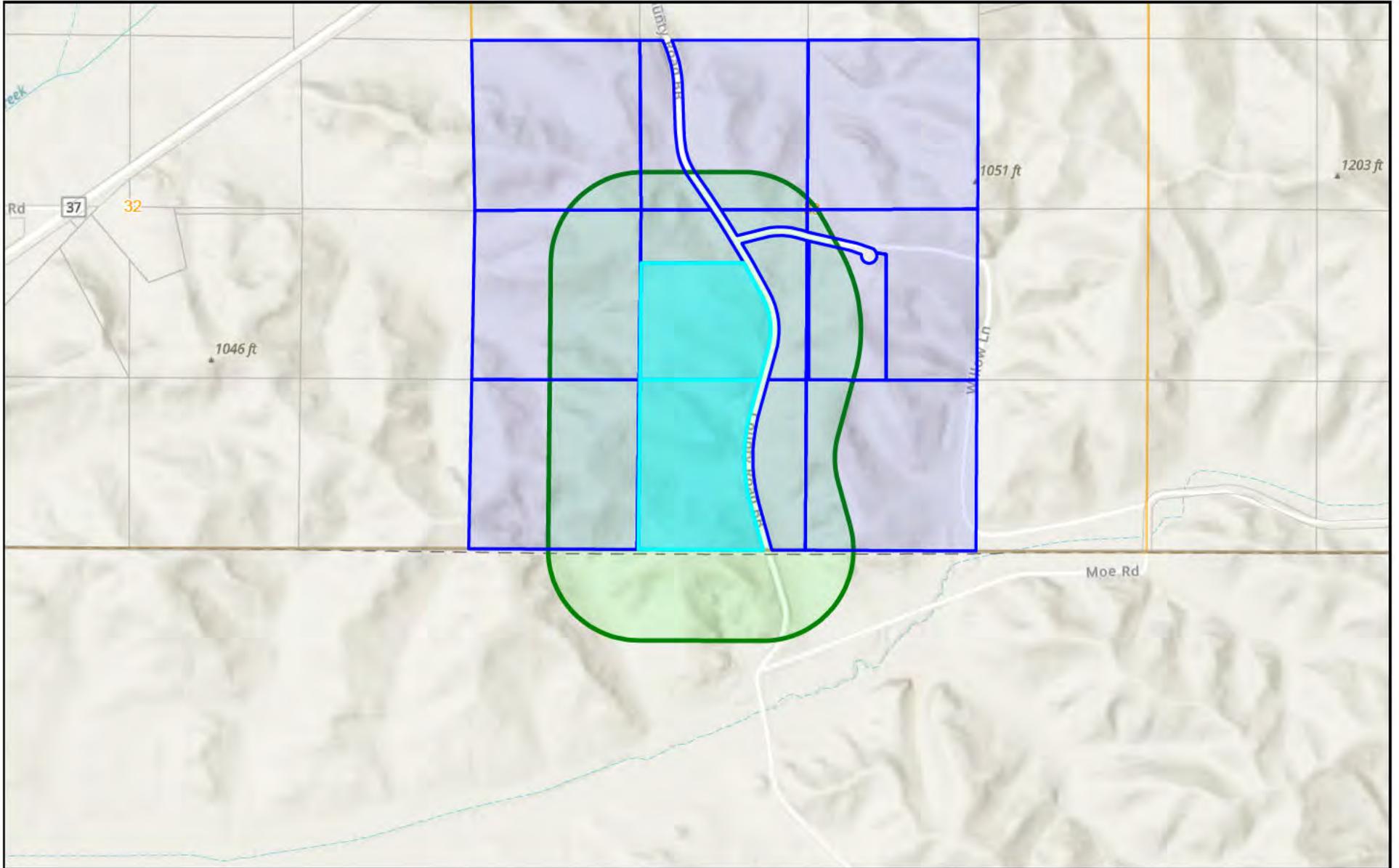
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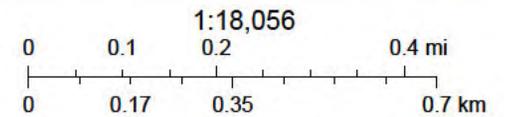


Public Notification



8/26/2025, 11:21:40 AM

-  County Boundary
-  Tax Parcel
-  Section



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

FirstName LastName	Address	City State Zip
SILVER VIXEN TRUST	N 6904 513TH ST	MENOMONIE WI 54751-5045
DAVID C & PATRICIA L HERMUNDSON IRREV TRUST	2249 HATCH ST	EAU CLAIRE WI 54701-7519
GORDON E & JUDITH A OLER	W 5415 WILLOW LN	MONDOVI WI 54755-8157
THOMAS E & KATHLEEN A HERFEL	S15570 COUNTY ROAD BB	MONDOVI WI 54755-8148
VICKI DENK	S15305 STATE ROAD 37	MONDOVI WI 54755-8593
ALAN D & CONNIE L WIK	W 5560 WILLOW LN	MONDOVI WI 54755-8101

CONDITIONAL USE PERMIT NUMBER: CUP-0008-25

COMPUTER NUMBERS: 018-1043-05-000

PUBLIC HEARING DATE: September 23, 2025

STAFF CONTACT: Ben Bublitz, Land Use Manager

OWNER: Matthew Hazen

AGENT: N/A

REQUEST: A cottage industry to operate a pottery shop.

LOCATION: S12735 County Road F, Eleva, WI 54738

LEGAL DESCRIPTION: NE-SE, Section 17, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin.

SUMMARY

The request is to operate a pottery business within an existing 768 square foot shed. The property is currently zoned A-P which allows cottage industries as a conditional use. The business will consist of creating ceramics for home use as well as a space to host painting classes. The application describes that the equipment used includes molds, slips, a kiln and non-toxic paints. The painting classes will paint preprepared pottery products known as bisques. Each class will consist of 8-10 participants. Off-street parking will be provided near the structure for customers and the two employees as shown in the application. Hours of operation are proposed to be Monday, Wednesday and Friday from 10:00AM to 5:00PM or by appointment.

The Department of Safety and Professional Services (DSPS) has been contacted, and DSPS indicated the structure is exempt from the commercial building code due to its size and proximity to the existing dwelling. Township Fire is also aware of the proposal and will inspect the structure as needed.

BACKGROUND

REQUEST CHARACTERISTICS:

- The pottery business structure is in a relatively secluded area with the nearest neighboring residence being approximately 340 feet away with natural vegetative screen between them.
- This proposal appears to fit within the context of the existing development.

CURRENT ZONING: The A-P Agricultural Preservation district is established to provide:

A. Preserve and protect those areas best suited for agricultural, forestry, or open-space uses by minimizing fragmentation of contiguous agricultural or forest lands for the benefit and use of current and future generations;

- B. Provide for a wide range of agricultural uses typically associated with the continued production of food and fiber while recognizing that such uses may involve noise, dust, odor, or operation of heavy equipment for long periods of time;
- C. Strengthen and diversify a predominately agricultural and forestry-based economy by providing for a range of economic opportunities for property owners which are generally compatible with and supportive of agriculture or forestry operations as either permitted or conditional uses;
- D. Comply with standards contained in Wis. Stat. ch. 91 to permit eligible landowners to receive tax credits under Wis. Stat. § 71.09, in conjunction with their agricultural operations;
- E. Preserve rural character and promote the efficient use of public infrastructure and utilities by minimizing the adverse effects of urban sprawl along with its associated expense;
- F. Promote environmental quality through the use of conservation practices designed to minimize erosion of productive soils and deter the delivery of sediment and nutrients to the waters of our state;
- G. Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and
- H. Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County's permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	A-P	Agriculture
West	A-2	Vacant/Forested
South	A-3	Residential
East	A-P	Vacant/Forested

LAND USE PLANS: The County and Town of Pleasant Valley Comprehensive Plan Future Land Use Maps both include this property in the rural lands planning area.

Rural Lands (RL)

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

APPLICABLE ZONING REGULATIONS

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

18.13.010 Purpose. The A-P Agriculture Preservation district purpose is outlined earlier in this staff report.

Chapter 18.103 Conditional Uses. Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent

or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

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

The request appears to meet the intent of section 18.13 and 18.33 which allows cottage industries as a conditional use in the A-P zoning district.

Chapter 18.103 Conditional Uses. Standards for approval of conditional uses:

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *cottage industries are allowed as a conditional use in the A-P zoning district.*
- 2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *the proposed use doesn't appear to negatively impact neighboring property owners due to the large physical distance and ample natural vegetative screening.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *Adequate utilities and facilities will be provided. The applicant will be required to obtain sanitary permits if required by the Health Department should the CUP be approved.*
- 4) Adequate off-street parking is provided; *Adequate parking will be provided and meet the parking requirements outlined in Title 18.*
- 5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *Natural buffers and being relatively secluded from other residences offer sufficient measures to mitigate negative impacts on neighbors.*
- 7) Access does not pose traffic congestion or hazards; *the site has access to the frontage road along County Road F.*

TOWN BOARD ACTION: The Town of Pleasant Valley met September 8, 2025, and recommended approval of the request.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff has concluded that the proposed conditional use permit for a cottage industry is consistent with the purpose of the zoning code, consistent with the standards for conditional use permits, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

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

1. The permit is granted for a cottage industry to operate a pottery business, the scaled site plan and the narrative shall be attached to and made part of the permit. Any updates/corrections to the plan shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, sanitary. Additional permits will be needed to verify compliance with these requirements.
3. Hours of operation are Monday, Wednesday, and Friday from 10:00AM to 5:00PM or by appointment.
4. All outside lighting shall be shielded downward to reduce glare to adjacent properties and not to cause light pollution. Any new lighting will be required to be shielded to direct the light source downward.

5. Any signage related to the business requires a permit from the department and will need to follow Title 18 requirements.
6. Uses authorized under this conditional use permit shall be limited to the proposal in the application. However, future changes to the special event permit shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
7. The applicant shall reach out to Township Fire within 30 days of permit issuance and comply with any additional fire suppression and emergency exit plan requirements.
8. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
9. The permit is subject to Section 18.155 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.



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

Office Use Only

Date Application Accepted:	08/13/2025
Accepted By:	Ben
Receipt Number:	081624 & 081745
Town Hearing Date:	09/08/2025
Scheduled Hearing Date:	09/23/2025

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:	Matthew Hazer	Phone#	[REDACTED]
Mailing Address:	512 735 City Rd F Eleva, WI 54738		
Email Address:	[REDACTED]		

Agent Name:	NA	Phone#	
Mailing Address:			
Email Address:			

SITE INFORMATION

Site Address:	512735 City Rd F Eleva WI 54738		
Property Description:	¼	¼	Sec. _____, T _____, N, R _____, W, Town of Pleasant Valley
Zoning District:	AV	Code Section(s):	
Overlay District:	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining		
Computer #(s):	018-1043-n. 200		
PIN #(s):	18018-7 750411-110-0001		

GENERAL APPLICATION REQUIREMENTS

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

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

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

Owner/Agent Signature Matt Hazer Date 8-3-25

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

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

Ceramic Tiles, Bisque - Making ceramics for home use and
 Bisque Tiles 768 square foot metal shed 24x32ft

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

Description of the type of business activity:

Ceramic Tiles, Bisque and for use to paint shelves. Home Bus
 Bisque Ready to paint Bisque

Equipment used in the business activity:

Brushes, Bisque, Paints (non-toxic), Packaging for taking Bisque home

Days and hours of operation: ? per discussion w/ Rhonda: Mon, Wed, Fri 10am-5pm & by appointment 8/6/25
 VHEW

Number of employees: 2

Nuisance abatement measures that will be implemented:

Noise abatement measures: NA -

Vibration abatement measures: NA -

Dust control measures: NA -

Measures to control fumes or odors: NA -

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

Attachment to Conditional Use Permit Application

18.46.050 Cottage Industries

S12735 County Road F, Eleva, WI, 54738.

Lot area exceeds 3 acres and is in excess of 50 feet from any adjoining property line.

Building Size: 24 x 32 feet (780 square feet) metal pole shed. The building will be used for storage of ceramic bisque ready to paint and painted figurines for sale. Open to the public Monday-Wednesday-Friday from 10-5 or by appointment to purchase bisque. Painting class or planned special occasions (ie. Birthday, 4-H, etc).

Public roadway is not near the building. No off-street parking needed.

No nuisance or noise levels

Items/Equipment used in the shop: Bisque, Paint Brushes, Non-toxic Acrylic Paints, Tables, Shelves and supplies.

- 1) See attached structure floor plan
- 2) See attached site plan
- 3) The shed is 12 feet from existing building. The volume in cubic feet is 6,144, calculated as 24 ft × 32 ft × 8 ft.
- 4) Payment will be submitted as requested.

Fw: Conditional Use Permit Application

From Rhonda Hazen <rhazen65@gmail.com>

Date Wed 8/6/2025 2:54 PM

To Candi <Candacefalkner@gmail.com>

 1 attachment (3 MB)

scan_bbublitz_2025-08-06-13-46-01.pdf;

From: Ben Bublitz <Ben.Bublitz@eau Clairecounty.gov>

Sent: Wednesday, August 6, 2025 2:06 PM

To: rhazen65@gmail.com <rhazen65@gmail.com>

Cc: Hannah Wirth <Hannah.Wirth@eau Clairecounty.gov>; Meyer, Jennifer L - MUN <office@pleasantvalleywi.gov>; chief4@townshipfire.org <chief4@townshipfire.org>; Rod Eslinger <Rod.Eslinger@eau Clairecounty.gov>

Subject: Conditional Use Permit Application

Hello Matthew,

Our office has completed an initial review of your conditional use permit application for a ceramic/pottery business at S12735 County Road F in the Town of Pleasant Valley. The application is considered incomplete until the following items are received by our office:

1. All the development and performance standards in chapter 18.46.050 of county code are met. The code can be found [here](#).
2. A copy of structure floor and elevation plans are received by the Department.
3. A scaled site plan is received by the Department.
4. Verification commercial code requirements have been met, or the proposed structure is exempt by Wisconsin Department of Safety and Professional Services (DSPA).
5. An additional application fee of \$575.00 is received since this application is considered after-the-fact.

Additional processing and review of the application will not continue until all the items are received. If the listed items are not received within 60 days, the application will expire and a new application will be required. When everything is received and deemed complete, our office can move forward with scheduling a public hearing.

Please contact me with any additional questions.

Thank you,

Ben Bublitz | Land Use Manager

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

Office: 715-839-4743 **Cell:** 715-829-2877 **Fax:** 715-831-5802

Email: ben.bublitz@eau Clairecounty.gov



This message is private and meant only for the person it was intended for. It may contain confidential information that cannot be shared under the law. If you are not the intended recipient or received this message by mistake, please let the sender know immediately and delete the message from your computer and any other devices. Thank you for your understanding.



- Addresses
- Address Labels
- Parcels
- Parcel Numbers
- Parks
- Towns
- Sections
- Rivers and Streams
- Lakes and Rivers
- Flood Hazard Zones
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X
- Groundwater Protection District
- Zone 1
- Zone 2
- Zone 3
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

Date created: 8/6/2025
 Last Data Uploaded: 8/6/2025 10:24:04 AM
 Developed by
 SCHNEIDER
 GEOSPATIAL

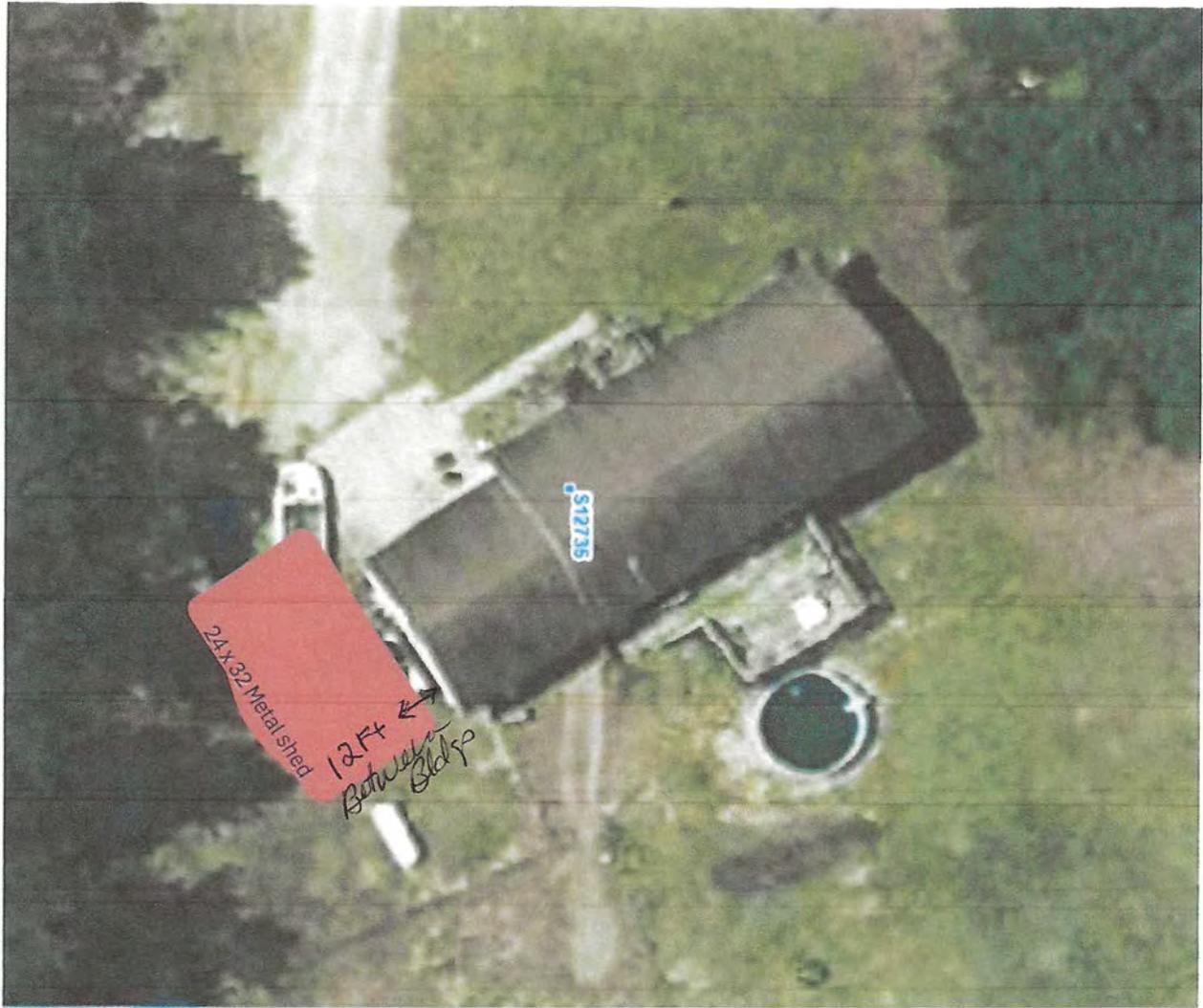
ADA Parking

Hazen Metal Shed
Conditional Use Permit

Created by: null



- 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



$$24 \times 32 \times 8 \text{ ft} = 6,144 \text{ Cubic Feet}$$

Date: 08/06/2025 - 2:46 PM

Design Name: 24x32 Metal 8 foot

Design ID: 305359012936

Estimated price: \$11,103.11*

*Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

MENARDS

Design & Buy™ POST FRAME

How to recall and purchase a saved design at home



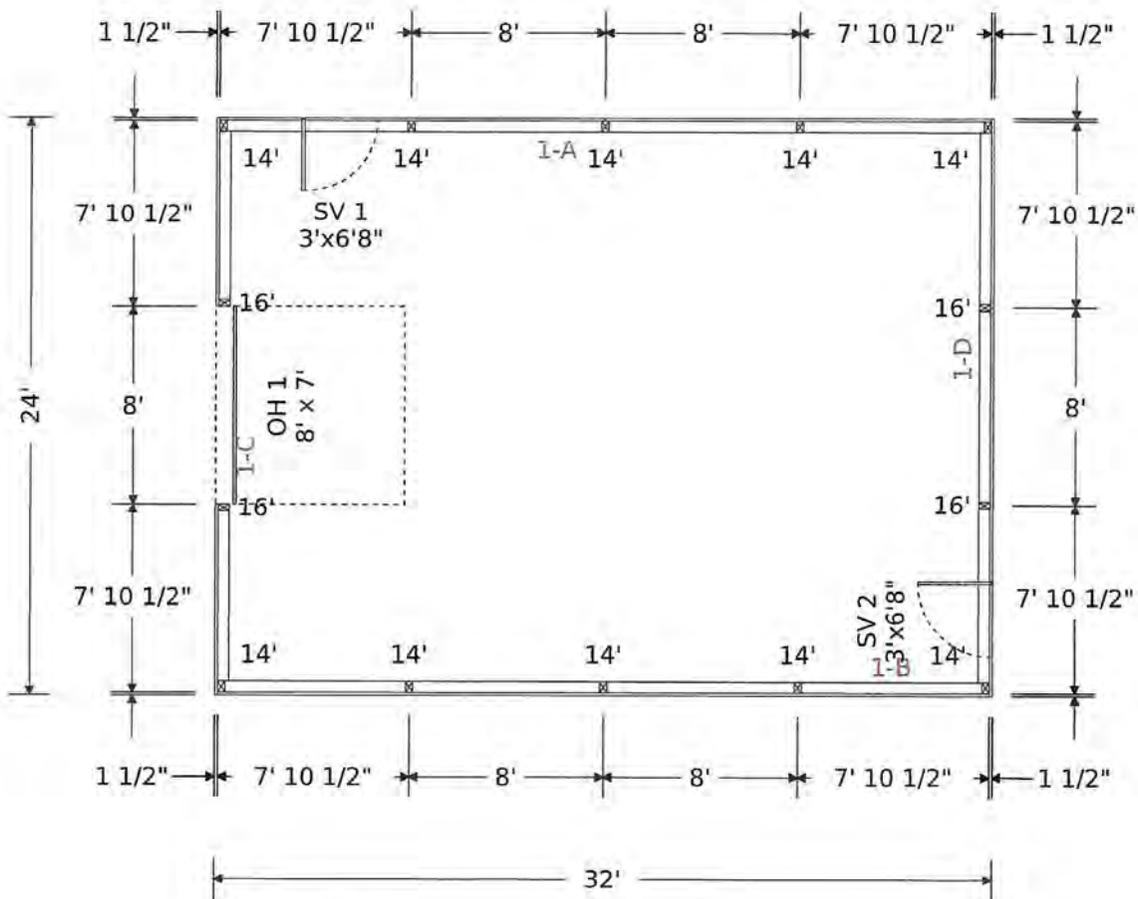
OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Buildings Designer
3. Recall your design by entering Design ID: 305359012936
4. Follow the on-screen purchasing instructions

How to purchase at the store

1. Enter Design ID: 305359012936 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions.

FLOOR PLAN



Elevation Views



Building Information

1. Building Use:	Code Exempt
2. Width:	24 ft
3. Length:	32 ft
4. Inside Clear Height:	8 ft
5. Floor Finish:	Concrete
6. Floor Thickness:	4 in
7. Post Foundation:	Post Embedded
8. Post Embedment Depth:	4 ft
9. Footing Pad Size:	14 in x 4 in (Pre-cast)

Wall Information

1. Post Spacing:	8 ft
2. Post Type:	Posts
3. Girt Type:	Bookshelf
4. Exterior Wall Panel:	Pro-Rib
5. Exterior Wall Color:	Light Gray
6. Trim Color:	Charcoal Gray
7. Gable Accent:	No
8. Sidewall A Eave Light:	None
9. Sidewall B Eave Light:	None
10. Wall Fastener Location:	In the Flat
11. Bottom Trim:	Yes
12. Gradeboard Type:	2x8 Treated Gradeboard

Interior Finish

1. Wall Insulation Type:	None
2. Wall Liner Type:	None
3. Roof Condensation Control:	None

Roof Information

1. Pitch:	4/12
2. Truss Spacing:	8 ft
3. Roof Type:	Pro-Rib
4. Roof Color:	Charcoal Gray
5. Ridge Options:	Universal Ridge Cap
6. Roof Fastener Location:	In the Flat
7. Endwall Overhangs:	1 ft
8. Sidewall Overhangs:	1 ft
9. Fascia Size:	4 in Fascia
10. Soffit Color:	Charcoal Gray
11. Skylight Size:	None
12. Ridge Vent Quantity:	None
13. Ceiling Liner Type:	None
14. Purlin Placement:	On Edge
15. Ceiling Insulation Type:	None

Accessories

1. Outside Closure Strip:	Standard
2. Inside Closure Strip:	Standard
3. Gable Vent Type:	14"x18"
4. Gable Vent Quantity:	2
5. Gable Vent Color:	Charcoal Gray
6. Cupola Size:	None
7. Gutters:	No
8. End Cap:	No
9. Mini Print:	Email Only



Doors & Windows

Name	Size	Wall
Window	24"x36"	1-A
Service Door	36"x80"	1-A
Window	24"x36"	1-B
Window	24"x36"	1-C
Window	24"x36"	1-C
Overhead Door	8' x 7'	1-C
Service Door	36"x80"	1-D
Window	24"x36"	1-D

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

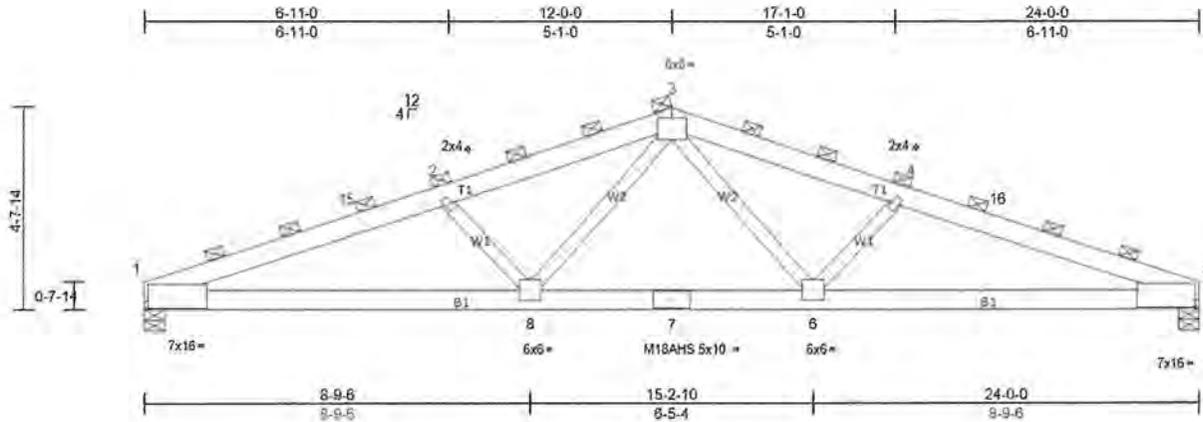
Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
QTREC0784200	P2435NEW	Common	1	1	

Midwest Manufacturing, Eau Claire, WI

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Page: 1

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Scale = 1/4" = 1'

Plate Offsets (X, Y): [1 0-4-2 0-3-8], [5 0-4-2 0-3-8]

Loading	(psf)	Spacing	8-0-0	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.88	Vert(LL)	-0.30	6-8	>970	240
Snow (Ps/Pg)	28.4/50.0	Lumber DOL	1.15	BC	0.69	Vert(CT)	-0.38	6-8	>756	180
TCDL	4.0	Rep Stress Incr	NO	WB	0.63	Horz(CT)	0.10	5	n/a	n/a
BCLL	0.0	Code	IBC2018/TPI2014	Matrix-MS						
BCDL	5.0									
									Weight: 134 lb	FT = 0%

LUMBER

TOP CHORD 2x6 SP 2400F 2.0E
 BOT CHORD 2x6 SP 2400F 2.0E
 WEBS 2x4 SPF Stud "Except" W2 2x4 SPF No.2

BRACING

TOP CHORD 2-0-0 oc purlins (2-10-6 max.)
 BOT CHORD Structural wood sheathing directly applied or 8-3-0 oc bracing.

REACTIONS (lb/size) 1=3586/0-5-8, (min. 0-3-2), 5=3586/0-5-8, (min. 0-3-2)

Max Horiz 1=167 (LC 11)
 Max Uplift 1=-747 (LC 7), 5=-747 (LC 8)
 Max Grav 1=3805 (LC 15), 5=3805 (LC 16)

FORCES

(lb) - Max. Comp./Max. Ten - All forces 250 (lb) or less except when shown.
 TOP CHORD 1-15=-8555/1635, 2-15=-8234/1653, 2-3=-7188/1451, 3-4=-7188/1451, 4-16=-8234/1654, 5-16=-8555/1636
 BOT CHORD 1-8=-1525/7886, 7-8=-859/5425, 6-7=-859/5425, 5-6=-1410/7886
 WEBS 2-8=-2247/649, 3-8=-426/2534, 3-8=-427/2534, 4-6=-2247/650

JOINT STRESS INDEX

1 = 0.93, 2 = 0.92, 3 = 0.86, 4 = 0.92, 5 = 0.93, 6 = 0.88, 7 = 0.63 and 8 = 0.88

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-16. Vult=115mph (3-second gust) Vasd=91mph, TCCL=2.4psf, BCCL=3.0psf, h=25ft. Cat 1 Exp C. Enclosed; MWFRS (envelope), cantilever left and right exposed end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL: ASCE 7-16, Pr=30.0 psf (roof LL, Lum DOL=1.15 Plate DOL=1.15), Pg=50.0 psf, Ps=28.4 psf (Lum DOL=1.15 Plate DOL=1.15), Is=0.8, Rough Cat C, Fully Exp., Ce=0.9, Cs=0.94, Ct=1.20. Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- As requested, plates have not been designed to provide for placement tolerances or rough handling and erection conditions. It is the responsibility of the fabricator to increase plate sizes to account for these factors.
- All plates are MT20 plates unless otherwise indicated.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 747 lb uplift at joint 1 and 747 lb uplift at joint 5.
- This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

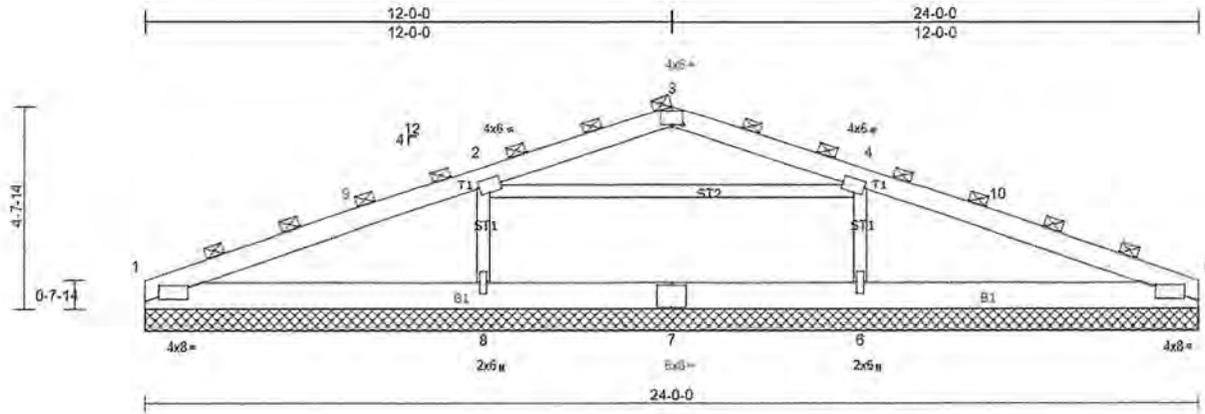
Job QTREC0784200	Truss P24E	Truss Type COMMON	Qty 1	Ply 1	Job Reference (optional)
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Midwest Manufacturing Eau Claire WI

Run 8 61 S Aug 11 2022 Print: 8 610 S Aug 11 2022 MITek Industries Inc Sat May 06 07:50:50

Page: 1

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Scale = 1/4"

Plate Offsets (X, Y) [3-0-3-0 0-0-7]

Loading	(psf)	Spacing	4-0-0	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP	
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.81	Vert(LL)	n/a	n/a	999	MT20	197/144
Snow (Ps/Pg)	29.4/50.0	Lumber DOL	1.15	BC	0.25	Vert(TL)	n/a	n/a	999		
TCDL	4.0	Rep Stress Incr	NO	WB	0.34	Horiz(TL)	0.01	5	n/a		
BCLL	0.0	Code	IBC2018/TPI2014	Matrix-S							
BCDL	5.0										
										Weight: 117 lb FT = 15%	

LUMBER

TOP CHORD 2x6 SPF No 2
 BOT CHORD 2x8 SPF No 2
 OTHERS 2x4 SPF Stud "Except" ST2 2x4 SPF No 2

BRACING

TOP CHORD 2'-0" oc purlins (6'-0" max.)
 BOT CHORD Structural wood sheathing directly applied or 10'-0" oc bracing

REACTIONS All bearings 24'-0"

(lb) - Max Horiz 1=72 (LC 12)
 Max Uplift All uplift 100 (lb) or less at joint(s) except 1=-101 (LC 8),
 5=-102 (LC 9), 6=-318 (LC 13), 8=-319 (LC 12)
 Max Grav All reactions 250 (lb) or less at joint(s) except 1=619 (LC 16),
 5=619 (LC 17), 6=1619 (LC 17), 8=1619 (LC 16)

FORCES

(lb) - Max Comp./Max. Ten - All forces 250 (lb) or less except when shown:
 TOP CHORD 1-9=-572/17 2-9=-396/31 2-3=-621/106 3-4=-621/104 4-10=-396/26 5-10=-572/13
 BOT CHORD 1-8=0/396 7-8=0/396 6-7=0/396 5-6=0/396
 WEBS 2-8=-1368/325 4-6=-1368/323

JOINT STRESS INDEX

1 = 0.69, 2 = 0.41, 3 = 0.13, 4 = 0.41, 5 = 0.69, 6 = 0.40, 7 = 0.17 and 8 = 0.40

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind ASCE 7-16: Vult=105mph (3-second gust) Vasd=83mph; TCDL=2.4psf, BCDL=0.6psf, h=25ft, Cat I, Exp C, Enclosed, MWFRS (envelope), cantilever left and right exposed end vertical left and right exposed, Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL ASCE 7-16: Pr=30.0 psf (roof LL), Lum DOL=1.15 Plate DOL=1.15; Pg=50.0 psf, Ps=28.4 psf (Lum DOL=1.15 Plate DOL=1.15), Is=0.8, Rough Cat C, Fully Exp., Ce=0.9, Cs=0.94, Ct=1.20 Unobstructed slippery surface
- Roof design snow load has been reduced to account for slope
- Unbalanced snow loads have been considered for this design
- Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- Gable requires continuous bottom chord bearing
- Vertical gable studs spaced at 7'-8" oc and horizontal gable studs spaced at 2'-0" oc
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint 1, 102 lb uplift at joint 5, 319 lb uplift at joint 8 and 317 lb uplift at joint 6
- This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1
- Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord

LOAD CASE(S) Standard



- 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
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other

018104 305000

Pleasant Valley

17

18018225091741

018104305000
MATTHEW J HAZEN
S 12735 COUNTY RC
40.00 Acres Value \$2

View [Report](#)

Delivery

Estimated arrival between 03/20/2025 and 04/01/2025

Garage Addition 31525
Design ID: 305357070283Qty: 1
\$13,027.64/each
Was: \$13,136.42

Total Price: \$13,027.64

Material List

Paslode® 1/2" Crown x 5/16" Leg Galvanized Staples - 5,000 Count
SKU: 2312194

Get it as soon as 03/20/2025

Qty: 2
\$6.97/each

Total Price: \$13.94

2 x 4 x 92-5/8" Pre-Cut Stud Construction/Framing Lumber
SKU: 1021091

Get it as soon as 03/20/2025

Qty: 153
\$2.95/each

Total Price: \$451.35

VB Shield 48" x 250' Synthetic Roofing Underlayment (1000 sq. ft.)
SKU: 1511821

Get it as soon as 03/20/2025

Qty: 2
\$69.98/each

Total Price: \$139.96

MiTek® 1/2" G90 Steel Plywood Clips - 25 Count
SKU: 2271303

Get it as soon as 03/20/2025

Qty: 8
\$4.44/each

Total Price: \$35.52

FastenMaster® TimberLOK® 3/16" x 6" Hex Drive Black Hex Head
Structural Lag Screw - 50 Count
SKU: 2300042

Get it as soon as 03/20/2025

Qty: 1
\$35.29/each

Total Price: \$35.29

MiTek® 1-1/4" x 36" Triple Zinc Strap Tie
SKU: 2271113

Get it as soon as 03/20/2025

Qty: 2
\$3.88/each

Total Price: \$7.76

ADO Products Durovent® 22" x 48" Polystyrene Attic Vent Chute
SKU: 1611744

Get it as soon as 03/20/2025

Qty: 20
\$2.39/each

Total Price: \$47.80

FastenMaster® FlatLOK® 1/4" x 3-1/2" Torx® ttp® Drive Red Flat
Head Structural Lag Screw - 50 Count
SKU: 2300104

Get it as soon as 03/20/2025

Qty: 1
\$39.98/each

Total Price: \$39.98

Nelson 7-7/8" Pine Shims - 12 Pack
SKU: 4334222

Get it as soon as 03/20/2025

Qty: 3
\$1.78/each

Total Price: \$5.34

R-13 EcoRoll® Kraft Faced Fiberglass Insulation Roll 3-1/2" x 15" x 32'
SKU: 1616052

Get it as soon as 04/01/2025

Qty: 24
\$16.97/each
Was: \$19.49

Total Price: \$407.28

ABTCO® 5/8 Almond Vinyl J-Channel
SKU: 1467024

Get it as soon as 04/01/2025

Qty: 22
\$5.58/each

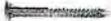
Total Price: \$122.76

2 x 6 x 16' Construction/Framing Lumber
SKU: 1021790

Get it as soon as 03/20/2025

Qty: 10
\$14.18/each

Total Price: \$141.80

	2 x 8 x 8' Construction/Framing Lumber SKU: 1021884 Get it as soon as 03/20/2025	Qty: 5 \$8.57/each	Total Price: \$42.85
	ABTCO® 10' Almond Undersill Trim SKU: 1467037 Get it as soon as 04/01/2025	Qty: 9 \$4.88/each	Total Price: \$43.92
	Atlas Pro-Cut® HP 42 Starter Roofing Shingle (140 lin. ft.) SKU: 1511916 Get it as soon as 04/01/2025	Qty: 1 \$66.99/each	Total Price: \$66.99
	Atlas Pro-Cut® Weathered Wood Hip & Ridge Roofing Shingles (31 lin. ft.) SKU: 1516561 Get it as soon as 04/01/2025	Qty: 2 \$69.99/bndl	Total Price: \$139.98
	Pregis Foam Sill Sealer 3-1/2" x 50' SKU: 1611602 Get it as soon as 03/20/2025	Qty: 3 \$7.18/each	Total Price: \$21.54
	Grip Fast® 1-1/2" Vinyl Siding Nail - 2 lb. Box SKU: 2293672 Get it as soon as 03/20/2025	Qty: 3 \$19.99/each	Total Price: \$59.97
	2-5/8" x 1-11/16" x 12' Style-D White Aluminum Drip Edge SKU: 1571398 Get it as soon as 04/01/2025	Qty: 13 \$8.99/each	Total Price: \$116.87
	Tite Seal™ 4" x 33' Self-Adhesive Asphalt Window Flashing Tape SKU: 4364500 Get it as soon as 03/20/2025	Qty: 2 \$11.98/each	Total Price: \$23.96
	Atlas® Castlebrook® Weathered Wood Architectural Roofing Shingles (32.8 sq. ft.) SKU: 1516611 Get it as soon as 04/01/2025	Qty: 46 \$35.94/bndl Was: \$36.99	Total Price: \$1,653.24
	Grip Fast® 10D x 1-1/2" Hot-Dipped Galvanized Joist Hanger Nail - 1 lb. Box SKU: 2271507 Get it as soon as 03/20/2025	Qty: 2 \$4.98/each	Total Price: \$9.96
	MiTek® 3" x 7-3/4" G90 Steel Holdown SKU: 2271107 Get it as soon as 03/20/2025	Qty: 2 \$26.48/each	Total Price: \$52.96
	Sell Even 12' White Aluminum F-Channel SKU: 1571403 Get it as soon as 04/01/2025	Qty: 13 \$12.99/each	Total Price: \$168.87
	7/16" x 2" x 16' White PVC Garage Door Stop SKU: 4171664 Get it as soon as 03/20/2025	Qty: 1 \$29.98/each	Total Price: \$29.98
	2 x 4 x 16' Construction/Framing Lumber SKU: 1021143 Get it as soon as 03/20/2025	Qty: 16 \$7.89/each	Total Price: \$126.24
	Grip Fast® 3-1/4" 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box SKU: 2295363 Get it as soon as 03/20/2025	Qty: 8 \$15.86/box	Total Price: \$126.88

	ABTCO® 10' Almond Outside Corner Trim SKU: 1467008 Get it as soon as 04/01/2025	Qty: 4 \$17.99/each	Total Price: \$71.96
	Common Truss(#TEC4327397) SKU: 1004547 Design id: 305357070283 Get it as soon as 04/01/2025	Qty: 19 \$122.47/each	Total Price: \$2,326.93
	Atlas® Tulip Satin Chrome Entry Door Knob and Door Deadbolt SKU: 2216067 Get it as soon as 03/20/2025	Qty: 2 \$17.49/each	Total Price: \$34.98
	1-1/4" x 2" x 17' White PVC Brickmould SKU: 4179747 Get it as soon as 03/20/2025	Qty: 1 \$39.99/each	Total Price: \$39.99
	Grip Fast® 2-3/8" 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box SKU: 2295347 Get it as soon as 03/20/2025	Qty: 13 \$15.86/box	Total Price: \$206.18
	How to Build Garages SKU: 1911220 Get it as soon as 03/20/2025	Qty: 1 \$5.99/each	Total Price: \$5.99
	1-1/4" x 2" x 8' White PVC Brickmould SKU: 4179721 Get it as soon as 03/20/2025	Qty: 2 \$16.99/each	Total Price: \$33.98
	7/16" x 2" x 7' White PVC Garage Door Stop SKU: 4171622 Get it as soon as 03/20/2025	Qty: 2 \$10.99/each	Total Price: \$21.98
	1-1/4" x 10' White Window & Door Steel Drip Cap SKU: 1571554 Get it as soon as 03/20/2025	Qty: 3 \$5.89/each	Total Price: \$17.67
	11/16" x 5-3/4" x 10' White PVC Jamb Trim SKU: 4179381 Get it as soon as 03/20/2025	Qty: 1 \$29.98/each	Total Price: \$29.98
	Grip Fast® #8 x 1-5/8" Square Drive Flat Head Coarse Thread Drywall Screw - 5 lb. Box SKU: 2296223 Get it as soon as 03/20/2025	Qty: 2 \$13.99/each	Total Price: \$27.98
	1/2" x 4" x 8' OSB SKU: 1242809 Get it as soon as 03/20/2025	Qty: 50 \$14.55/each	Total Price: \$727.50
	MITek® 24" O.C. G90 Steel Multi-Unit Truss Spacer SKU: 2271617 Get it as soon as 03/20/2025	Qty: 8 \$9.97/each	Total Price: \$79.76
	Tite Seal™ 5.5" x 42" Self-Adhesive Foam Threshold Sealer SKU: 4364550 Get it as soon as 03/20/2025	Qty: 2 \$7.99/each	Total Price: \$15.98
	White Lightning® Optima™ Crystal Clear Premium Hybrid Sealant - 9 oz. SKU: 5634337 Get it as soon as 03/20/2025	Qty: 2 \$9.98/each	Total Price: \$19.96

	Mastercraft® Internal Blind 36"W x 80"H Primed Steel Full Lite Prehung Exterior Door - Left Inswing SKU: 4140383 Get it as soon as 03/20/2025	Qty: 1 \$559.00/each	Total Price: \$559.00
	2 x 4 x 12' Construction/Framing Lumber SKU: 1021127 Get it as soon as 03/20/2025	Qty: 22 \$5.52/each	Total Price: \$121.44
	Grip Fast® 1-1/4" 11-Gauge Wire Electro-Galvanized Smooth Shank Full Round Head Roofing Nails - 7,200 Count SKU: 2082165 Get it as soon as 03/20/2025	Qty: 1 \$36.99/box	Total Price: \$36.99
	Truss Service Charge Under 32' Total SKU: 1879973 Get it as soon as 04/01/2025	Qty: 1 \$24.99/each	Total Price: \$24.99
	SealBest® Professional Grade All-Weather Roof Cement - 10 oz SKU: 1538801 Get it as soon as 03/20/2025	Qty: 1 \$1.99/each	Total Price: \$1.99
	1-3/4" x 11-7/8" x 17' LVL 1.9E SKU: 1061572 Get it as soon as 03/20/2025	Qty: 2 \$113.88/each	Total Price: \$227.76
	Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap SKU: 1612996 Get it as soon as 03/20/2025	Qty: 2 \$99.99/each	Total Price: \$199.98
	5/8 x 4 x 8 Type X Fire-Rated Drywall SKU: 1311280 Get it as soon as 04/01/2025	Qty: 32 \$14.49/each	Total Price: \$463.68
	11/16" x 5-3/4" x 7' White PVC Jamb Trim SKU: 4179378 Get it as soon as 03/20/2025	Qty: 3 \$17.98/each	Total Price: \$53.94
	ABTCO® 1/2" Vinyl Starter Strip SKU: 1461004 Get it as soon as 03/20/2025	Qty: 13 \$3.93/each	Total Price: \$51.09
	2 x 4 x 10' Construction/Framing Lumber SKU: 1021114 Get it as soon as 03/20/2025	Qty: 3 \$4.38/each	Total Price: \$13.14
	2 x 6 x 8' Construction/Framing Lumber SKU: 1021758 Get it as soon as 03/20/2025	Qty: 7 \$5.91/each	Total Price: \$41.37
	Performax™ Good Series 24"Wx24"H White Left Sliding Window with Nailing Flange SKU: 4048400 Get it as soon as 04/01/2025	Qty: 4 \$78.64/each	Total Price: \$314.56
	R-19 EcoRoll® Kraft Faced Fiberglass Insulation Roll 6-1/4" x 23" x 39' 2" SKU: 1616103 Get it as soon as 04/01/2025	Qty: 16 \$49.99/each	Total Price: \$799.84
	Grip Fast® 1-1/4" White Stainless Steel Trim Nail - 1 lb. Box SKU: 2298478 Get it as soon as 03/20/2025	Qty: 2 \$9.99/each	Total Price: \$19.98



7/16 x 4 x 8 OSB
SKU: 1242728

Get it as soon as 03/20/2025

Qty: 77
\$13.95/each

Total Price: \$1,074.15



Standard End Truss(#TEC4662641)

SKU: 1004547

Design Id: 305357070283

Get it as soon as 04/01/2025

Qty: 2
\$143.23/each

Total Price: \$286.46



Grip Fast® 1/2" x 10" Hot Dipped Galvanized Anchor Bolt w/ Nut & Washer - 25 Count

SKU: 2329028

Get it as soon as 03/20/2025

Qty: 2
\$25.99/each

Total Price: \$51.98

AC2® 2 x 4 x 16' Ground Contact Green Pressure Treated Lumber

SKU: 1110850

Get it as soon as 03/20/2025

Qty: 8
\$13.09/each

Total Price: \$104.72



Mastercraft® 36"W x 80"H Primed Steel 6-Panel Prehung Exterior Door - Left Inswing

SKU: 4140337

Get it as soon as 03/20/2025

Qty: 1
\$269.00/each

Total Price: \$269.00

Sell Even 6" x 12' White Aluminum Rustic Fascia

SKU: 1571567

Get it as soon as 04/01/2025

Qty: 13
\$17.99/each

Total Price: \$233.87

Sell Even 16" X 12' White Aluminum Vented Soffit

SKU: 1571487

Get it as soon as 04/01/2025

Qty: 10
\$27.48/each

Total Price: \$274.80

AC2® 2 x 4 x 12' Ground Contact Green Pressure Treated Lumber

SKU: 1110834

Get it as soon as 03/20/2025

Qty: 1
\$9.10/each

Total Price: \$9.10

Order Summary

Merchandise Subtotal:	\$13,027.64
Estimated Processing Fees:	\$91.00
Pretax Subtotal	\$13,118.64



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* Online price may differ from your local Menards®

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Listed price and availability are subject to change. For the most up-to-date information, review your lists at MENARDS.COM®

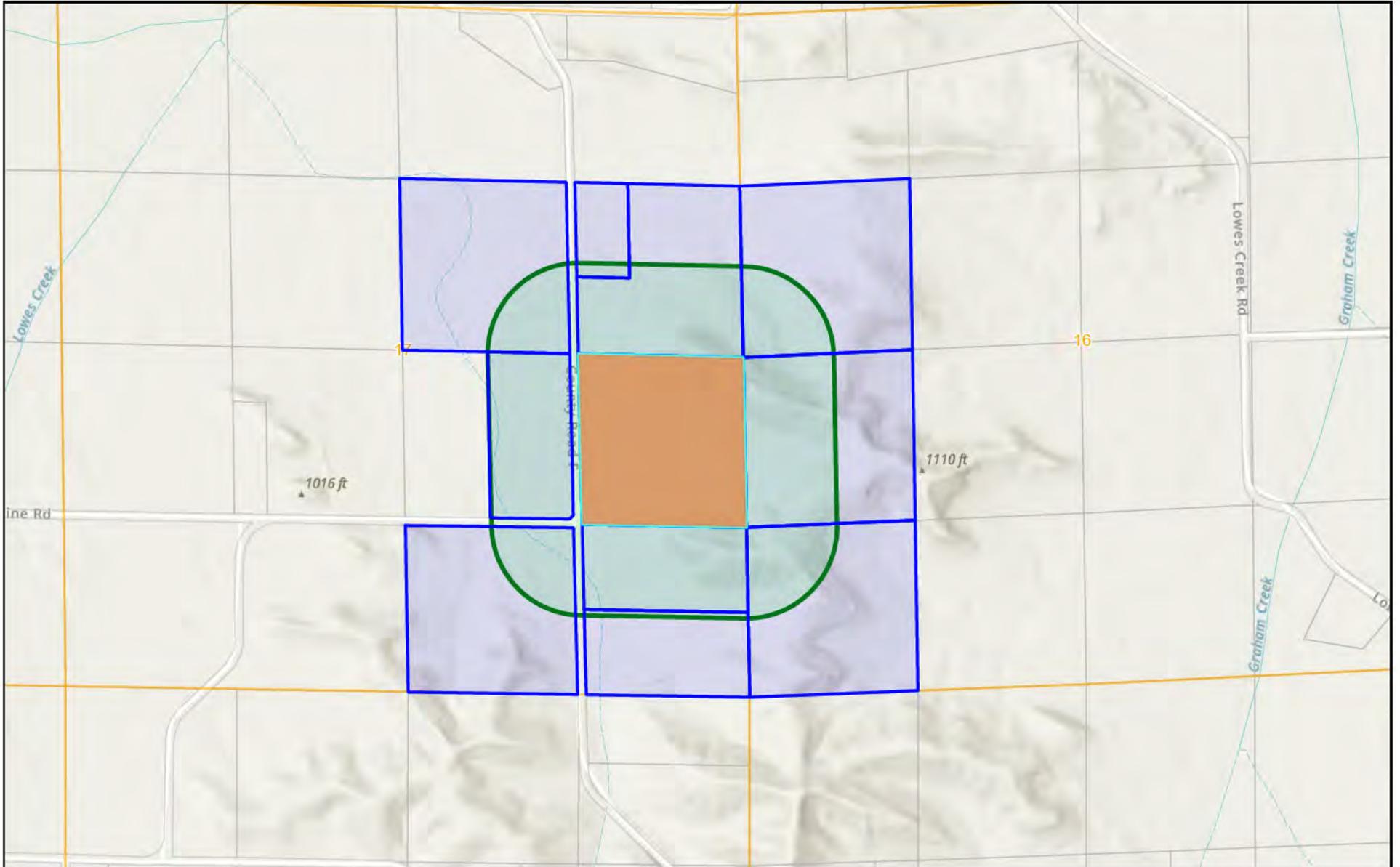
Please Note: The 11% Rebate is a mail-in-rebate in the form of merchandise credit check from Menards, valid on future in-store purchases only. The merchandise credit check is not valid towards purchases made on MENARDS.COM®. "Price After Rebate" is the Price or Sale Price, minus the savings you can receive from an 11% Mail-in Rebate* in the form of an in-store merchandise credit check. The 11% Rebate* is not a point-of-sale discount on any item purchased. Participating customers must mail their rebate receipt and completed rebate redemption form to the address on the redemption form to receive their merchandise credit check. See redemption form for details. Limited to stock on hand. First come, first served. Future sale price adjustments, exchanges and merchandise returns will void the 11% rebate on the items adjusted, exchanged and/or returned. Rebate is valid on special ordered products but does not extend to the special ordering of any normally stocked items. Not good with any other coupons or offers except Menards® coupons, Menards rebates and manufacturers' coupons. Multiple receipts may accompany one rebate certificate. Menards® reserves the right to limit purchases of any and all items to reasonable job lot quantities. Excludes event tickets, gift cards, propane purchases, delivery and handling charges, all rental items, KeyMe®, re-keying services, processing fees, service and labor fees, packaging charges and extended service agreements. By submitting any rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.menards.com/rebate

STANDARDS FOR CONDITIONAL USE PERMITS

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

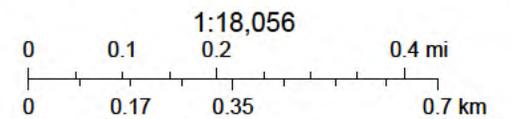
- ✓ A. The proposed use is in conformance with the purpose of the zoning district in which it is located.
- ✓ B. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.
- ✓ C. That adequate utilities, access roads, drainage and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

Public Notification



8/21/2025, 2:12:17 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
RICHARD D & LUANNE M LONG	S 12325 COUNTY ROAD F	ELEVA WI 54738-9205
JASON J & CORINNE L HUTCHINS	W2170 COUNTY ROAD WW	ELEVA WI 54738-9238
AMY HAZEN	S 12755 COUNTY ROAD F	ELEVA WI 54738-9205
DANIEL MERTENS	S12376 COUNTY ROAD F	ELEVA WI 54738-9517
EDMOND C & KRISTI KAYE GORELL	S 12399 COUNTY ROAD F	ELEVA WI 54738-9205
RONALD L & JOANN K HAZEN	E 101 COUNTY ROAD FF	ELEVA WI 54738-9265
WILLIAM PABICH	S 12999 COUNTY ROAD F	ELEVA WI 54738-9207
JOANN ATKINSON	S12290 LOWES CREEK RD	ELEVA WI 54738-9090



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0009-25

COMPUTER NUMBER: 024-2033-05-000

PUBLIC HEARING DATE: September 23, 2025

STAFF CONTACT: Hannah Wirth, Land Use Technician

OWNER: 3B Holdings LLC, 2821 Beverly Hills Dr, Eau Claire, WI 54701

AGENT: Seth Miller, 4823 Club House Ln, Eau Claire, WI 54703

REQUEST: Convert an existing single-family dwelling to a two-family dwelling

LOCATION: 2821 Beverly Hills Dr, Eau Claire, WI 54701

LEGAL DESCRIPTION: Lot 3, Block 7, Pitt's Third Addition, Section 27, Township 27 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

SUMMARY

The request is for a conditional use permit to convert an existing single-family dwelling into a two-family dwelling. The existing structure will be modified to split the dwelling into two separate living spaces. The property is currently zoned R-L which allows two-family dwellings as a conditional use. If approved the property owner will obtain a building permit to ensure all structure modifications also conform to the uniform dwelling code (state building code).

BACKGROUND

The request is for a conditional use permit to convert an existing single-family dwelling into a two-family dwelling. The existing structure will be modified to split the dwelling into two separate living spaces. The property is currently zoned R-L which allows two family dwellings as a conditional use. If approved the property owner will obtain a building permit to ensure all structure modifications also conform to the uniform dwelling code (state building code). The intent is to use the two-family dwelling as an adult family home which is an outright permitted use in the R-L zoning district.

The application materials include site map and a floor-plan sketch of the proposed conversion to a two-family residence.

SITE CHARACTERISTICS:

- The lot size is approximately 0.259 acres.
- The lot is in the Town of Washington in close proximity to the City of Eau Claire.

CURRENT ZONING: R-L Residential-Large Lot. The R-L zoning district is established to provide an area for suburban, large lot development on public sewer and water systems or where public facilities may be feasibly extended.

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	RL	Residential Two-Family
West	RL	Residential Two-Family
South	RL	Residential Single-Family
East	RL	Residential Single-Family

LAND USE PLANS: The County Land Use Plan and Town of Washington Comprehensive Plan include this property in an urban mixed use planning area.

Urban Mixed Use (UM)

Intent and Description: The primary intent of this classification is to identify areas suitable for a broader range of commercial, institutional, recreational, and residential uses, which might be served by public services within the next 20 years. This classification is reserved for those areas that are immediately adjacent to the Cities of Eau Claire and Altoona. Land within the classification includes retail businesses and pre-existing higher density residential developments. The existing land use pattern, transportation infrastructure, and availability of sanitary sewer make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification. Higher density development within these areas can require the use of public sanitary sewer or group septic systems. Areas included in UM could potentially represent prime candidates for “receiving areas” under a county-wide Transfer of Development Rights program.

APPLICABLE ZONING REGULATIONS

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

Section 18.20.010 Purpose. *The R-L Residential-Large Lot district is established to provide an area for suburban, large lot development on public sewer and water systems or where public facilities may be feasibly extended.*

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

Chapter 18.103.070 Conditional Uses. *Approval criteria for conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.*

Chapter 18.33 Use Table. *The use table establishes uses permitted within each zoning district, and how they are permitted.*

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

Standards for approval of conditional uses:

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *two-family dwellings are allowed as a conditional use in the R-L zoning district.*
- 2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *There doesn't appear to be negative impacts on neighboring property owners. There are several two and multifamily dwellings in the area. The structure is existing and the exterior appearance will not change.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *The Health Department will ensure the existing utilities are adequate, or the necessary improvements are made.*
- 4) Adequate off-street parking is provided; *Off-street parking is available on improved surfaces or within the garage. The number of parking spaces satisfies the code language.*
- 5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *Beyond typical remodeling noises there should be no issue.*
- 6) Soil conditions are adequate to support the use; *it appears the soils are adequate to support the use.*
- 7) Access does not pose traffic congestion or hazards; *the site has off-street parking areas available, and there is an existing entrance that will continue to be used.*

TOWN BOARD ACTION: The Town of Washinton Board will consider this conditional use permit request September 18, 2025.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff has concluded that the proposed two-family dwelling is consistent with the purpose of the zoning code, consistent with the standards for conditional use permits, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

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

1. The conditional use permit is for a two-family dwelling. The site plan, and the narrative shall be attached to and made part of the permit. Any updates/corrections shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Parking shall meet the requirements of Chapter 18.77. There shall be a minimum of three off-street parking spaces.
3. Building permits must be applied for and issued for the structure modification.
4. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
5. Uses authorized under this conditional use permit shall be limited to the two-family dwelling proposed in the application. However, future changes shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
6. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
7. The maximum number of adults in a Community Living Arrangement shall not exceed 8 adults per lot.

8. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use..



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

Office Use Only

Date Application Accepted:	8/20/25
Accepted By:	Hannah
Receipt Number:	081919
Town Hearing Date:	9/18/2025
Scheduled Hearing Date:	9/23/2025

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: 3B Holdings LLC	Phone# [REDACTED]
Mailing Address: 4823 Club House Ln, Eau Claire, WI 54703	
Email Address: [REDACTED]	

Agent Name: Seth Miller	Phone# [REDACTED]
Mailing Address: 4823 Club House Ln, Eau Claire, WI 54703	
Email Address: [REDACTED]	

SITE INFORMATION

Site Address: 4823 Club Ho 2821 Beverly Hills Dr, Eau Claire, WI 54701
Property Description: _____ ¼ _____ ¼ Sec. 27, T 27 N, R 9 W, Town of Washington
Zoning District: RL Code Section(s): 18.33
Overlay District: <input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): 024 2033 05 000
PIN #(s):

GENERAL APPLICATION REQUIREMENTS

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

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

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

Owner/Agent Signature Seth Miller Date 08/11/25

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

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

• Home occupation

• Changing from ~~single~~ single-family dwelling to two ~~unit~~-family dwelling for Adult Family Home

• upstairs - 4 residents

• downstairs - 2 residents

per phone call with Seth on 8/28

Parking: 2 car garage & 4 spots on driveway

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

Description of the type of business activity:

Equipment used in the business activity:

Days and hours of operation:

Number of employees: 1 upstairs 24/7 & 1 downstairs

Nuisance abatement measures that will be implemented:

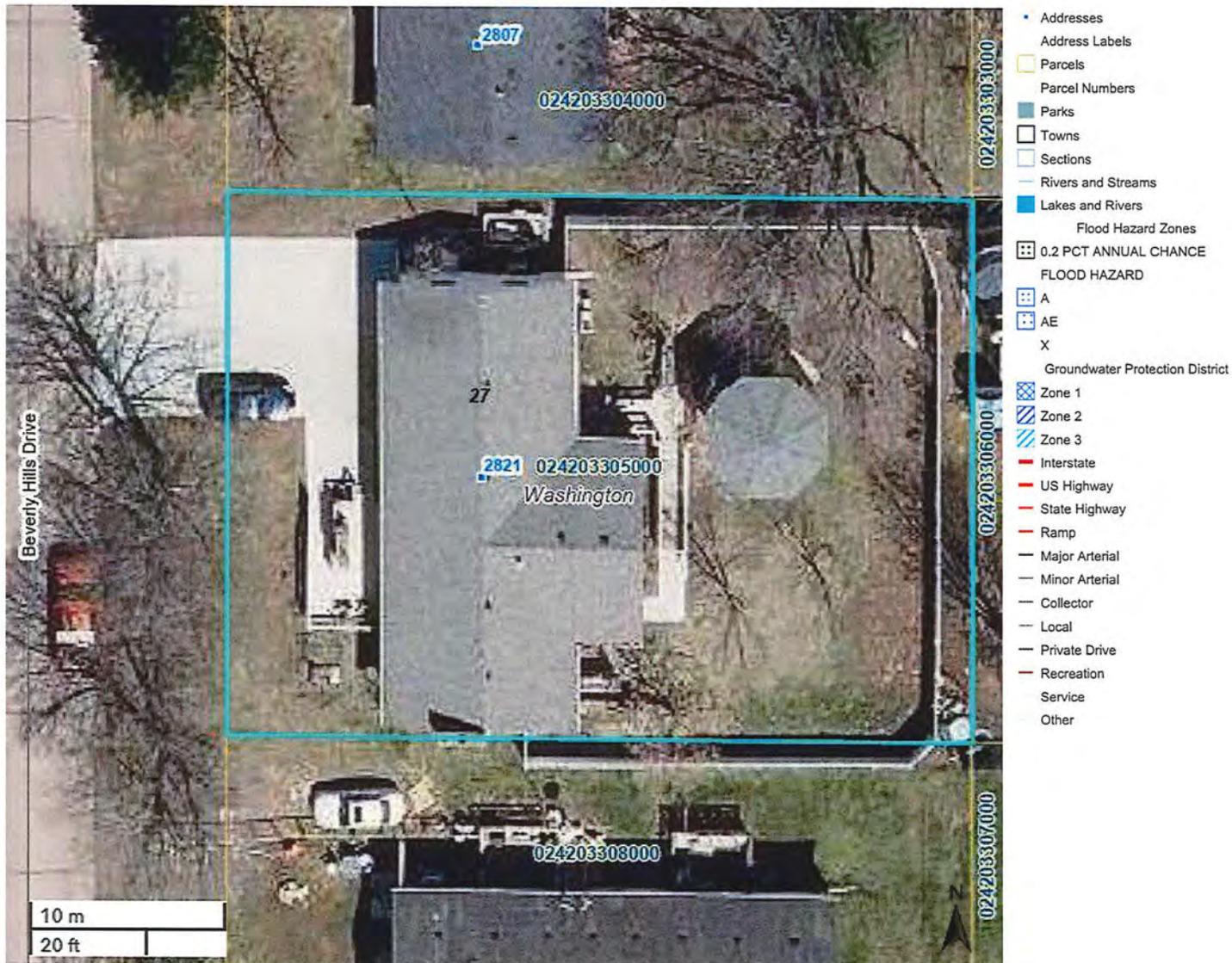
Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

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

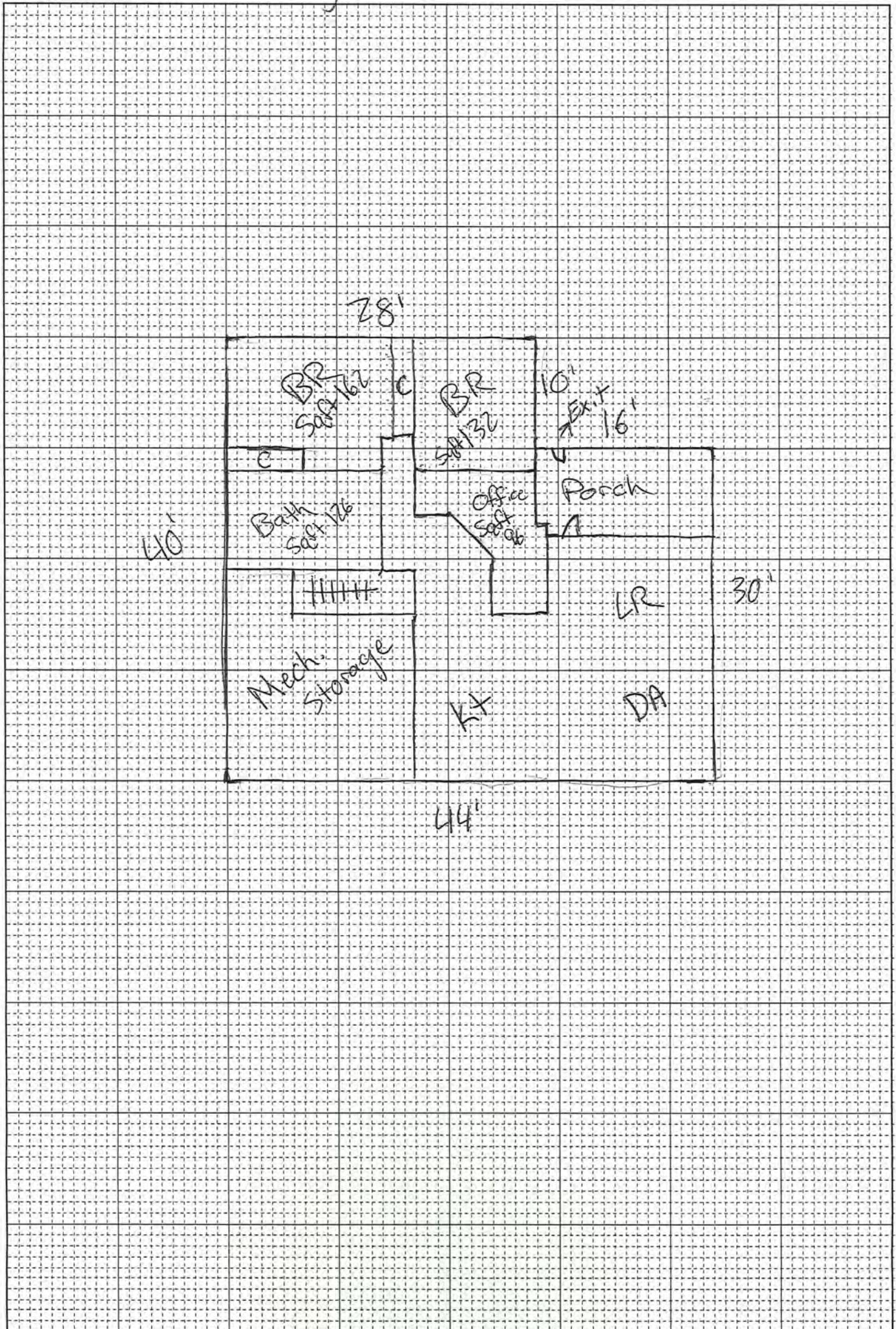


Date created: 8/29/2025
 Last Data Uploaded: 8/29/2025 11:13:08 AM
 Developed by
SCHNEIDER
SCSPAT AL

Building Sketch

Borrower/Client			
Property Address			
City	County	State	Zip Code
Lender			

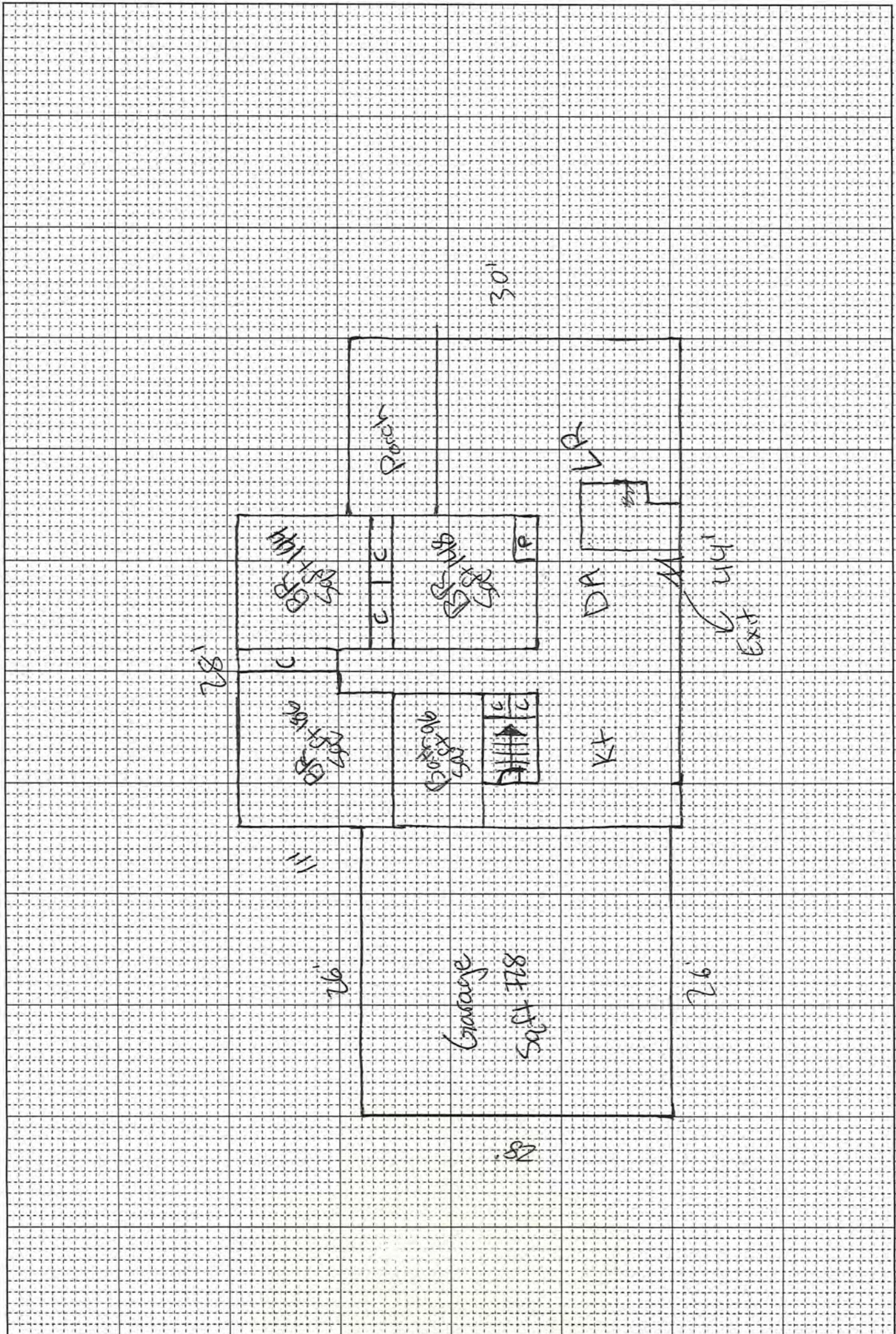
2821 Beverly Hills, Dr. (Walkout Lower Level) 05/27/25



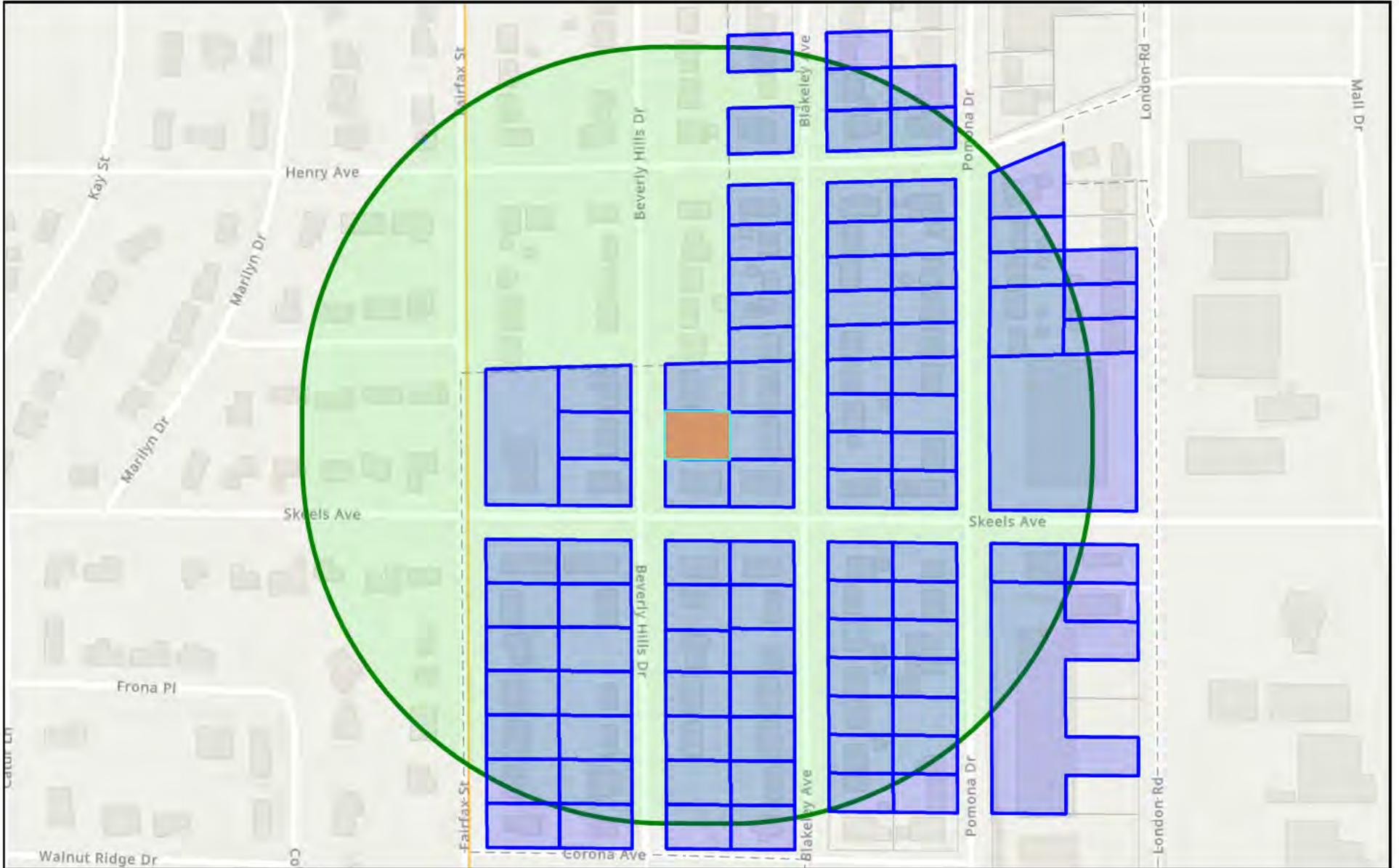
Building Sketch

Borrower/Client			
Property Address			
City	County	State	Zip Code
Lender			

2821 Beverly Hills Dr. (Main Level) 05/27/25

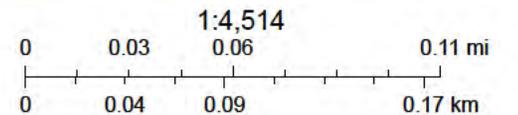


Public Notification



8/29/2025, 12:17:05 PM

-  County Boundary
-  Tax Parcel
-  Section



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

FirstName LastName	Address	City State Zip
CHARLES HELFENSTEIN	4227 CUMMINGS AVE	EAU CLAIRE WI 54701-2311
HILDA ALMENDAREZ-CASTRO	4310 AUGUSTINE AVE	WESTON WI 54476-2721
SHAWN R & AMY H STANDIFORD	2913 BLAKELEY AVE	EAU CLAIRE WI 54701-7543
KATHY HAMMER	1341 BROADWAY DR	SUN PRAIRIE WI 53590-8915
ALANO CLUB 12	2926 POMONA DR	EAU CLAIRE WI 54701-6846
EAU CLAIRE PLAZA LLC	14575 GRAND AVE	BURNSVILLE MN 55306-5722
BROOKSIDE HOMES LLC	715 S BARSTOW ST APT 208	EAU CLAIRE WI 54701-4886
JOAN BURGESS	2400 HILLS MILLER RD	DELAWARE OH 43015-8532
KELLY STEINMETZ	6000 WILD ROSE LN	EAU CLAIRE WI 54701-8973
SB RENTALS OF EAU CLAIRE LLC	2809 E HAMILTON AVE #323	EAU CLAIRE WI 54701-6863
MARLO ERICKSON	3206 ANRIC DR	EAU CLAIRE WI 54701-5082
WILLIAM J & DONA O HAMILTON	3012 POMONA DR	EAU CLAIRE WI 54701-6847
ANDREW SCHWENNSEN	3018 POMONA DR	EAU CLAIRE WI 54701-6847
HENRY VIII LLC	1316 FAIRFAX ST STE 101	EAU CLAIRE WI 54701-3406
KATHLEEN OTOYA	2612 BLAKELEY AVE	EAU CLAIRE WI 54701-6728
SAMUEL J STEINMETZ REV TRUST	927 LORING ST STE 2	ALTOONA WI 54720-1195
JACKSON E SCHWARTZ	2411 SKEELS AVE	EAU CLAIRE WI 54701-7572
DENNIS D FOSTER FAMILY TRUST	S 3945 OAK KNOLL RD	FALL CREEK WI 54742-4410
WAYNE HAMLER	124 GREY FRIAR LN	EAU CLAIRE WI 54701-7183
JOSEPH A & LISA A CIULLA	2613 BLAKELEY AVE	EAU CLAIRE WI 54701-6772
BRIAN STEINMETZ	4019 CLAY ST	EAU CLAIRE WI 54701-8177
CAG INCOME TRUST	2913 BEVERLY HILLS DR	EAU CLAIRE WI 54701-7541
JOSHUA WENZEL	2918 BLAKELEY AVE	EAU CLAIRE WI 54701-7542
SHARON BOHL	2917 BEVERLY HILLS DR	EAU CLAIRE WI 54701-7541
MICHAEL M & PAULETTE A MAGUR	6010 WHITE OWL LN	EAU CLAIRE WI 54701-4489
BENJAMIN L & JAMIE L GANSKE	3311 W COUNTRY CLUB LN	ALTOONA WI 54720-1013
MARILYN DUERST	955 W RIVER DR	NEW RICHMOND WI 54017-1450
JOHN KAZMIERCZAK	2720 BLAKELEY AVE	EAU CLAIRE WI 54701-6817
MEGAN B PROSEK	2411 HENRY AVE	EAU CLAIRE WI 54701-6859
LARRY A VOLD	2549 OAKLAND AVE	INDIANA PA 15701-3295
JEFF A & TINA W WOLFGRAM	3920 E HAMILTON AVE	EAU CLAIRE WI 54701-8106
PEGGY (KLIKA) SCHREINER	58 MEADOWLARK LN	HUDSON WI 54016-7797
DIANE FEILS	2836 STORER VALLEY RD	HOUSTON MN 55943-8264
HAROLD JOHNSON	1755 30TH AVE	RICE LAKE WI 54868-9368
SCHWARTZ HOMES LLC	1119 REGIS CT STE 200	EAU CLAIRE WI 54701-4465

HILL OXFORD COMMERCIAL LLC	901 W JACKSON BLVD STE 501	CHICAGO IL 60607-3798
YVONNE BOETTCHER	2726 BLAKELEY AVE	EAU CLAIRE WI 54701-6817
LOGAN SKOUG	2714 BLAKELEY AVE	EAU CLAIRE WI 54701-6817
TRENT M & RACHEL A JOHNSON	2704 BLAKELEY AVE	EAU CLAIRE WI 54701-6817
NIEVES REAL ESTATE LLC	PO BOX 2031	EAU CLAIRE WI 54702-2031
ANGELA MEIER	2909 FAIRFAX ST	EAU CLAIRE WI 54701-7559
RYAN ADDIS	2919 FAIRFAX ST	EAU CLAIRE WI 54701-7559
MICHAEL BENRUD	3311 GOLF RD	EAU CLAIRE WI 54701-8017
JESSICA RAINE	S9235 LOWES CREEK RD	ELEVA WI 54738-9038
GEOFFREY GOODLAND	2620 FAIRWAY DR STE 1	ALTOONA WI 54720-1807
JOSEPH FELIX	510 E MACARTHUR AVE	EAU CLAIRE WI 54701-6443
ROBERT WALSKE	3020 BEVERLY HILLS DR	EAU CLAIRE WI 54701-5821
RED SEA REALTY LLC	1425 PARK AVE	EAU CLAIRE WI 54701-4818
STEVEN SMASAL	3119 MAY ST	EAU CLAIRE WI 54701-6590
PAFOUA YANG	1802 CHUMAS DR	EAU CLAIRE WI 54701-7736
JULIE PALOMAKI	2705 BLAKELEY AVE	EAU CLAIRE WI 54701-6818
JOSHUA W & EMILY K ARNESON	2711 BLAKELEY AVE	EAU CLAIRE WI 54701-6818
JODI MATTICE	2717 BLAKELEY AVE	EAU CLAIRE WI 54701-6818
EAU CLAIRE COUNTY HOUSING AUTHORITY	227 1ST ST W	ALTOONA WI 54720-1673
THOMAS BISHOP	2324 CORONA AVE	EAU CLAIRE WI 54701-7554
ROBERT C & BRENDA L HOADE	2710 POMONA DR	EAU CLAIRE WI 54701-6843
KA VANG	2613 HENRY AVE	EAU CLAIRE WI 54701-6827
PATHOS DUPLEX LLC	2616 E LEXINGTON BLVD	EAU CLAIRE WI 54701-3209
STAR PLAZA LLC	2822 LONDON RD	EAU CLAIRE WI 54701-6830
CHAD HONL	2804 POMONA DR	EAU CLAIRE WI 54701-6845
PRISCILLA SMITH	16 LARAMIE RD	GREENBRIER AR 72058-9790
PAO VANG	11547 46TH AVE	CHIPPEWA FALLS WI 54729-6762
GRAYHAM PROPERTY MANAGEMENT LLC	3540 JEFFERS RD	EAU CLAIRE WI 54703-4416
JERRY A & SUEANNE C BOETTCHER	2510 SKEELS AVE	EAU CLAIRE WI 54701-7573
JOHN M & JENNIFER J PANZIGRAU	3718 GOLD RIDGE RD	EAU CLAIRE WI 54701-5616
TRAUT PROPERTIES LLC	3613 MAYWOOD DR	EAU CLAIRE WI 54703-1481
STANLEY LARSON	1120 GLEN DR	ALTOONA WI 54720-2545
JASON SEIPEL	2812 BLAKELEY AVE	EAU CLAIRE WI 54701-2802
THOMAS BESCHTA	PO BOX 611	MERCER WI 54547-0611
BAGWOLFF2 LLC	E 4730 INTERLACHEN BLVD	ELEVA WI 54738-9426

EAU CLAIRE COUNTY, WI

Comprehensive Food Waste Reduction Final Report

April 2023 – June 2025



Thank you to our partners:



Project Summary

Eau Claire County was awarded \$50,150 through the USDA Comprehensive Food Waste Reduction program to implement a 2-year project focused on diverting food waste from landfills. This project focused on 4 goals for implementation and capacity building to create long term food waste diversion initiatives within the community.

Focus Areas:

- 1. Education** – Create community awareness around food waste and the impact of composting.
- 2. Food waste diversion in schools** – Create capacity within schools to implement composting during mealtimes.
- 3. Supplying compost to the community** – Increase amount of compost being distributed to the community.
- 4. Increase adoption of residential composting** – Increase the number of residents who compost at home or through a curbside service.

As a result of this 2-year project 556,470 pounds of food waste have been diverted from the landfill, 68,800 pounds of compost donated, and 1,720 homes have adopted composting as a household practice. This report will go into greater detail of how these focus areas were implemented and their overall impact.

In the Media

1. [ECASD elementary students tackle composting through an Eau Claire County Project](#)
2. <https://www.youtube.com/watch?v=zXAm-6xnuSg>
3. [Eau Claire County holding compost bin sale | Eye On Eau Claire | wqow.com](#)
4. [Eau Claire elementary students visit Earthbound Environmental to get their hands on composting | Eye On Eau Claire | wqow.com](#)
5. [Wisconsin Episode 148 of The K-12 Food Rescue Podcast](#)
6. [Eau Claire Wisconsin School Food Waste Solution Leader Paul Tolar by K-12 Food Rescue: A Food Waste Solution Podcast](#)
7. [Students prepare for composting at Putnam Heights Elementary](#)
8. [How to compost video for students](#)
9. [ECASD Food Waste Diversion Examples](#)
10. [Waste to revenue stream – free compost distribution!](#)

Education

The foundation of successful programming relies on educating members of the public and our sub-award recipients on the benefits of composting and reducing food waste. Eau Claire County staff facilitated several community education opportunities for the public including tabling at well attended community events, providing presentations to larger groups, and providing resources to schools and community organizations on best practices for implementing composting within their organization.

Links 4 and 8 demonstrate some of the ways we provided education directly to schools outside of our support during the waste audits which will be discussed later in this report. Grant funding allowed us to hire 3 interns over the course of the 2-year project period to assist us with the education and outreach efforts associated with the project. The interns' activities ranged from developing presentations, tabling at community events, creating social media posts, design of the annual Beaver Creek Recycler Newsletter, and assisting with the waste audits at the schools. As a result of these educational efforts, we were able to engage with the community at 6 community events, achieve 119,720 impressions through our Food Waste Friday social media campaign, and distribute over 90,000 copies of our Beaver Creek Recycler newsletter to the community which included composting and food waste diversion information for residents as well as advertise the subsidized Home Composter sale. This newsletter was translated into Spanish and Hmong then provided on the county website digitally.



Youth Leadership students play waste sorting relay race.



Tabling at Sounds Like Summer event with waste sorting game.



Community presentation on how they can divert waste from the landfill.



Intern teaching community members about waste sorting at Earth Week Open House event.



Compost page from Beaver Creek Recycler and translated versions.

Food Waste Diversion in Schools

Eau Claire County developed the Schools Fight Food Waste grant program for any school within Eau Claire County to receive up to \$1,000 to divert food waste by composting, adding share tables, or to purchase educational materials about food waste and composting. The County awarded 12-\$1,000 grants to schools within the Eau Claire Area School District to implement composting during mealtimes. Eau Claire County in partnership with the JONAH Environmental Taskforce provided support during the first week of composting at each school by presenting to students and staff about the initiative and teaching them how to compost properly within the school setting. Volunteers then were present at mealtimes each day assisting students with sorting their trays, answering questions from staff, and conducting waste audits to determine the total amount of waste being diverted by composting. County staff also met with staff at each school prior to implementation to discuss unique school considerations to ensure smooth implementation.

Additional funds were able to be reallocated within the grant budget to provide students with the opportunity to take a field trip to the compost processor, Earthbound Environmental Services, facility to see how the food waste leaving their lunchrooms is processed into the soil that will return to school gardens. See Link 4 for news coverage on the field trip.

Through this process the County was able to develop several resources that will be utilized beyond the scope of the grant.

- A “How to Conduct a Waste Audit” Guide for schools that can be used in a classroom setting or during mealtimes.
- The “How to Compost” video (Link 8 under “In the Media”)
- Comprehensive Waste Audit reports for the school district outline lessons learned, best practices, and potential next steps to further reduce food waste. (attached at the end of the report)
- Signage for waste containers in the lunchrooms that are visual for young children and translated into Hmong and Spanish for ESL students.



Sample of signs provided to schools.



Staff assist students with sorting their lunch trays.



Volunteers and school staff help students sort their tray.



Students and Earthbound Environmental staff during field trip.



Students at Compost Creation Station during field trip.



Example waste sorting station at elementary school.

The waste audit results estimate that collectively the 12 schools who received funding through the grant program are diverting an average of 4,000 pounds per week. During the project period 4,190 students began composting during mealtimes. This in combination with the 4 schools that previously were composting results in 67% of students in the district composting by the end of the project period.

As a result of this program the Eau Claire Area School District has committed to adopt composting in the remaining 4 schools in the 2025-2026 school year. While the funding has expired the County and the JONAH Environmental Taskforce will continue to provide support during implementation at the remaining schools. Several schools are also testing out the implementation of share tables to reduce the waste that comes from unopen packaged foods. The USDA grant funding exponentially increased the rate and capacity to adopt compost within the school district.

Supplying Compost to the Community

Eau Claire County has one curbside compost service provider in the community. While their operation has grown substantially during their 10 years in business one obstacle was the ability to effectively screen compost and distribute the finished product to their subscribers and throughout the community. The grant funding allowed the County to contract with Earthbound Environmental Services to rent a trommel screener to process finished compost. This finished compost was then distributed to subscribers, community gardens, school gardens, and other community organizations. View Link 10. This portion of the project has resulted in the donation of 68,800 pounds of compost to residents,

schools, and organizations within the community.



Finished compost prior to screening.



Trommel screening out debris from finished compost.



Earthbound Environmental staff in front of buckets of compost ready to be distributed in the community.



Students applying finished compost to school gardens.

Increasing adoption of residential composting

The final component of the project was to increase the number of residents composting at home or through curbside composting. The county partnered with Recycling Connections to host a community sale of the Home Composter which are only available through a local government sale. Using grant funding the county subsidized \$35 of the cost of the bin, cutting the purchase price for residents in half. This was received so well by the community we sold the 300 bins we anticipated selling over the 2-year project in one week! We then were able to reallocate unused grant dollars to host another subsidized compost bin sale. Over the course of the project, we sold over 500 compost bins to residents within Eau Claire County, and we continue to get residents calling throughout the year to be placed on a waitlist for future sales. During the project period Earthbound Environmental also increased their residential curbside composting participants by over 1,200.

What's Next?

This project has fueled an ongoing conversation in the community about how we can prevent food waste. Eau Claire County is pursuing additional grant funding to continue the momentum in the community. If awarded the funding we are hoping to pilot rural compost drop-off sites, a bucket curbside composting pilot, and community led waste reduction projects to develop long lasting projects that will continue to prevent and divert waste from the landfill.



Compost bins ready to be picked up by residents

**Planning and Development
August 2025**

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

Planning

Vendor	Amount	Description	Line Item#
WRPLA	140.00	2025 Annual Meeting Registration	100-15-56920-340-000
Digicopy	12.00	July Digicopy	100-15-56920-313-000
Voyager	31.90	July Fuel	100-15-56920-330-000
Amazon (Pcard)	50.19	Labels & Folders	100-15-56920-310-000
APG (Pcard)	261.30	Annual Digital Subscription	100-15-56920-320-000

Resurvey

Vendor	Amount	Description	Line Item#
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Emergency Management

Vendor	Amount	Description	Line Item#
WEMA	400.00	WEMA Conference Registration	100-15-52924-340-000
ECC Highway	88.85	Fixing Command Trailer	100-15-52924-200-725
ECC Highway	81.58	Moving Command Trailer	100-15-52924-200-725

Recycling

Vendor	Amount	Description	Line Item#
WRR	21,368.39	July Clean Sweep	211-15-53636-200-745
First Choice	3,845.41	July Batteries & Electronics	211-15-53636-309-745
Harter's Expert Disposal	6,032.46	July Curbside	211-15-53635-201-000
Town of Wilson	120.00	July Recycling Attendant	211-15-53635-208-000
Village of Fairchild	122.40	June Recycling Attendant	211-15-53635-208-000
Waste Management	41,603.30	July Curbside	211-15-53635-201-000

Land Conservation

Vendor	Amount	Description	Line Item#
GRAEF	11,305.75	Stormwater Contracted Services	100-15-56922-200-000
Hart Farms	486.00	2025 NMFE	207-15-56924-200-708
James Stensen	700.00	2025 NMFE	207-15-56924-200-708
Darren/Lisa Vetsch	202.00	2025 NMFE Stipend/Soil Testing	207-15-56924-200-708
GRAEF	2,354.50	Stormwater Contracted Services	100-15-56922-200-000
Mark Schlimgen	400.00	WA-25-03	207-15-56924-390-703
Voyager	55.61	July Fuel	100-15-56920-330-000
Home Depot (Pcard)	395.00	Rain Barrels	207-15-56922-340-000
U Of M (Pcard)	199.00	Training	100-15-56920-340-000
RTK Mobile (Pcard)	30.00	GPS Data	

Division	Totals
Planning	495.39
Resurvey	-
Emergency Management	570.43
Recycling	73,091.96
Land Conservation	16,127.86
Total	90,285.64