

AGENDA

Eau Claire County

• BOARD OF LAND USE APPEALS •

Date: Monday, November 18, 2019

Time: 5:00 p.m.

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

1. Call to Order and confirmation of meeting notice
2. Public Comment **(15 minute maximum)**
3. Review/Approval of October 23, 2019 Meeting Minutes / Discussion – Action **PAGES 2-6**
4. Other Business
 - a. Reconsideration request for VAR-0005-19 (Southside EC Properties LLC/Real Land Surveying) (Town of Washington) / Discussion – Action **PAGES 7-37**
5. Proposed Future Meeting Date and Agenda Items / Discussion
6. Adjourn

Prepared by: Samuel Simmons, Administrative Specialist III, Planning & Development

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-4710 (FAX) 839-1669 or (TDD) 839-4735 or by writing to the ADA Coordinator, Human Resources Department, Eau Claire County Courthouse, 721 Oxford Ave., Eau Claire, Wisconsin 54703

MINUTES

Eau Claire County

- BOARD OF LAND USE APPEALS •

Date: Wednesday, October 23, 2019

Time: 5:30 p.m.

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

Members Present: Patrick Schaffer, Gary Eslinger, Randall Stutzman, Judith Bechard, Karen Meier-Tomesh

Members Absent: Darrin Schwab

Staff Present: Rod Eslinger, Jared Grande, Liz Fagen, Sam Simmons

1. Call to Order and confirmation of meeting notice

Chairman Stutzman called the meeting to order at 5:30 p.m. and confirmed the public meeting notice.

2. Public Comment **(15 minute maximum)**

None.

3. Public Hearings

- a. A variance request for a 30-foot variance to the 50-foot setback for highly susceptible wetlands and a 50-foot yard setback off of a class B highway for a proposed plat, lots 34 and 35. (Town of Washington) / Discussion – Action

Chairman Stutzman swore in Elizabeth Fagen, Environmental Engineer for the Eau Claire County Land Conservation Division. The first presentation was for the 30-foot variance request to the 50-foot setback for highly susceptible wetlands. Ms. Fagen described wetlands limitations for the access road in Talmadge road near the ongoing Trilogy subdivision project. DNR completed an inspection on August 17th. Fagen showed a parcel map that outlined several wetlands on site. She also showed a development map that showed two access points. Fagen described slope concerns within the town of Washington. Fagen walked through the highly susceptible wetland requirements in the county code. The limitation is 50-feet, but the request is to reduce the setback to 30 feet to allow the Trilogy project to move forward in regards to lots 34 & 35. Fagen showed a site video and photos that showed flags with wetland areas. Eau Claire County Land Conservation Division recommends approval of the variance request due to all options for allowing the road being exhausted, and all requirements in Title 17 of the County Code being met. Approval will be with conditions outlined in the staff report. Ms. Fagen concluded by mentioning a letter from the Town of Washington recommending approval.

Rod Eslinger asked Fagen what led them to the conclusions that the land was highly susceptible. Fagen walked through species that could degrade the land.

Chairman Stutzman asked Fagen when the on-site visit was. The visit was on August 26th with Jared Grande, Chad Berge, Liz Fagen, Dean Roth, the Town of Washington, and the Highway department.

No further questions were asked of Ms. Fagen.

Chairman Stutzman swore in Jared Grande, Land Use Manager for Eau Claire County Planning & Development. Mr. Grande outlined where the two lots (34 & 35) are on the Trilogy map. Mr. Grande walked through the history of the variance request and the location of the lots in relation to Highway 93. There is a 100-foot setback requirement to the highway that is unable to be waived by the Planning & Development department. Mr. Grande outlined buildable areas on a map and described differences between the 100-foot setback and the proposed 50-foot setback. Mr. Grande mentioned that there must be an unnecessary hardship to have the request approved. There is no floodplain in the area and it is not a concern for the two lots being discussed. Mr. Grande stated that the staff feels that there is not an unnecessary hardship present, as the 100-foot setback does to impede the overall project. He concluded by outlining reasonings for approval or denial outlined in the staff report. Mr. Grande wanted to mention that the County is undergoing a comprehensive zoning update, that addresses highway setbacks, that will be complete around April 2020.

Karen Meier-Tomesh asked Mr. Grande why County setbacks are more restrictive than DOT setbacks. Rod Eslinger answered and explained that the County setbacks are primarily based on standards that were in place when the current regulations were adopted in the 1980's.

Karen Meier-Tomesh also wanted clarification on why a 118-foot setback are on some lots and not others. Mr. Grande answered that the setbacks for the subdivision were set by the surveyor, not the county.

Chairman Stutzman asked Mr. Grande why lots 34 & 35 are unbuildable. Mr. Grande answered that maps provided to the department were not drawn accurately enough to reflect the setback conflict.

No further questions were asked of Mr. Grande.

Chairman Stutzman swore in Jeremy Scout, with Real Land Surveying. Mr. Scout spoke in favor of the request and explained that the area needs to be expanded in order to make the two lots buildable.

Chairman Stutzman swore in Cody Filipzack with Southside EC Properties. Mr. Filipzack spoke in favor of the request and stated that this issue is something that arose after the draft plat was drawn and noted that the 100-foot setback conflict could have been missed in an error. He acknowledged his concerns with the two lots and the setbacks and understood the Board's concerns.

Karen Meier-Tomesh asked Filipzack if he could speak about the 118-foot setback. Filipzack answered it is mainly to provide enough room for homes on the lot and appearance purposes.

Gary Eslinger asked Filipzack why the road curves towards the wetland. Liz Fagen answered to maximize the buildable area on other lots, the road had to curve due to road safety concerns from the Town of Washington.

No further questions were asked of Mr. Filipzack.

Nobody else spoke in favor of the request.

None spoke in opposition of the request.

The Board entered deliberations at 6:10p.m.

During deliberations, there were questions for staff as to why the DNR did not issue a report for the wetland setback conflict. Rod Eslinger and Liz Fagen clarified that the DNR does not have a setback requirement as long as wetlands are not being disturbed. Ms. Fagen showed the Board a hard copy of a DNR report of the area from 2017.

The Board was also concerned that approving the variance request would set a precedent for similar requests in the future.

The Board exited deliberations at 6:51p.m.

ACTION: Motion by Gary Eslinger, seconded by Karen Meier-Tomesh, to approve the variance request for a 30-foot variance to the 50-foot setback for highly susceptible wetlands as presented based on findings for approval in the staff report and that there is no unnecessary hardship present. Motion defeated, 2-2-1. The variance request was denied due to a tie vote.

ACTION: Motion by Randall Stutzman, seconded by Patrick Schaffer, to deny the variance request for a 50-foot yard setback off of a class B highway for a proposed plat, lots 34 and 35 as presented based on all findings for denial in the staff report. Motion carried, 5-0-0.

- b. A variance request for an 83-foot front yard setback off of a class B highway for an existing commercial structure. (Town of Clear Creek) / Discussion – Action

Chairman Stutzman swore in Jared Grande, Land Use Manager for Eau Claire County Planning & Development. Mr. Grande outlined the site location and provided an aerial photo. He also provided a brief history of the facility (Foster Bar). Mr. Grande outlined commercial building zoning requirements in the county code. The variance request is to make a proposed addition to the structure in compliance with setback requirements in the county code. Everyday Surveying has measured the current structure as 17 feet off the highway, which is why the variance request is for 83 feet. The request would include the demolishing of a current

creamery structure and building an addition to the south of Foster Bar. The creamery is not currently in operation. The variance would make the entire structure in compliance with setback requirements. A site plan, building elevations, and a site video were presented. The property is currently zoned C-2, which has a 100-foot highway setback requirement. A Letter of Map Amendment (LOMA) was completed for the property by the Federal Emergency Management Agency (FEMA). A LOMA can remove a property from the floodplain to make it buildable. Staff has noted that a hardship is not present in this variance request. Mr. Grande concluded by outlining reasons for approval and denial in the staff report.

There were no questions for Mr. Grande.

Chairman Stutzman swore in Toby Begal of Dell Construction. Mr. Begal spoke in favor of the request and outlined the history of the structure. He noted that the roof of the creamery structure is pitched, not flat. Mr. Begal approached the town chair of Clear Creek, who was in the favor of the request and the DNR. He was unable to produce the LOMA to the Board. Mr. Begal met with several individuals at Eau Claire County, and all interested parties are in favor of the request. This variance request allows the building to become handicap accessible and able to become in compliance with codes.

There were no questions for Mr. Begal.

Jared Grande noted that minutes from a recent town of Clear Creek meeting reflected approval of the variance.

The Board entered deliberations at 7:23p.m.

The Board exited deliberations at 7:33p.m.

ACTION: Motion by Karen Meier-Tomesh, seconded by Judith Bechard, to approve the variance request as presented based on findings of point “B” in the variance standards and conditions outlined in the staff report. Motion carried, 5-0-0.

Mr. Begal spoke and thanked the Board, Jared Grande and Rod Eslinger for their assistance in the process.

4. Review/Approval of September 04, 2019 Meeting Minutes / Discussion – Action

The Board reviewed the minutes.

ACTION: Motion by Patrick Schaffer, seconded by Karen Meier-Tomesh, to approve the September 04, 2019 minutes as presented. Motion carried, 5-0-0.

5. Adjourn

ACTION: Motion by Randall Stutzman, seconded by Gary Eslinger, to adjourn the meeting. Motion carried, 5-0-0. Meeting adjourned at 7:36p.m.

Respectfully submitted,

Samuel Simmons
Clerk, Board of Land Use Appeals



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Eau Claire County
Board of Land Use Appeals (BLUA)
721 Oxford Avenue
Eau Claire, WI 54703

Dear Board of Land Use Appeals,

We (AEC-the engineers for the Trilogy subdivision) are requesting on behalf of the applicant (Southside EC Properties, LLC) that BLUA reconsider our request for reducing the 50-foot wetland setback for the Trilogy Sub-division in order to construct a new town road that intersects Talmadge Road in the Town of Washington. I would like to start off by apologizing for not being present at the meeting on Wednesday, October 23rd to explain our proposed project and the steps that we took to minimize environmental impacts to the wetlands within the subdivision.

This project involves the development of some 96+/- acres of commercial and residential development with 3,800 LF of new Town roads. There are two (2) access points proposed for the development, one off CTH II and the second on Talmadge Road. It is very important that this project provide both access points for emergency services. In order to understand the access limitations of this site, one has to know what lies along the perimeter. This 96-acres is bordered by CTH II in the north, STH 93 in the west, Willow Creek in the south, and Talmadge Rd in the east. When this project was in the conceptual stages of design (2016) access into and out of the sub-division were discussed at numerous meetings/phone conversations with Town, County, Wisconsin DOT, and Wisconsin DNR officials.

In 2016, the entire site had a wetland delineation completed. Discussions were held with the WIDNR and on-site meetings were held in order to get the WIDNR's concurrence of the wetland boundary; concurrence was given in August of 2016. At that time, it became evident that this project would need wetland fill/disturbance permits for both a wetland crossing in the middle of the site and a second permit in the east along Talmadge Road. Meetings with the WIDNR focused on avoidance first and then minimizing the impact. Seeing as we were not able to avoid the impact due to the wetland traversing the entire site from east to west, we chose the crossing that was the least impactful (noted as location 1 on the wetland map). The second area that was to be impacted was at the intersection with Talmadge Rd (location 2 on the map). We proposed to place the road along the northern most property line and thus minimizing the impact in this area also. In 2019, C&M Properties purchased the 10-acre parcel to the north of proposed access onto Talmadge Rd (outlined in red) and this access location moved to the north to avoid all wetland disturbance in this area.

In the early stages of design, discussion was held with WISDOT officials (via phone) about the platting of the Trilogy subdivision. Since this parcel abuts state highway, the WISDOT has review and approval authority over the plat. The WISDOT has a limited access policy onto state highways. As part of the approval process, notes must be placed on the face of the plat that states no vehicular access is allowed onto the highway, thus taking away any potential secondary access.

The Eau Claire County Highway Department was contacted in September of 2017 to request an access onto CTH II (Deerfield Road). Maps were sent to the county and discussions were held on the location of the proposed intersection. The County determined that one (1) access would be allowed onto the highway as long as the location met the requirements for the sight and stopping distances for safety. In 2018/2019, CTH II was surveyed and the location of the intersection was mapped and marked in the field. The highway department concurred with the measurements/distances and approved the location.

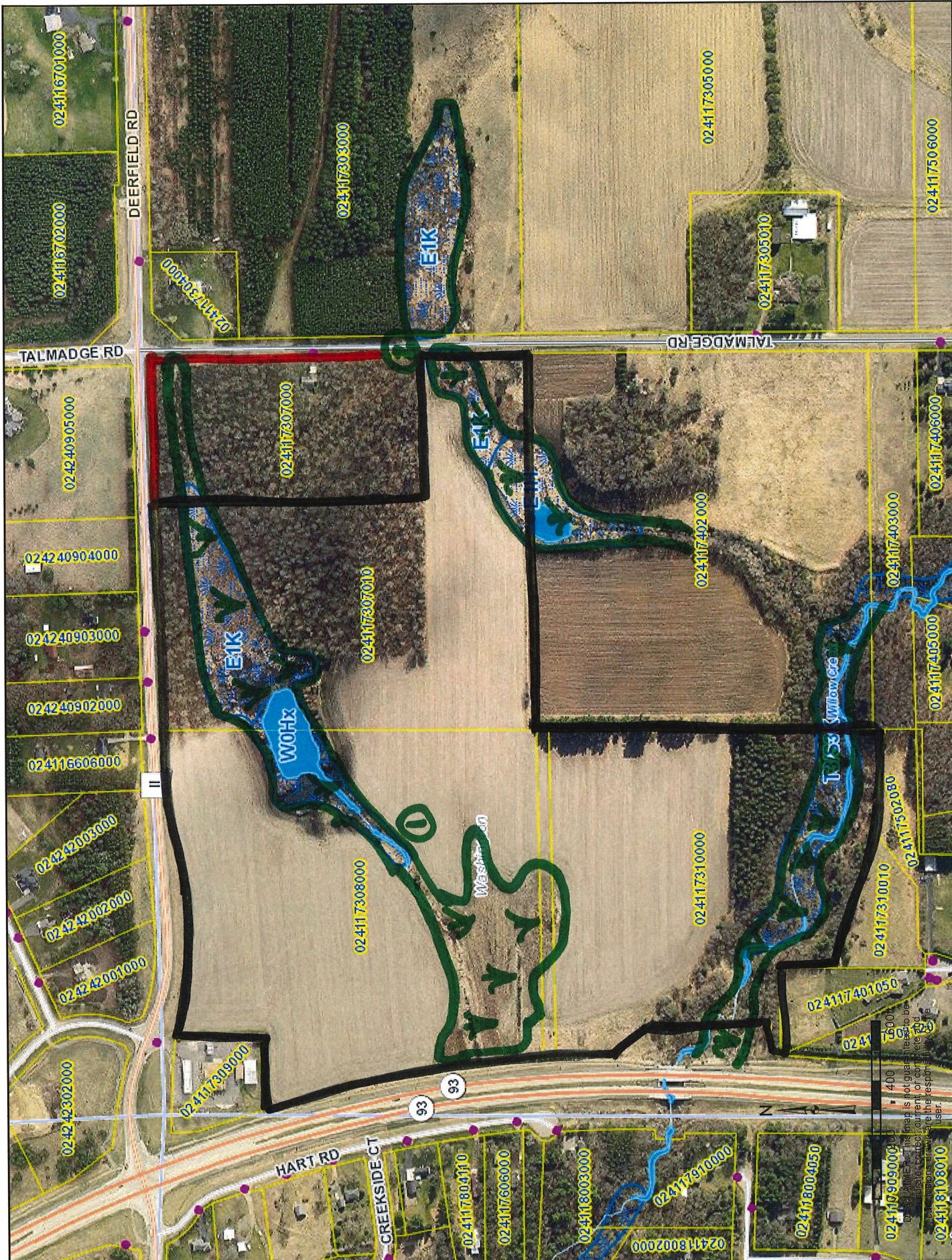
Over the past three (3) years the developer/AEC conferred with the Town of Washington on the Trilogy subdivision. There were numerous meetings, some held in the field, discussing the best/safest location for the intersection onto Talmadge. As previously noted, the location of the intersection changed from the early stages of the design to present as a result of the purchase of 10-acres to the north (road moved approximately 15-20 feet to the north). This shift in the road location allowed the road to be moved out of the wetland and thus avoid disturbance. It should be noted that the road is not, however, able to be moved further north. Currently we are at the minimum distance needed to provide a safe sight and stopping distance for both vehicles on Talmadge and the proposed internal road. Per the Town of Washington's letter, there is no room for moving this intersection to the north.

We are asking for the reconsideration of the 50-foot wetland setback for the Trilogy subdivision. We feel that the developer and the design of the sub-division has minimized the impacts to both the wetlands and required County setbacks. The design has avoided these impacts to the maximum extent and any further modifications at the intersection with Talmadge Rd will impact the safety. We hope that the Board will grant our reconsideration and we look forward to attending the next meeting where we can present the project.

Sincerely,



Sean P. Bohan, P.E.



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The map is not guaranteed to be accurate. The user is responsible for verifying the accuracy of the information shown on the map. The user is responsible for the use of the map.



TOWN OF WASHINGTON ♦ EAU CLAIRE COUNTY, WISCONSIN
5750 Old Town Hall Road ♦ Eau Claire WI 54701
(715)834-3257 ♦ Fax (715)834-3325 ♦ www.townofwashington.org

October 30, 2019

Rod Eslinger
Director, Eau Claire County Planning & Development
721 Oxford Avenue
Eau Claire, WI 54703-5478

Dear Mr. Eslinger and Land Use Appeals Board:

I am writing in reference to the Eau Claire County Variance Application filed by Real Land Surveying and Southside EC Properties LLC for a 30 foot variance to the 50 foot setback for wetlands in which a request has been filed for reconsideration of the matter. I have attached a previously submitted letter dated October 10, 2019 for your reference.

The preliminary plat of the Trilogy development shows Trilogy Road intersecting Talmadge Rd as required per the Town of Washington's Official Map; this access to Talmadge Rd via Trilogy Rd is of fundamental importance from a road system and roadway safety standpoint. In this location, the southern-most 30 feet of the 66 foot road right-of-way lies within the 50 foot wetland setback. The land disturbance within the setback will largely be to shape the earthen side slope extending south of the roadway and install BMPs to restore and vegetate the slope.

As a result of discussions with the County and developer regarding the road placement and the wetland setback, the Town did shift the intersection 15 feet to the north; however, is unable to consider a location further north due to roadway safety criteria. The current location provides for needed stopping and sight distances on Talmadge Road and necessary intersection geometry at a reduced speed of 35mph. Alternatively, to shift the roadway to the south would place the roadway in the wetland. Therefore, the Town of Washington supports the requested variance in the wetland setback distance in lieu of disturbing and placing the roadway in the wetland.

We respectfully request your support in locating the roadway as shown to provide for roadway safety and no disturbance of the wetland.

Sincerely,

Janelle L. Henning
Town of Washington
Administrator/Clerk/Treasurer



TOWN OF WASHINGTON ♦ EAU CLAIRE COUNTY, WISCONSIN
5750 Old Town Hall Road ♦ Eau Claire WI 54701
(715)834-3257 ♦ Fax (715)834-3325 ♦ www.townofwashington.org

October 10, 2019

Rod Eslinger
Director, Eau Claire County Planning & Development
721 Oxford Avenue
Eau Claire, WI 54703-5478

Dear Mr. Eslinger and Land Use Appeals Board:

I am writing in reference to the Eau Claire County Variance Application filed by Real Land Surveying and Southside EC Properties LLC for a 30 foot variance to the 50 foot setback for wetlands which is scheduled to be heard on October 23, 2019. The variance is a result of the Trilogy subdivision and the officially mapped road system therein.

In 2016 The Town of Washington with the assistance of WRWCPC and Eau Claire County Planning & Development established an Official Map for properties likely to develop near STH 93. The purpose of this initiative was to map a road system that provided for adequate ingress/egress, connectivity, emergency services delivery and roadway safety in a regional corridor of increasing density and mixed land uses.

Trilogy is located on one such property. The official map indicates an access onto CTH II and Talmadge Road. It has been identified the construction of Trilogy Rd to Talmadge Road falls within a wetland setback area. The applicant, Town Staff, and staff from Eau Claire County Planning and Development and Highway Department met to evaluate and discuss alternatives. Given the topography of Talmadge Road adjacent the Trilogy subdivision, the access per the Official Map remains the only viable option. A closer review of roadway sight and stopping distances allowed us to shift the intersection approximately 15 feet to the north. Hence the request of the 30 foot variance.

Thank you for your consideration. This access to Talmadge Rd via Trilogy Rd is of significant importance from a road system and roadway safety standpoint.

Sincerely,

Janelle L. Henning
Town of Washington
Administrator/Clerk/Treasurer

Sean Bohan

To: Schoen, Jill M - DNR
Cc: Baumann, Dan G - DNR
Subject: RE: BLUA Decision, BLUA By-laws

From: Schoen, Jill M - DNR <Jill.Schoen@wisconsin.gov>
Sent: Wednesday, October 30, 2019 4:35 PM
To: Sean Bohan <sbohan@rls-aec.com>
Cc: Baumann, Dan G - DNR <Dan.Baumann@wisconsin.gov>; Schoen, Jill M - DNR <Jill.Schoen@wisconsin.gov>
Subject: RE: BLUA Decision, BLUA By-laws

Sean,

Thank you for your time during our recent conversation regarding the Wetland general permit, GP-WC-2019-18-02941, issued to C&M Properties by the Department on September 17, 2019. The permit authorized proceeding with a project to fill 0.0510 acres of wetlands. The review considered a 2016 delineation report that was concurred with by the department on August 17, 2016. Typically, these reports are valid for 5 years.

You indicated potential interest in modifying the original request to include an additional area of fresh wet meadow located on the East side of the project site adjoining Talmadge Road. A proposal would be reviewed by department staff to verify project meets the requirements established in law, Section 281.36, Wis. Statutes, and applicable General Permits eligibility standards. More specifically, the proposal would be evaluated to determine if the proposed project has been designed to *avoid* wetlands and still meet basic project purpose. If wetlands *can't be avoided*, the project will be evaluated to determine if wetland impacts can be *minimized*. The department encourages you to continue to evaluate and work toward options that avoid and minimize adverse impacts on wetlands.

Please let me know if you have additional questions or if I can be of further assistance.

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Jill Schoen, CHMM

Phone: 715-928-2961

Jill.schoen@wisconsin.gov

**RULES AND BY-LAWS GOVERNING
BOARD OF LAND USE APEALS**

ARTICLE I. GENERAL PROVISIONS

SECTION 1. AUTHORITY

This Board has been established pursuant to Wis. Stat. §59.694, as amended, and Section 18.31.020 of the Eau Claire County Code of General Ordinances “Code”, as amended, and assumes thereby, all responsibilities, duties, and powers as provided therein and by related statutes and county codes. Copies of the rules shall be available to the public at the Board’s office.

SECTION 2. TITLE

The official title of this Board is, The Eau Claire County Board of Land Use Appeals.

SECTION 3. MEMBERSHIP

The Board shall consist of five members plus two alternates.

SECTION 4. CONFLICTS OF INTEREST

Chapter 3.50 of the Code shall govern the actions of the members of the Board where conflict of interest might exist. In addition to Chapter 3.50, a disqualifying conflict of interest shall be deemed to exist when: (1) a Board member is the applicant or spouse of the applicant, or is related to the applicant within the third degree of consanguinity, or is the husband or wife of someone so related; or (2) the applicant is the employer, employee or partner of the member or is a corporation in which the member is a major shareholder or has a major financial interest; or (3) the member owns property within 660 feet of the property which is the subject of the application.

SECTION 5. LIMITATIONS

Nothing herein shall be construed to give or grant to the Board, the power or authority to alter or change the zoning ordinances or zoning or other official maps of the county, which authority is reserved to the Eau Claire County Board of Supervisors “County Board”.

SECTION 6. BOARD'S OFFICE

The office of the Board shall be located at the Department of Planning and Development, Eau Claire County Courthouse, 721 Oxford Avenue, Room 1510, Eau Claire, WI 54703. All records of the Board shall be available for public inspection between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays.

ARTICLE II. OFFICERS AND DUTIES

SECTION 1. OFFICERS

The Board shall elect a chair as described in Section 8.31.020 B. of the Code and such election shall be at the annual organizational meeting in July. The Board shall elect a vice-chair and appoint department staff as secretary. In the absence of the chair and vice-chair the Board shall appoint a chair.

SECTION 2. DUTIES

The chair shall preside over and direct the conduct of meetings and hearings of the Board and may administer oaths and compel the attendance of witnesses. The chair shall decide all points of procedure or order. The chair shall direct the official business of the Board, supervise the work of the Board and request help when needed.

The secretary shall keep the records of the Board as directed by Section 18.31.020 B.3. of the Code.

ARTICLE III. MEETINGS

SECTION 1. TIME: HOW CALLED

Meetings and hearing of the Board shall be held, or may be cancelled at the call of the chair and at such other times as the Board may determine, provided that all Board members are notified at least one week prior to such meetings. All meetings shall be open to the public.

SECTION 2. QUORUM

A quorum shall consist of a majority of all members of the Board and no action may be taken except by a majority vote of such quorum except as provided in Article VII., Section 1.

SECTION 3. ORDER OF BUSINESS

The secretary shall prepare an agenda for each Board meeting, listing the matters of business at all meetings in the following order:

- A. Call to order and roll call
- B. Statement by the chair concerning notice in accordance with the open meetings law.
- C. Hearings.
- D. Deliberations and decisions on applications before the Board.
- E. Reading and approval of minutes.
- F. Such other business as authorized by law.
- G. Adjournment.

The order of business may be varied from the preceding by consent of the members present.

SECTION 4. RULES OF ORDER

The attached Rules of Order shall govern actions of the Board and conduct of its meetings. The chair shall have the final decision in interpreting these rules.

ARTICLE IV. POWERS AND DUTIES

The powers and duties are identified in Wis. Stat. §59.694 (7) and referenced in Section 18.31.020 C. of the Code. The Board shall have the following general powers:

- A. To hear and decide appeals.
- B. Grant variances to the terms of Subtitles I and II of Title 18, of the Code.
- C. Perform such duties for the Land Conservation Commission and the Department as prescribed in Title 17 of the Code.

ARTICLE V. APPLICATIONS AND APPEAL PROCEDURES

SECTION 1. WHO MAY FILE

Applications or appeals to the Board shall be filed with the Department of Planning and Development. Appeals may be filed by any person aggrieved or by the Office, department, board or committee of the county affected by the decision of the official. Variance applications may be filed by the owner, the owner's agent or attorney.

SECTION 2. COPIES TO BE SENT

The secretary shall promptly transmit copies of the application or appeal as follows: Original to the Board; a copy to the applicant or appellant, a copy to the Board's file in the office of the Board, and one copy to the Wisconsin Department of Natural Resources where applicable.

SECTION 3. TIME TO APPEAL

Appeals from the decision of the Department must be filed within thirty (30) days after the decision in writing is made and filed in the Board's office.

SECTION 4. REQUIRED INFORMATION

Failure of the appellant to supply the required information within thirty days of filing of an appeal or application may be considered by the Board as a failure to comply with the application and appeal procedure and the matter may be dismissed for failure of timely filing. Applications or appeals shall be made on forms provided by the Zoning Board or Administrator. Any communication, except on prescribed forms, purporting to be an appeal shall be deemed a mere notice of intention to file and shall not be deemed a filing to comply with requirements of timely filing.

SECTION 5. REASONS TO BE STATED

The reason for the application or appeal must be stated and the reasons why the request should be granted must also be stated by the applicant or appellant: (a) If a variance is requested, facts should be stated upon which findings may be made by the Board to justify the granting of the variance. (b) If an appeal is based upon an alleged error or abuse of discretion, facts should be stated as to the nature thereof.

SECTION 6. DISMISSAL OF MATTER

The Board may refuse to hear a matter upon the failure of the applicant or appellant to supply the required information called for on the forms and as further reasonably required by the Land Use Controls Supervisor.

SECTION 7. CONSENT/FILING

The forms shall bear the signature of the owner of the property affected or shall be accompanied by a letter from the owner acknowledging the filing of the form. An applicant or appellant may file an appeal or application personally or by an agent or attorney.

SECTION 8. TIME FOR HEARING

Each appeal or application shall be considered by the Board at its next meeting, provided there is sufficient time between the date of the appeal and the date of the meeting for the required hearing notices to be published.

SECTION 9. NOTICE OF HEARING

The secretary of the Board shall give, or cause to be given, notice of each hearing as required by law and these rules. This shall include at least the following: 1) publication of a Class 2 hearing notice in a newspaper or general circulation; 2) mailing a notice of the hearing to the applicant, and where required to the district office of the Department of Natural Resources at least ten (10) days before the hearing; 3) mailing a notice of the hearing to the town board of the town in which the property is located, and a notice to all property owners within 660 feet of the perimeter of the property affected.

SECTION 10. EFFECT OF APPEAL

An appeal shall stay all legal proceedings of the action appealed unless the officer from whom the appeal is taken certifies to the Board that, by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such matters, proceedings shall not be stayed except by a restraining order from the Board or a court of law.

SECTION 11. FEE

The applicant shall pay such fees as established by the County Board in Chapter 4.35 of the Code. The fees shall be deposited with each application filed and no refunds shall be made after the notice of hearing has been published.

ARTICLE VI. PROCEEDINGS OF HEARINGS

SECTION 1. APPEARANCES, ADJOURNMENTS

At the time of the hearing, the applicant or appellant may appear on their own behalf or be represented by counsel or an agent. A recess or adjournment of a hearing,

made at a noticed hearing date, to the time and place certain is adequate notice to the members and the public of a new hearing date.

SECTION 2. WITNESSES

The chair, or acting chair, may compel the attendance of witnesses and may require those wishing to testify to state their names and their interests in the matter before the Board. Testimony may be taken under oath administered by the chair or Acting chair.

SECTION 3. ORDER OF HEARINGS

Hearings shall follow this order:

1. Reading of the appeal or application.
2. Determination of jurisdiction when requested.
3. Staff analysis or reading of reason(s) for denial.
4. Applicant presents evidence.
5. Others in support.
6. Objectors present evidence.
7. Staff recommendation.
8. Rebuttals.

SECTION 4. PRELIMINARY MATTERS

Following the reading of the appeal, the Board may hear arguments on the question of jurisdiction and request that briefs be filed. The board may proceed with the hearing and the taking of testimony in any event and reserve its determination on a jurisdictional question until after the hearing is closed and render a decision on the merits as if it had jurisdiction. The Board may make an immediate determination and close the hearing upon a finding that it lacks jurisdiction. If the Board determines by motion that it lacks jurisdiction, the secretary shall record the decision as a vote to deny the request.

SECTION 5. PARTIES NOT TO INTERRUPT

Orderly procedure requires that each side shall proceed without interruption by the other; that all arguments and pleading shall be addressed to the Board and that there be no questioning or arguments between individuals.

SECTION 6. QUESTIONS AND DEBATE

During the hearing, the chair, board members and members of the staff may ask questions and make appropriate comments pertinent to the matter; however, no member should debate or argue an issue with the applicant. The chair and board members may direct any question to the applicant or to any person speaking in order to bring out all relevant facts, circumstances and conditions affecting the matter and may call for questions from members of the staff.

SECTION 7. PRESENTATION OF EVIDENCE

All supporting evidence for and against each matter shall be presented to the assembled Board. The applicant or appellant shall be responsible for the presentation of all information supporting their case. The Board may take administrative notice of the ordinances of the County and laws of the State of Wisconsin and of other relevant facts not reasonably subject to dispute on its own motion or motion of a party.

SECTION 8. ADDITIONAL EVIDENCE

The Board may take a matter under advisement for later consideration and determination, or may defer action whenever it concludes that additional evidence is needed for further study is required.

SECTION 9. RULES OF EVIDENCE

The Board shall not be bound by court rules of evidence, but it may exclude irrelevant, immaterial, incompetent, unduly argumentative or repetitious testimony or evidence.

SECTION 10. CHAIR TO RULE ON ADMISSIBILITY

The chair shall rule on all questions relating to the admissibility of evidence, which may be overruled by a majority of the Board present.

SECTION 11. INTERESTED PERSONS MAY TESTIFY/ACCEPTANCE OF WRITTEN TESTIMONY.

Persons having an interest in the matter may attend the hearing and may request an opportunity to testify provided they identify themselves. All testimony shall be under oath and be limited to five minutes unless an extended time is allowed by the chair. Written testimony shall be allowed if submitted prior to conclusion of the hearing. The address and signature of the person submitting written testimony shall accompany the submittal.

SECTION 12. ADJOURNMENTS

When all appeals or applications cannot be disposed of on the day set, the Board may adjourn from day to day or to a day certain, as it may order, and such adjourned day shall be construed as a continuance of the hearing. Notice of such adjournment shall be given to the absent members of the Board.

SECTION 13. WITHDRAWAL

An appellant or applicant may withdraw an appeal at any time prior to the decision, but a pending motion to grant or dismiss the appeal shall have precedence over withdrawal. Withdrawal of the appeal shall not entitle the appellant or applicant to remission of the filing fee.

ARTICLE VII. DECISION OF THE BOARD

SECTION 1. MAJORITY VOTE REQUIRED

The concurring vote of a majority of all members of the Board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official, to decide in favor of the applicant on any matter upon which it is required to pass under any zoning ordinance or to effect any variance.

SECTION 2. DECISIONS TO BE WRITTEN

All decisions shall be in writing and contain the facts upon which the decision is based and the reasons for the decision.

SECTION 3. DECISIONS TO BE MAILED

Within thirty (30) days of the close of the hearing to which the decision relates, written copies of such decision shall be mailed to the applicant and all interested parties and filed in the Planning and Development Department. In general the decision should include findings of fact, conclusions of law, an order stating what the board decided, and a notice of appeal rights. The Board must apply the appropriate legal standards and adequately express the reasons for its decision. The approval or granting of appeals by the Board is deemed to constitute an order to the Zoning official to issue a zoning permit. A denial of the application or appeal by the board is deemed to be an order to deny the permit. Copies of written decisions authorizing variances in shoreland/floodplain or exclusive-agricultural districts shall be mailed to the Wisconsin Department of Natural Resources and the Wisconsin Department of Agriculture, Trade and Consumer Protection, respectively.

SECTION 4. FINDINGS

In acting on any matters before it the Board shall make findings supporting its actions on each of the elements required for its decision. In every matter where a variance from the zoning regulations is granted by the Board, the minutes of the Board shall affirmatively show that an unnecessary hardship exists and the records of the board shall clearly show in what particular and specific respects an unnecessary hardship is created.

SECTION 5. DISQUALIFICATION: MOTIONS

Any member who has a personal or monetary interest in the property concerning a matter, will be directly affected by the decision of the Board, or believes he or she has any conflict of interest under state statutes shall not participate in the discussion of, or decision on, that matter. A member shall also disqualify him or herself from the discussion of, or decision of a matter whenever the applicant or the applicant's agent has sought to influence the vote of the member outside the public hearing. Once a member has disqualified him or herself, the member shall physically remove him or herself from the area where the Board is seated while the matter is discussed. All decisions of the Board shall be made at a public meeting, by motion made, seconded and passed. A motion, which decides the issue, shall be in the form of findings of fact and shall state the reasons for the findings by the Board. If conditions are imposed in the granting of a variance, or conditional use, such conditions shall be included in the motion.

SECTION 6. DECISION TO RELATE TO SPECIFIC PROPERTY

The decision of the Board shall be deemed as applying to the property rather than to the individual and is valid only for the specific premises in the matter and is not transferable to other properties.

SECTION 7. INFORMAL ADVICE NOT BINDING

No informal request for advice or on moot questions need be given by the Board. And advice, opinion or information given by any Board member, the Board secretary, or any other official or employee of the County shall not be binding on the Board.

SECTION 8. MATTERS TO BE DETERMINED INDIVIDUALLY

No action of the Board shall set a binding precedent. Each matter shall be decided upon its merits and upon the attendant circumstances, provided the Board shall not act arbitrarily or capriciously.

SECTION 9. ORDER FOR PERMIT

An order issued by the Board requiring the Department to issue a permit shall become void when the code is amended to change the section to which the appeal or variance was granted.

SECTION 10. ACTION IN CIRCUIT COURT

A person aggrieved by any decision of the Board of Land Use Appeals, or any taxpayer, or any officer, department, board or bureau of the County may commence an action in the circuit court for writ of certiorari to review the legality of such decision in whole or in part, within thirty days after the filing of the decision in the office of the Board.

ARTICLE VIII. REFILENG AND REHEARINGS

SECTION 1. ONE-YEAR REFILING RULE

No matter which has been acted upon by the Board shall be considered again within one year from the date of action, except as hereinafter provided.

SECTION 2. EXCEPTION TO ONE-YEAR RULE

The Board may hear matters within said one year period concerning the same property only when: (a) the matter does not involve a request for an identical permit or does not allege the same misinterpretations or error, point of no coverage or hardship as the previous matter, or when (b) the matter does not contain the original request for specific variance, or when (c) substantial change in the use of adjacent property has occurred since the previous matter was heard, or if (d) the previous matter was closed without a hearing because the applicant was not present at the time such matter was scheduled for a hearing.

SECTION 3. REOPENINGS AND REHEARINGS LIMITED

The Board may not reopen any matter upon which a previous hearing has been held, except to correct a manifest error; but it may reconsider a matter as provided by these rules. The Board may reconsider a matter where new and/or substantial evidence can be presented to the Board, which was not evident at the original hearing.

SECTION 4. CLOSURE OF MATTER

A matter will be considered as heard and closed at such time as the Board approves or rejects an application or appeal by motion or when it is considered closed by operation of these rules.

SECTION 5. RECONSIDERATION ON BOARD MOTION

A decision of the Board may be reconsidered: (a) by motion to reconsider made at the same meeting which may be immediately disposed of without further notice, or (b) by motion to reconsider made not later than the following regular meeting, in which event, the matter shall be placed on the calendar for a subsequent hearing and a new notice given without additional fee.

SECTION 6. RECONSIDERATION BY REQUEST

The Board may entertain a request for reconsideration by a party in interest provided the request is in writing and new written evidences submitted with the request. On receipt of a properly filed request to reconsider, the secretary shall place the matter on the next agenda under "Other Business" for consideration at the next regular meeting. A request for reconsideration must be filed with the secretary at least 15 days prior to the next regular meeting date.

SECTION 7. RECONSIDERATION TOLLS APPEAL PERIOD

The filing of a request or adoption of a motion for reconsideration shall stop the running of the thirty-day period in which a petition to the circuit court must be made. The thirty day period will run in such event from the date a decision not to reconsider is made by the Board, or if the matter is reconsidered, form the date the decision on the reconsidered matter is filed in the Board's office.

SECTION 8. PROCEDURES FOR RECONSIDERATION

A simple majority vote shall be sufficient to reconsider a previous decision. If reconsideration is refused to an interested party who has requested a reconsideration, the Board shall enter on the minutes the basis of the request, the reason why it was refused and the vote of the Board members thereon. If reconsideration is approved, the matter will be placed on the agenda for the next regular meeting and notice give of the re-hearing as required for an original hearing upon payment of the re-hearing fee.

ARTICLE IX. AMENDMENT OF RULES

These rules may be changed or amended from time to time by a majority vote of the Board at any regular or special meeting.

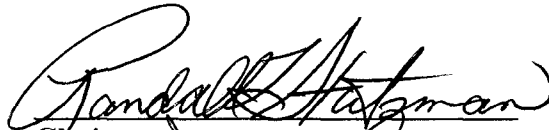
ARTICLE X. ANNUAL REPORT

Annually on a date specified by the County Board, the Board shall submit a report of its activities during the preceding year, to the County Planning and Development Committee for transmittal to the County Board.

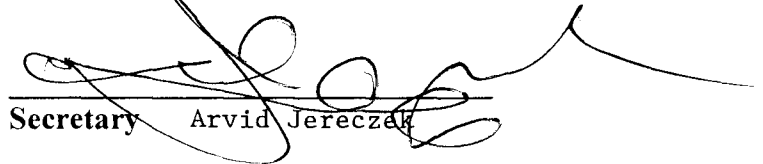
ARTICLE XI. STAFF

The Board of Land Use Appeals may utilize the advice and assistance of the County employees and may delegate administrative tasks to such employees as authorized by the County Board of Supervisors.

The foregoing rules and regulations are hereby adopted by the Board of Land Use Appeals for the County of Eau Claire on August 6, 2007.


Chair Randall Stutzman

(Attest to)


Secretary Arvid Jereczak

District # 10: Coffey

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

Application Accepted: 9/27/2019
Accepted By: Jared Grande
Receipt Number: 61658
Town Hearing Date:
Scheduled Hearing Date: 10/23/2019
Application No: VAR-0005-19
Appl Status: Pending

Eau Claire County Variance Application

Owner/Applicant Name(s): Real Land Surveying Southside Ec Properties Llc	Address: (appl) 1360 INTERNATIONAL DR EAU CLAIRE (ow) 6176 SANDSTONE RD EAU CLAIRE	Telephone: 715-514-4116(W) 715-456-0548(W)	
Agents Name:			
Site Address(es):			
Zoning District(s): A2 A2 RH	Code Section(s): 17.05.085.A.2.b. 18.22.020.B.1.		
Property Description: Sec 14 Twn 26 Rge 09	Town of Washington	Lot Area: 28.700 ACRES 35.250 ACRES	
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Flood Plain	
	<input type="checkbox"/> Airport	<input type="checkbox"/> Wellhead Protection	
		<input type="checkbox"/> Non-Metallic Mining	
PIN 1802422609142100002 1802422609142200001	Alternate No 024117307010 024117308000	Parcel No 26.9.14.2-1-B 26.9.14.2-2-A	Legal (partial) NE-NW EX LOT 1 OF CSM V 13 PG 208 (#2443) NW-NW EX LAND FOR HWY & EX THE N 330' OF W 264' EX HW
General Description: 30-FOOT VARIANCE TO THE 50-FOOT SETBACK FOR HIGHLY SUSCEPTIBLE WETLANDS AND A 50-FOOT FRONT YARD SETBACK OFF OF A CLASS B HIGHWAY FOR A PROPOSED PLAT, LOTS 34 AND 35.			
Code Description: 17.05.085.A.2.b.; 50-FOOT SETBACK FOR HIGHLY SUSCEPTIBLE WETLANDS 18.22.020.B.1.; CLASS B HIGHWAY SETBACK			

I certify by my signature that all the 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 See original Application Date 9/27/19
Check if DATCAP must be notified _____ Check if DNR to Receive Copy _____

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. 25



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

Application Accepted:	
Accepted By:	
Receipt Number:	
Town Hearing Date:	
Scheduled Hearing Date:	

VARIANCE APPLICATION

Property Owner Name: Southside EC Properties LLC	Phone# (715) 456-0548
Mailing Address: 6176 Sandstone Road Eau Claire WI 54701	
Email Address: cody@candmhomebuilders.com	

Agent Name: Pete Gartmann / Real Land Surveying	Phone# (715) 514-4116
Mailing Address: 1360 International Drive Eau Claire WI 54701	
Email Address: pgartmann@rls-aec.com	

RECEIVED

SITE INFORMATION	SEP 24 REC'D
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Site Address: Talmadge Road	
Property Description: <u>NE</u> $\frac{1}{4}$ <u>NW</u> $\frac{1}{4}$ Sec. <u>14</u> , T <u>26</u> N, R <u>9</u> W, Town of <u>Washington</u>	
Zoning District: R1-L	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 <input type="checkbox"/> Check Applicable	
Computer #(s): <u>024</u> - <u>1173</u> - <u>07</u> - <u>010</u>	

GENERAL APPLICATION REQUIREMENTS

- 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.
- A detailed written statement that specifically identifies what is being requested.
 - Written argument that justifies the need for the variance and addresses the variance standards. It is the applicant's responsibility to prove that an "unnecessary hardship" exists and that a variance can be granted. (See reverse for additional information.)
 - The applicant must flag/stake the property/project corners and label them accordingly (e.g. NE Lot corner, NE building corner).
 - A scaled site plan of the site and surrounding area for a distance of 100 feet, including buildings and other structures. Also, include the proposed addition/structure/location of septic system, well, driveway, property lines, navigable water ways, wetlands, floodplains, slopes in excess of 20% , and any other unique limiting condition of the property. All maps and engineering data to be no larger than 11" x 17".
 - Provide a \$500.00 application fee (non-refundable), payable to the Eau Claire County Treasurer.

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 9-19-19

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.



September 4, 2019

RE: Trilogy Variance Request


Southside EC Properties LLC is requesting a variance from the 50' wetland setback requirement to a lesser setback requirement of 20' for the construction of a new Town Road within the Trilogy residential sub-division. Both the Town of Washington and the Eau Claire County Planning and Development support the proposed development, and both have approved the Preliminary Plat. The Town of Washington's Transportation Plan shows road connectivity to Talmadge near this location.

The reasoning for the request is for safety concerns. The proposed subdivision is 95.7 acres with 47 lots, of which 45 lots are single family. Access into the site is proposed off CTH II with a secondary access along Talmadge Road. With approximately 3,800 LF of roads it is imperative that a secondary access be provided for emergency services. Since the site is bordered on the south by Willow Creek and on the west by STH 93, the only other access for the subdivision will be to the east on Talmadge Road.

The location of the intersection on Talmadge road was chosen by the Town of Washington and Advanced Engineering Concepts. This location was chosen because it provides the maximum sight distance and stopping distance necessary for both vehicles traveling on or just entering Talmadge Road; the location, however, is close to a delineated wetland. It was determined, after meeting with Town of Washington and Eau Claire County staff, that the road could shift an additional 15-feet to the north and still provide the necessary sight and stopping distances needed for vehicular safety.

Southside EC Properties LLC is hereby requesting a variance from the wetland setback from 50-feet to 20-feet in order to provide a secondary road access into the Trilogy subdivision. This secondary access in addition to the location of the intersection will provide for the safety for the residents in and around the sub-division.

Sincerely,



Peter J. Gartmann / PLS
Real Land Surveying

RECEIVED

SEP 4 2 REC'D

RECEIVED

SEP 24 REC'D

STANDARDS FOR VARIANCES

The Board of Land Use Appeals has the authority to issue variances only when the standards are met. The variance standards are located in Section 18.31.020 C. 6. Of the Eau Claire County Code. Those standards are as follows:

1. The burden is upon the appellant to prove the need for a variance.
2. Pecuniary hardship; loss of profit; self-imposed hardships, such as that caused by ignorance, deed restrictions, proceeding without a permit, or illegal sales; are not sufficient reasons for getting a variance.
3. The plights of the applicant must be unique, such as a shallow or steep parcel of land or a situation caused by other than his or her own action.
4. The hardship justifying a variance must apply to the appellant's parcel or structure and not general to other properties in the same district.
5. Variances allowing uses not expressly listed as permitted or conditional uses in a given zoning district shall not be granted.
6. The variance must not be detrimental to adjacent properties.
7. The variance must by standard be the minimum necessary to grant relief.
8. The variance will not be in conflict with the spirit of this subtitle or other applicable ordinances, nor contrary to state law or administrative order.
9. The variance shall not permit any change in established flood elevations or profiles.
10. Variances shall not be granted for actions, which require an amendment to Chapter 18.20, the Flood Plain Overlay District.
11. Variances can only be granted for lots that are less than one-half acre and are contiguous to existing structures constructed below the RFE.
12. Variances shall only be granted upon a showing of good and sufficient cause, shall be the minimum relief necessary, shall not cause increased risks to public safety or nuisances costs for rescue and relief efforts and shall not be contrary to the purpose of the ordinance.

The Wisconsin Supreme Court's opinion in State Ex. rel. Ziervogel v. Washington County Board of Adjustment, found that the property owner will have to prove unnecessary hardship utilizing the 1976 Snyder Wisconsin Supreme Court decision. In the 2004 Ziervogel decision, the Supreme Court reaffirmed the 1976 Snyder standard for determining the existence of an unnecessary hardship stated as "...whether compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome." (at pages 3-4) Whether the standard is met depends upon "...a consideration of the purpose of the zoning restriction in question, its effect on the property, and the effect of a variance on the neighborhood and the larger public interests." (at page 4) The hardship must be unique to the property and not self-created (at page 4). The burden of proving unnecessary hardship remains on the property owner (at page 4). In the Ziervogel decision the Supreme Court affirmed the following rules of unnecessary hardship:

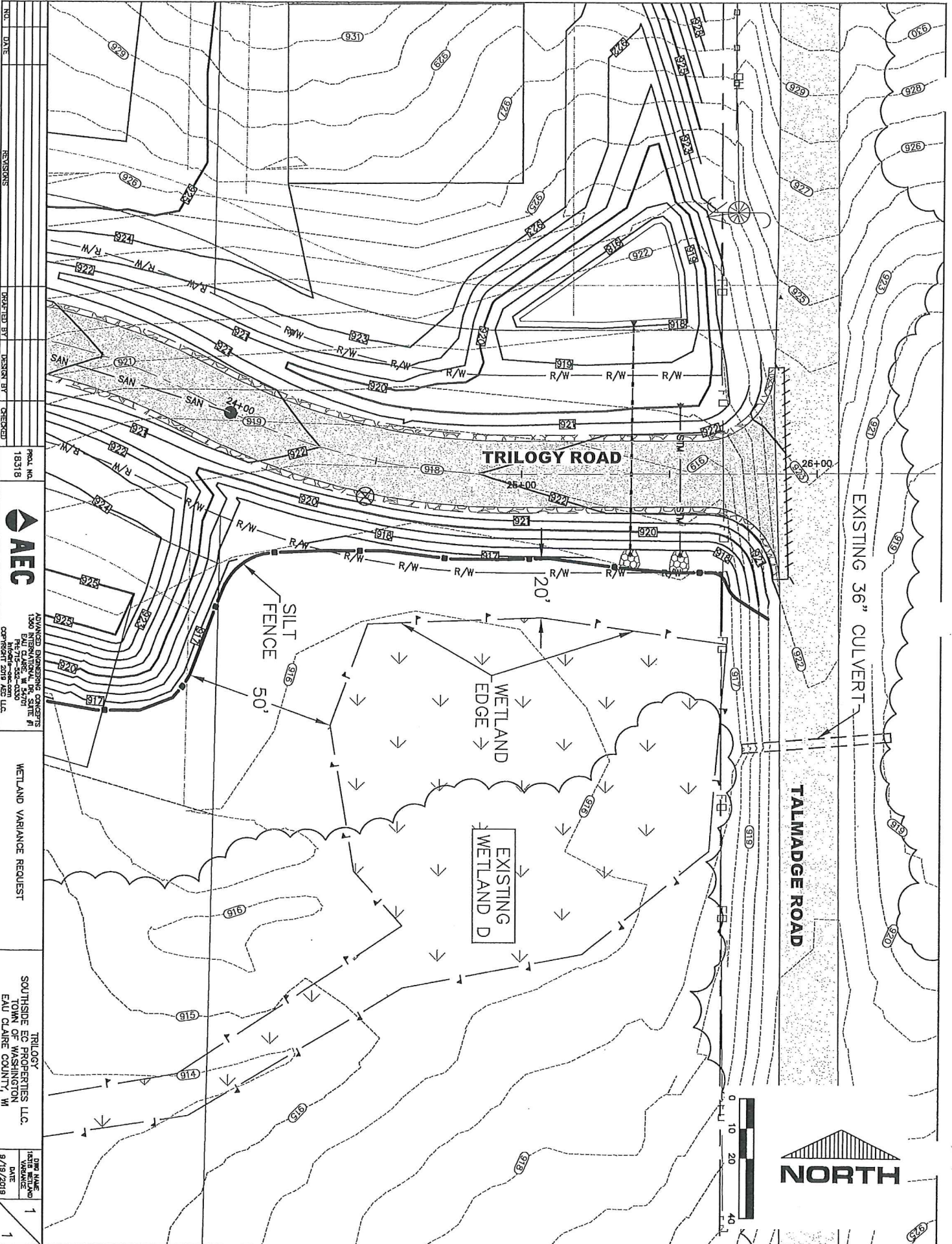
1. The hardship must be based on conditions unique to the property rather than considerations personal to the property owner.
2. The hardship cannot be self-created.
3. The Board is to evaluate the hardship in light of the purpose of the zoning restriction at issue.
4. The variance cannot be contrary to the public interest.
5. The property owner bears the burden of proving unnecessary hardship.

RECEIVED
SEP 24 REC'D

If it is found that there is a hardship and that the other criteria are present, the Board can grant a variance. In that case, the variance should only provide for the minimum relief needed to overcome the hardship. (Anderson, American Law of Zoning 3d, (9189) Vol. 3, S.20.86, pp. 624-5).

A variance grants relief from a **numerical standard**, such as a setback, that allows development that is inconsistent with the dimensional standards contained in the ordinance. Variances cannot be issued to approve uses that are inconsistent with the ordinance. The Board of Land Use Appeals is authorized by statute to grant variances to the strict terms of the Eau Claire County Zoning Ordinance only when certain criteria exist. Those criteria are listed above. It is the applicant's responsibility to prove that those criteria exist at the site and that a variance can be granted.

If you believe your request meets the criteria necessary to grant a variance, please summarize your request, the facts that show those standards have been satisfied, and arguments that support this conclusion.



NO.	DATE	REVISIONS	DESIGNED BY	CHECKED	PROJECT NO. 18318	 ADVANCED ENGINEERING CONCEPTS 1300 INTERNATIONAL BLVD. SUITE #1 HUNTSVILLE, AL 35894 TEL: 256-885-2200 WWW.AEC-COM COPYRIGHT 2019 AEC U.S.	WETLAND VARIANCE REQUEST	TRILogy SOUTHSIDE GE PROPERTIES LLC. 1000 W. MAIN ST. FAYETTE COUNTY, TN	DATE	1
DATE	9/19/2019									
DATE	9/19/2019									



Adendum to application received 9/24/19



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

Application Accepted:	9/24/19
Accepted By:	Jared Gende
Receipt Number:	
Town Hearing Date:	
Scheduled Hearing Date:	

VARIANCE APPLICATION

Property Owner Name: Southside EC Properties LLC	Phone# (715) 456-0548
Mailing Address: 6176 Sandstone Road Eau Claire WI 54701	
Email Address: cody@candmhomebuilders.com	

Agent Name: Pete Gartmann / Real Land Surveying	Phone# (715) 514-4116
Mailing Address: 1360 International Drive Eau Claire WI 54701	
Email Address: pgartmann@rls-aec.com	

SITE INFORMATION

Site Address: Talmadge Road	
Property Description: SW 1/4 NW 1/4 Sec. 14, T26 N, R9 W, Town of Washington	
Zoning District: R1-L	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s):	024 - 1173 - 10 - 000 024 - 1173 - 08 - 000

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 - The applicant must flag/stake the property/project corners and label them accordingly (e.g. NE Lot corner, NE building corner).
 - A scaled site plan of the site and surrounding area for a distance of 100 feet, including buildings and other structures. Also, include the proposed addition/structure/location of septic system, well, driveway, property lines, navigable water ways, wetlands, floodplains, slopes in excess of 20% , and any other unique limiting condition of the property. All maps and engineering data to be no larger than 11" x 17". *PRO-PLAN*
 - Provide a \$500.00 application fee (non-refundable), payable to the Eau Claire County Treasurer. *NA*

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 9-27-19

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.

September 27, 2019

Eau Claire County Planning office

RE: variance from 100' highway setback to 50' along Highway "93"

The request for the variance is based on the newly construction of Highway 93" and the land acquisitions that were acquired at that time.

Highway "93" was reconstructed into a 4-lane split highway with an existing 250' right of way. The State acquired additional lands to build the new road at that time. The edge of the driving lane to the right of way is 60' allowing for additional lane widening.

The State DOT requires a 50' setback from the right of way for future widening or expansion if needed. We feel the County's requirement of 100' setback is not justified and leaves Lots 34 and 35 in the Plat of Trilogy unbuildable.

We feel this variance will not be detrimental to the adjoining land owners.

The 50' reduction is needed to allow for a building pad large enough to support a typical home.

The variance Would not be in conflict with the spirit of the County Code as the existing Right of way is large enough to support widening and meets the State of Wisconsin DOT requirements.

No Flood plain variance is needed.

That the Variance will not affect the health and safety of the Town of Washington.

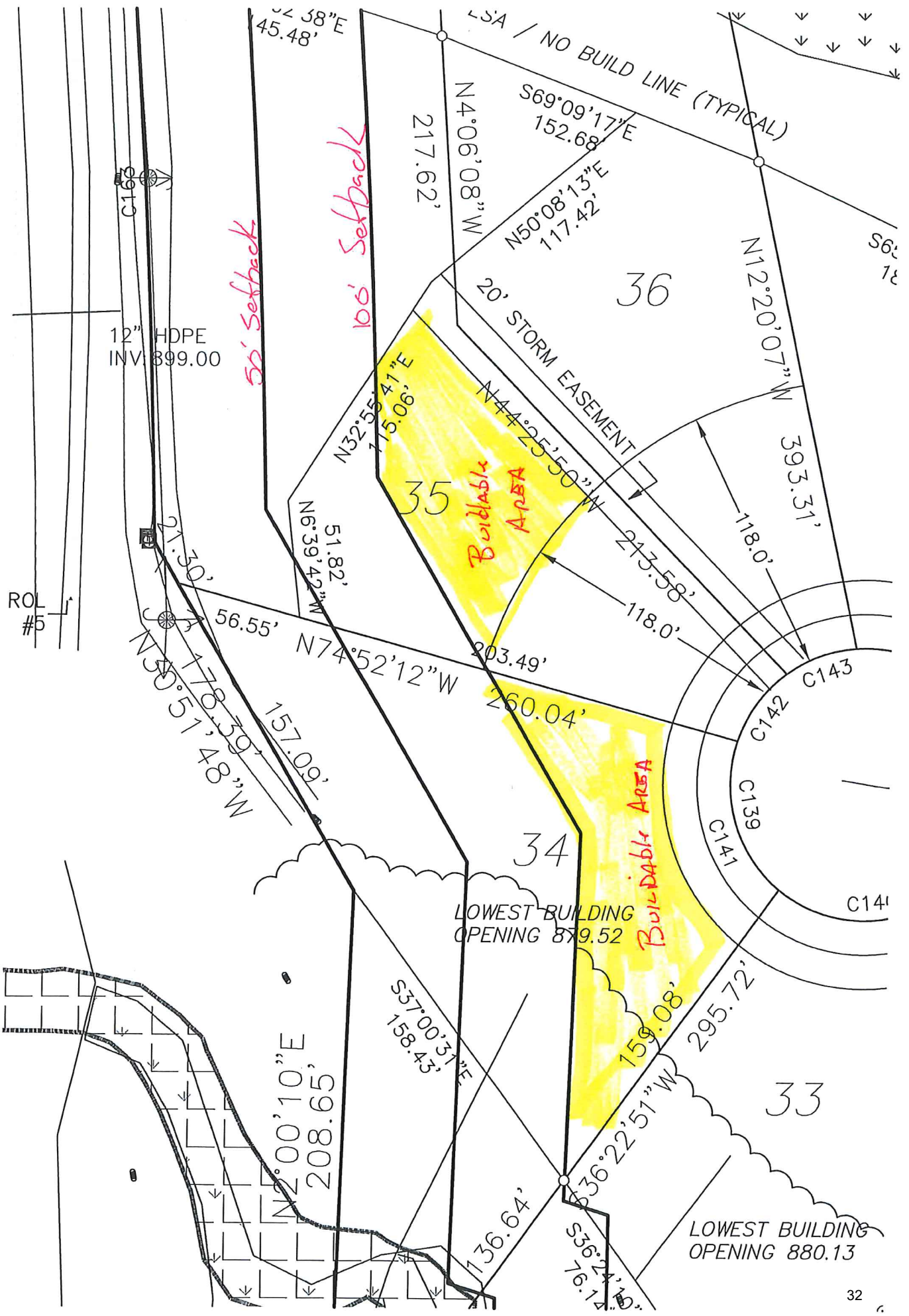
A Variance to this setback was given to lands at 815 Margret Lane.

Thank you,



Peter J. Gartmann

Real Land Surveying.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20____
 Department of Administration

TOTAL PLATTED AREA
 4,168,640 SQUARE FEET
 95.70 ACRES

CURVE	LOT NO.	LENGTH	RADIUS	DELTA	CHD	CHD BR.	1ST TAN	2ND TAN
C100	93.47	192.00	9273.37	92.50	57648.22	56291.50	N89°14.50'E	
C101	110.51	233.00	9273.37	109.48	57648.22	56291.50	N89°14.50'E	
C102	113.17	233.00	9273.37	113.17	56413.42	56291.50	N89°14.50'E	
C103	99.38	233.00	9273.37	86.63	57749.96	56291.50	N89°14.50'E	
C104	86.49	467.00	9273.37	86.49	58439.42	57910.42	N89°14.50'E	
C105	51.73	467.00	9273.37	51.73	57903.92	57249.52	N89°14.50'E	
C106	52.11	930.25	9273.37	52.11	57496.12	57602.28	N89°14.50'E	
C107	102.12	930.25	9273.37	102.07	57911.11	58219.53	N89°14.50'E	
C108	100.48	930.25	9273.37	100.43	58253.32	58219.53	N89°14.50'E	
C109	100.06	930.25	9273.37	100.01	58232.94	58219.53	N89°14.50'E	
C110	108.81	930.25	9273.37	108.76	58219.53	58219.53	N89°14.50'E	
C111	29.98	930.25	9273.37	29.98	57910.42	57910.42	N89°14.50'E	
C112	214.25	1036.52	9273.37	214.25	58219.53	58219.53	N89°14.50'E	
C113	71.68	1036.52	9273.37	71.67	58219.53	58219.53	N89°14.50'E	
C114	100.46	1036.52	9273.37	100.42	58219.53	58219.53	N89°14.50'E	
C115	42.11	1036.52	9273.37	42.11	58219.53	58219.53	N89°14.50'E	
C116	232.79	167.00	9273.37	232.74	54731.48	50479.53	N89°14.50'E	
C117	28.47	167.00	9273.37	28.47	58219.53	57920.42	N89°14.50'E	
C118	194.33	167.00	9273.37	194.33	53730.01	50479.53	N89°14.50'E	
C119	125.67	258.00	9273.37	125.67	58219.53	58219.53	N89°14.50'E	
C120	131.64	533.00	9273.37	131.31	58219.53	58219.53	N89°14.50'E	
C121	28.39	533.00	9273.37	28.39	57431.28	57249.52	N89°14.50'E	
C122	88.08	864.25	9273.37	88.03	57604.96	57249.52	N89°14.50'E	
C123	111.12	864.25	9273.37	111.08	58219.53	58219.53	N89°14.50'E	
C124	110.08	864.25	9273.37	110.07	58219.53	58219.53	N89°14.50'E	
C125	110.85	864.25	9273.37	110.77	58219.53	58219.53	N89°14.50'E	
C126	20.97	864.25	9273.37	20.97	57753.24	57920.42	N89°14.50'E	
C127	124.89	1022.52	9273.37	124.82	58219.53	58219.53	N89°14.50'E	
C128	188.58	625.70	9273.37	187.87	50744.19	50053.44	N89°14.50'E	
C129	785.57	625.70	9273.37	784.80	58219.53	58219.53	N89°14.50'E	
C130	244.80	625.70	9273.37	244.24	53320.00	52229.53	N89°14.50'E	
C131	112.21	625.70	9273.37	112.06	54495.52	54495.52	N89°14.50'E	
C132	110.67	625.70	9273.37	110.53	58219.53	58219.53	N89°14.50'E	
C133	120.18	625.70	9273.37	120.00	58070.44	57437.34	N89°14.50'E	
C134	95.28	625.70	9273.37	95.19	58219.53	58219.53	N89°14.50'E	
C135	307.04	60.00	9273.37	307.04	50639.50	50639.50	N89°14.50'E	
C136	93.00	60.00	9273.37	93.00	58219.53	58219.53	N89°14.50'E	
C137	72.53	60.00	9273.37	72.53	58219.53	58219.53	N89°14.50'E	
C138	37.40	60.00	9273.37	37.40	58219.53	58219.53	N89°14.50'E	
C139	33.32	60.00	9273.37	33.32	58219.53	58219.53	N89°14.50'E	
C140	70.69	60.00	9273.37	70.69	58219.53	58219.53	N89°14.50'E	
C141	28.09	559.70	9273.37	28.06	58219.53	58219.53	N89°14.50'E	
C142	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C143	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C144	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C145	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C146	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C147	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C148	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C149	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C150	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C151	155.77	559.70	9273.37	155.77	58219.53	58219.53	N89°14.50'E	
C152	30.80	110.55	9273.37	30.80	58219.53	58219.53	N89°14.50'E	
C153	352.70	233.00	9273.37	352.70	54731.48	50479.53	N89°14.50'E	
C154	178.73	233.00	9273.37	178.73	58219.53	58219.53	N89°14.50'E	
C155	80.37	233.00	9273.37	80.37	58219.53	58219.53	N89°14.50'E	
C156	93.60	233.00	9273.37	93.60	58219.53	58219.53	N89°14.50'E	
C157	223.07	785.83	9273.37	223.07	58219.53	58219.53	N89°14.50'E	
C158	21.84	785.83	9273.37	21.84	58219.53	58219.53	N89°14.50'E	
C159	201.75	785.83	9273.37	201.75	58219.53	58219.53	N89°14.50'E	
C160	1195.84	4707.70	9273.37	1195.84	58219.53	58219.53	N89°14.50'E	
C161	534.93	4707.70	9273.37	534.93	58219.53	58219.53	N89°14.50'E	
C162	378.41	4707.70	9273.37	378.41	58219.53	58219.53	N89°14.50'E	
C163	282.50	4707.70	9273.37	282.50	58219.53	58219.53	N89°14.50'E	

PARCEL TABLE	PARCEL TABLE	PARCEL TABLE
LOT NO. AREA (SQ.FT.)	LOT NO. AREA (SQ.FT.)	LOT NO. AREA (SQ.FT.)
1 58,025	21 43,988	41 43,563
2 50,800	22 43,678	42 43,593
3 50,884	23 43,763	43 43,561
4 58,473	24 43,878	44 43,573
5 43,562	25 43,717	45 506,776
6 43,636	26 50,457	46 204,797
7 43,652	27 43,664	DL1 51,529
8 48,721	28 43,618	DL2 37,148
9 49,024	29 44,348	DL3 420,258
10 47,559	30 43,633	DL4 148,428
11 45,753	31 47,021	DL5 382,815
12 44,581	32 46,910	
13 44,105	33 46,874	
14 44,580	34 44,489	
15 45,721	35 58,145	
16 46,599	36 44,239	
17 52,213	37 56,243	
18 49,993	38 43,593	
19 48,448	39 43,593	
20 46,955	40 43,593	

LEGEND

- EXISTING BITUMINOUS SURFACE
- EXISTING OVERHEAD LINES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING GUY WIRE
- EXISTING TELEPHONE PEDESTAL
- EXISTING POWER POLE
- EXISTING POWER POLE W/ LIGHT
- EXISTING UNDERGROUND CABLE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING TRAFFIC SIGN
- EXISTING ELECTRIC PEDESTAL
- EXISTING WATER VALVE
- EXISTING CABLE PEDESTAL
- EXISTING TREE LINE
- EXISTING FENCE

SURVEYOR'S CERTIFICATE

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF TRILOGY, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 14, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN, BEING ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 2443, RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGES 208-209 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 14,
 THENCE S89°02'00"E ALONG THE EAST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1309.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4,
 THENCE S89°18'19"W ALONG THE SOUTH LINE OF SAID SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, 1300.75 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4,
 THENCE S00°13'07"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 1175.42 FEET;
 THENCE N83°23'25"W 342.16 FEET;
 SPECIAL FRONT YARD SETBACK
 LOTS 36 AND 37 SHALL HAVE 118'
 LOTS 1-4 SHALL HAVE 50'
 UTILITY EASEMENTS = 15'

LEGEND

- FIN. 3/4" REBAR
- FIN. 1-1/4" REBAR
- FIN. 1" OUTSIDE DIAMETER IRON PIPE
- SET 1-1/4" x 18" REBAR
- WEIGHING 4.30 POUNDS PER LINEAL FOOT.
- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
- WEIGHING 1.13 POUNDS PER LINEAL FOOT.
- AT ALL OTHER LOT CORNERS.
- RECORDED AS
- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
- WEIGHING 1.13 POUNDS PER LINEAL FOOT AT NO BUILD LINE PER EAU CLAIRE COUNTY REQUIREMENTS
- DELINEATED METALS
- 100 YEAR FLOOD PLAIN

SETBACKS:

FRONT = 30'
 SIDE = 10'
 REAR = 25'
 STATE ROAD "93" = 50'
 SPECIAL FRONT YARD SETBACK
 LOTS 36 AND 37 SHALL HAVE 118'
 LOTS 1-4 SHALL HAVE 50'
 UTILITY EASEMENTS = 15'

LEGEND

- FIN. 3/4" REBAR
- FIN. 1-1/4" REBAR
- FIN. 1" OUTSIDE DIAMETER IRON PIPE
- SET 1-1/4" x 18" REBAR
- WEIGHING 4.30 POUNDS PER LINEAL FOOT.
- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
- WEIGHING 1.13 POUNDS PER LINEAL FOOT.
- AT ALL OTHER LOT CORNERS.
- RECORDED AS
- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
- WEIGHING 1.13 POUNDS PER LINEAL FOOT AT NO BUILD LINE PER EAU CLAIRE COUNTY REQUIREMENTS
- DELINEATED METALS
- 100 YEAR FLOOD PLAIN

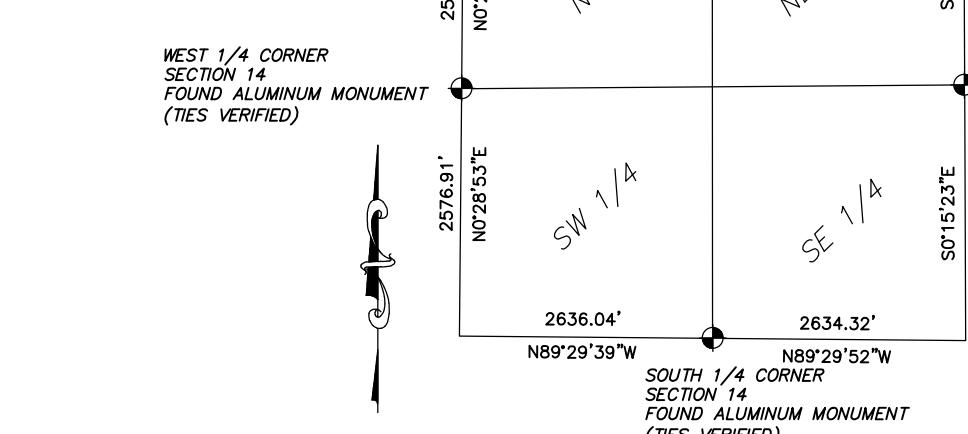
OUTLOT 3 IS SUBJECT TO A SANITARY AND SEWER EASEMENT. STORMWATER EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS IN THIS PLAT. AFTER INSTALLATION OF STORMWATER FACILITIES WITHIN THIS PLAT (AS PER PLAN FILED WITH EAU CLAIRE COUNTY) THE ELEVATIONS OF THE GROUND WITHIN THESE EASEMENTS CANNOT BE ALTERED WITHOUT PRIOR APPROVAL FROM EAU CLAIRE COUNTY AND THE TOWN OF WASHINGTON. NO IMPROVEMENT OF OBJECT MAY BE PLACED WITHIN THESE EASEMENTS THAT WOULD IMPEDE THE FLOW OF WATER.

THE DEVELOPER WILL MAINTAIN THE STORMWATER FACILITIES AS PROVIDED IN THE TOWN'S CONDITIONAL APPROVAL OF THE PRELIMINARY PLAT. FOR THE GREATER OF 3 YEARS AFTER THE POST CONSTRUCTION INSPECTION BY EAU CLAIRE COUNTY LAND CONSERVATION OR UNTIL THE DEVELOPER HAS SOLD 50% OF THE LOTS, AFTER WHICH TIME IT WILL BE MAINTAINED BY THE TOWN.

EAU CLAIRE COUNTY AND THE TOWN OF WASHINGTON HAS THE PERPETUAL RIGHT PRIVILEGE AND EASEMENT TO ENTER UPON ANY OUTLOT AND STORMWATER MANAGEMENT FACILITY TO OPERATE, REPAIR, MAINTAIN, RELOCATE, RECONSTRUCT AND REPLACE SAID FACILITIES AS DIRECTED BY THEM IN THEIR SOLE DISCRETION. DETERMINES THAT ANY SUCH ACTION IS NECESSARY OR DESIRABLE TO ACCOMMODATE ANTICIPATED FLOWS OF STORM WATER OR MELT WATER.

BASEMENT FLOORS SHALL BE BUILT 1' ABOVE THE SEASONAL HIGH WATER TABLE ELEVATION. ALL OUTLOTS WITHIN THIS PLAT ARE NOT APPROVED FOR BUILDING PURPOSES UNTIL THEY MEET THE REQUIREMENT OF A LOT PER CODE.

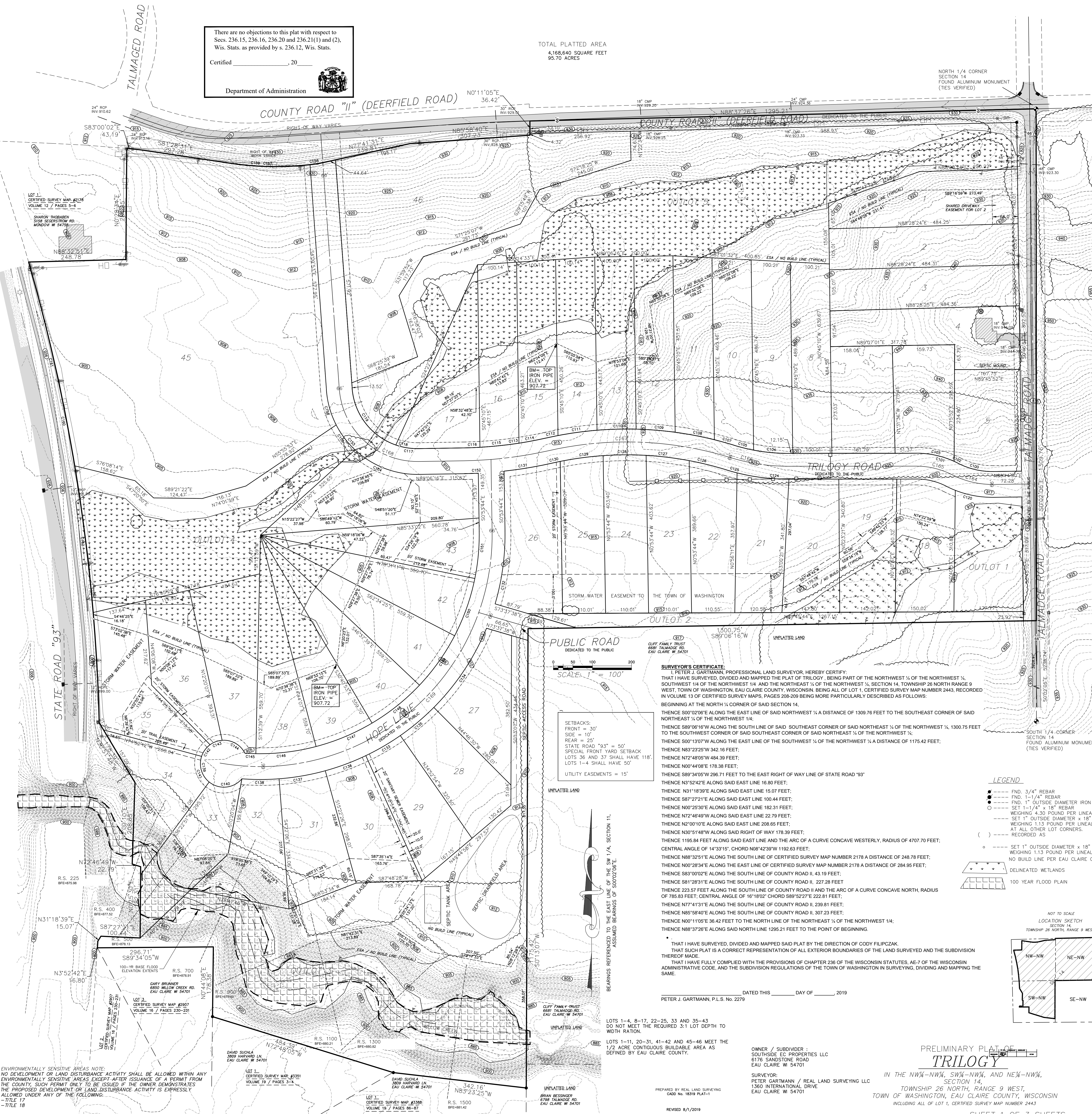
UTILITY EASEMENT IS FOR THE USE OF THOSE UTILITIES LISTED IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES, PEDESTALS OR ANY APPURTENANCES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER.



PREPARED BY REAL LAND SURVEYING
 CADD No. 18319-PLAT-1
 REVISED 8/7/2019
 REVISED 8/14/2019
 REVISED 9/06/2019
 REVISED 9/16/2019

OWNER / SUBDIVIDER :
 SOUTHWEST EQUOPROPERTIES LLC
 6176 SANDSTONE ROAD
 EAU CLAIRE WI 54701
 SURVEYOR:
 PETER GARTMANN / REAL LAND SURVEYING LLC
 1360 INTERNATIONAL DRIVE
 EAU CLAIRE WI 54701

PRELIMINARY PLAT
TRILOGY
 IN THE NW 1/4-NW 1/4, SW 1/4-NW 1/4, AND NE 1/4-NW 1/4,
 TOWNSHIP 26 NORTH, RANGE 9 WEST,
 TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN
 INCLUDING ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 2443
 SHEET 1 OF 3 SHEETS



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



TOWN OF WASHINGTON ♦ EAU CLAIRE COUNTY, WISCONSIN
5750 Old Town Hall Road ♦ Eau Claire WI 54701
(715)834-3257 ♦ Fax (715)834-3325 ♦ www.townofwashington.org

October 10, 2019

Rod Eslinger
Director, Eau Claire County Planning & Development
721 Oxford Avenue
Eau Claire, WI 54703-5478

Dear Mr. Eslinger and Land Use Appeals Board:

I am writing in reference to the Eau Claire County Variance Application filed by Real Land Surveying and Southside EC Properties LLC for a 30 foot variance to the 50 foot setback for wetlands which is scheduled to be heard on October 23, 2019. The variance is a result of the Trilogy subdivision and the officially mapped road system therein.

In 2016 The Town of Washington with the assistance of WRWCPC and Eau Claire County Planning & Development established an Official Map for properties likely to develop near STH 93. The purpose of this initiative was to map a road system that provided for adequate ingress/egress, connectivity, emergency services delivery and roadway safety in a regional corridor of increasing density and mixed land uses.

Trilogy is located on one such property. The official map indicates an access onto CTH II and Talmadge Road. It has been identified the construction of Trilogy Rd to Talmadge Road falls within a wetland setback area. The applicant, Town Staff, and staff from Eau Claire County Planning and Development and Highway Department met to evaluate and discuss alternatives. Given the topography of Talmadge Road adjacent the Trilogy subdivision, the access per the Official Map remains the only viable option. A closer review of roadway sight and stopping distances allowed us to shift the intersection approximately 15 feet to the north. Hence the request of the 30 foot variance.

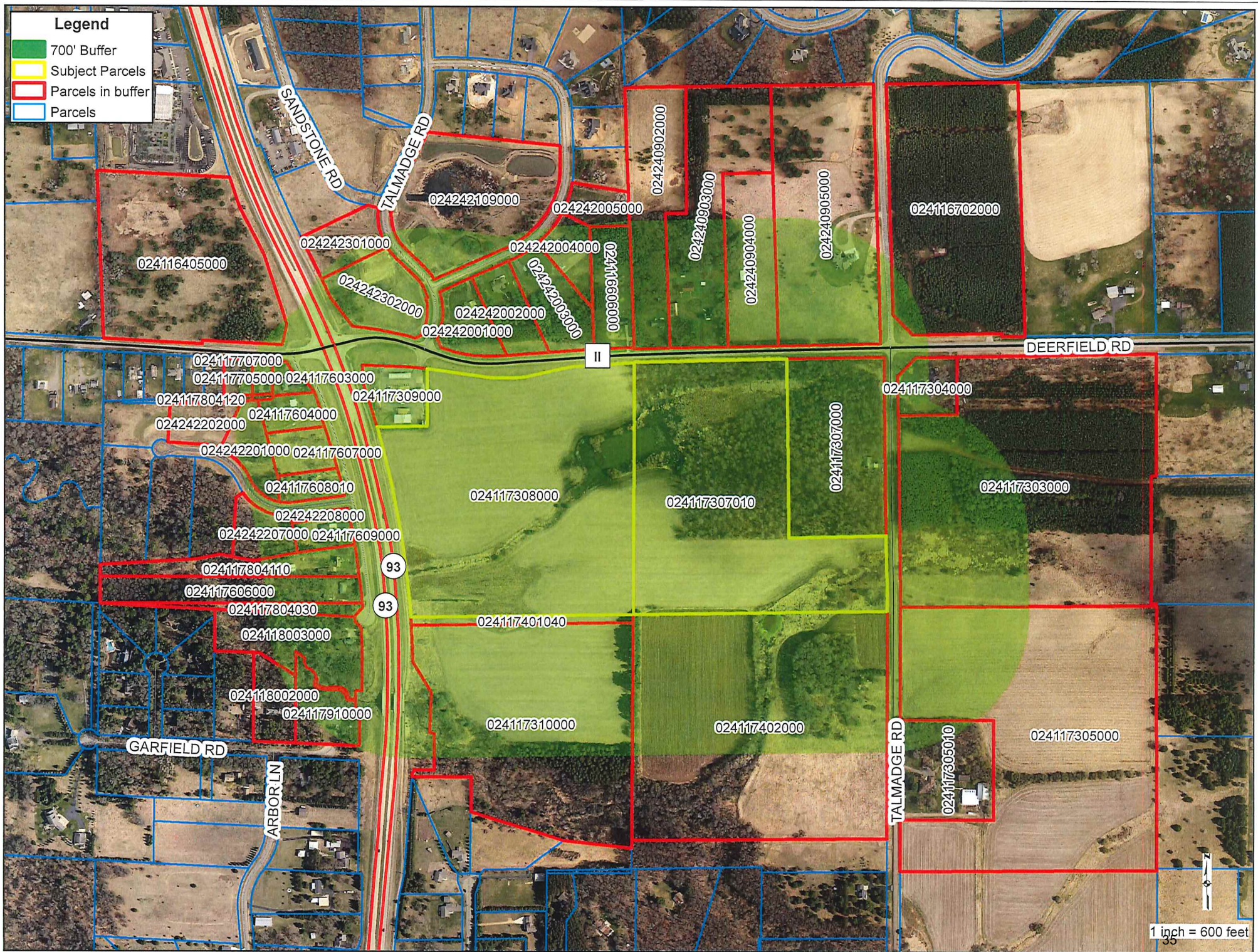
Thank you for your consideration. This access to Talmadge Rd via Trilogy Rd is of significant importance from a road system and roadway safety standpoint.

Sincerely,

Janelle L. Henning
Town of Washington
Administrator/Clerk/Treasurer

Legend

- 700' Buffer
- Subject Parcels
- Parcels in buffer
- Parcels



1 inch = 600 feet

FirstName	LastName	Address	City	State	Zip
MICHAEL	BURAGLIO	6218 WHITE OWL LN	EAU CLAIRE	WI	54701-2722
	CLIFF FAMILY TRUST	6681 TALMADGE RD	EAU CLAIRE	WI	54701-8811
	CMJM PROPERTIES LLC	9305 MURPHY LN	EAU CLAIRE	WI	54703-9173
COLIN	DAVISON	3721 DEERFIELD RD	EAU CLAIRE	WI	54701-8579
LOREN	DEBORD	6394 HART RD	EAU CLAIRE	WI	54701-5095
HELEN	DOOLEY	4346 DEERFIELD RD	EAU CLAIRE	WI	54701-8504
JORDAN	DOW	6150 WHITE OWL LN	EAU CLAIRE	WI	54701-2723
THERESA	EDWARDS	6346 TALMADGE RD	EAU CLAIRE	WI	54701-8811
RANDY	FENNER	6500 HART RD	EAU CLAIRE	WI	54701-5097
KIRT	GARRISON	11073 164TH ST W	LAKEVILLE	MN	55044-9281
JUSTIN	GREENAWALD	6454 HART RD	EAU CLAIRE	WI	54701-5096
THOMAS P & MARJORIE H	HOFSLIEN	4450 DEERFIELD RD	EAU CLAIRE	WI	54701-8504
ERNEST H & DONNA D	JOHNSON	6570 HART RD	EAU CLAIRE	WI	54701-5097
KIRK	KARG	3711 DEERFIELD RD	EAU CLAIRE	WI	54701-8579
RYAN	KING	6198 WHITE OWL LN	EAU CLAIRE	WI	54701-2723
ANDREW	KOLAR	3830 GARFIELD RD	EAU CLAIRE	WI	54701-8958
JOHN P & MELISSA A	LINN	3750 GARFIELD RD	EAU CLAIRE	WI	54701-8958
DANIEL	MAUER	PO BOX 1987	EAU CLAIRE	WI	54702-1987
DAVID	MCCABE	PO BOX 1769	EAU CLAIRE	WI	54702-1769
DENNIS	MYHRE	4398 DEERFIELD RD	EAU CLAIRE	WI	54701-8504
JOHN	PETERKA	6174 WHITE OWL LN	EAU CLAIRE	WI	54701-2723
JUSTIN	POSPISHIL	6236 WHITE OWL LN	EAU CLAIRE	WI	54701-2722
	RAETHER PROPERTIES LLC	N 1234 COUNTY HIGHWAY MD	SARONA	WI	54870-9261
	RIDGEVIEW INVESTMENTS GROUP LLC	1105 S EDGEWATER DR	EAU CLAIRE	WI	54701-8313
JOHN F & JAMIE A	RIGGS	6590 HART RD	EAU CLAIRE	WI	54701-5097
	SOUTHSIDE EC PROPERTIES LLC	6176 SANDSTONE RD	EAU CLAIRE	WI	54701
KYLE	STELTER	14686 46TH AVE N	CHIPPEWA FALLS	WI	54729-4864
STEVEN	STRAND	6550 HART RD	EAU CLAIRE	WI	54701-5097
SHARON	THOBABEN	S 158 SEGERSTROM RD	MONDOVI	WI	54755-7856
	TOWN OF WASHINGTON	5750 OLD TOWN HALL RD	EAU CLAIRE	WI	54701-8948
	TRILLIUM BUSINESS PARK LLC	6176 SANDSTONE RD	EAU CLAIRE	WI	54701-5138
MICHAEL	WALBECK	6014 TALMADGE RD	EAU CLAIRE	WI	54701-2220
JASON	WEAVER	6400 HART RD	EAU CLAIRE	WI	54701-5096

GRANT

WEWERKA
WURZER BUILDERS INC

4650 S OAKWOOD HILLS PKWY
4319 JEFFERS RD STE 150

EAU CLAIRE
EAU CLAIRE

WI 54701-7797
WI 54703-3926