

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, June 9, 2020

Time: 7:00 p.m.

*via remote access **ONLY**.

*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

Join WebEx Meeting: <https://eauclairecounty.webex.com> Meeting ID: 921 575 067 Password: HjbYmEf4P43

*Meeting audio can be listened to using this Audio conference dial in information.

Audio conference: 1-415-655-0001 Access Code: 921 575 067

**Please mute personal devices upon entry*

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment (**15 minute maximum**)
4. Public Hearings
 - a. **Proposed Ordinance: File No. 20-21/024** “Amending the 1982 Zoning District Boundary Map for the Town of Clear Creek” (Cynthia S. Radcliffe) / Discussion – Action **PAGES 2-19**
5. 2021 Capital Improvement Plan (CIP) – P&D Projects – Discussion **PAGES 20-26**
6. Request to Amend “Building Pad Location” on Lot 8 Thistledown. (Binder/Stockburger) Town of Washington / Discussion – Action **PAGES 27-34**
7. Review of May bills / Discussion **PAGE 35**
8. Review/Approval of May 26, 2020 Meeting Minutes / Discussion – Action **PAGES 36-38**
9. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting – June 23, 2020
10. Adjourn

REZONE NUMBER: RZN-0011-20 **COMPUTER NUMBERS:** 006104207020
006104207030
006104207040

PUBLIC HEARING DATE: June 9, 2020

STAFF CONTACT: Matt Michels, Senior Planner

OWNER/AGENT: Cynthia S Radcliffe, W 9460 Gaylord Rd, Merillan, WI 54754

REQUEST: Rezone 23.6 acres +/- of land from A-P (Agricultural Preservation) District to A-3 (Agricultural) District to allow the construction of a single-family residence

LOCATION: East side of County Road D and one-quarter mile south of County Hwy HH

LEGAL DESCRIPTION: Portion of the SW¼ of the SW¼, Section 16, Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin.

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

BACKGROUND

SITE CHARACTERISTICS:

- The property is undeveloped
- The overall zoning lot, comprised of 3 lots, is irregularly shaped
- The majority of the property contains mapped wetlands and floodplains
- The property contains primarily non-prime soil types.

EXISTING ZONING DISTRICT:

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

- Preserve and protect those areas best suited for agricultural, forestry or open space uses by minimizing fragmentation of contiguous agricultural or forest lands for the benefit and use of current and future generations;*
- Provide for a wide range of agricultural uses typically associated with the continued production of food and fiber while recognizing that such uses may involve noise, dust, odor, or operation of heavy equipment for long periods of time;*
- Strengthen and diversify a predominately agricultural and forestry-based economy by providing for a range of economic opportunities for property owners which are generally compatible with and supportive of agriculture or forestry operations as either permitted or conditional uses;*
- Comply with standards contained in Wis. Stat. ch. 91 to permit eligible landowners to receive tax credits under Wis. Stat. § 71.09, in conjunction with their agricultural operations;*
- Preserve rural character and promote the efficient use of public infrastructure and utilities by minimizing the adverse effects of urban sprawl along with its associated expense;*
- Promote environmental quality through the use of conservation practices designed to minimize erosion of productive soils and deter the delivery of sediment and nutrients to the waters of our state;*

- 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.

REQUESTED ZONING DISTRICT:

A-3 Agricultural District. *This district is established to: (1) protect the agricultural base of the county; (2) preserve the county's natural resources and open space; (3) provide an area for limited residential and hobby farm development in a rural atmosphere; and (4) minimize urban sprawl and its associated public costs.*

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-P	Woodlands
North	A-P	Agricultural Fields
East	A-P	Agricultural Fields
South	A-P	Agricultural Fields; Farmstead
West	A-P	Agricultural Fields; Farmstead

COMPREHENSIVE PLANS:

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

Eau Claire County:

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

Rural Preservation 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. This designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development (see Maps B, C, and D). Some limited low-density development is anticipated in the RP areas. These developments shall be located in order to minimize the fragmentation of productive agricultural land and to minimize any disruption to existing farm operations. Requests to change the future land use designation of parcels shall be considered using the criteria listed in the Land Use Policies. The RP represents areas that are vital to the region's agricultural & forestry economy and are key ingredients of the rural character and image of the Town of Clear Creek.*

The application has been found to be generally consistent with the intent, description, and the applicable policies of the Eau Claire County Rural Lands Future Land Use designation and Town of Clear Creek Rural Preservation Future Land Use designation.

Comprehensive Plan Summary

The proposed A-3 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area.

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.

A-P Rezoning Standards

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

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

- **Soil Types** – There are six (6) different soil types on the property to be rezoned, three of which are considered prime agricultural soils. However, only a small amount would likely be impacted if a single-family residence is built on the southwest corner of the property.

Soil Type	Description	Capability Class
E1B	Eleva sandy loam, 2-6% slopes	2
PdC2	Plainbo loamy sand, 6-12% slopes	3
La	Lows loam	6
BiB	Billet sandy loam, 1-6% slopes	6
Ad	Adrian muck	6
-	Eleva sandy loam, moderately well drained, 0-3% slopes	3

- **Historical Productivity** – The property to be rezoned contains extensive wetlands and floodplains and there is currently no agricultural use and no evidence of previous agricultural use.
- **Site Location** – The property is located on County Road D.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmland, woodlands, farmstead, single-family residences, and vacant open areas.

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

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

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning would not remove productive farmland from cultivation, which is consistent with the Eau Claire County Farmland Preservation Plan.

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

EAU CLAIRE COUNTY FARMLAND PRESERVATION PLAN:

The property is excluded from the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. The 2015 Farmland Preservation Plan excludes all areas designated as “transitional”, including this property, from the certified farmland preservation zoning district (A-P).

Comprehensive Plan Summary

The proposed A-3 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area.

Town Board Action: The Clear Creek Town Board considered the rezoning petition on Monday, May 11, 2020, and recommended approval.

The rezoning petition has been evaluated for consistency with the purpose of the A-3 District and the uses allowed in the district. The request is generally consistent with the purpose of the zoning code based on the following findings:

- The proposed rezoning is consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
- Existing uses in the area include agricultural fields, farmsteads, scattered single-family residences, and scattered woodlands.
- Zoning in the area is primarily A-P, with higher density to the northwest in the rural hamlet of Cleghorn.

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 Farmland Preservation Plan
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-2 and A-3 Districts

In addition, the following factors have also been considered:

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

FINDINGS

Findings in Favor:

1. The request is consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. The proposed rezoning will not impact productive farmland or prime agricultural soils since the majority of the property contains floodplains and wetlands and the soils are generally non-prime.
3. Only one (1) single-family home will be enabled with this rezoning action.
4. The property has required road frontage on County Road D.

Findings Against:

1. The proposed rezoning would allow for an additional non-farm residence in a predominantly agricultural area.
2. There are no other A-3 zoned lots in the immediate vicinity. However, there are other similarly sized lots with A-P zoning in the area.

4 -AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE
5 TOWN OF CLEAR CREEK -

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

7
8 **SECTION 1.** That the 1982 Official Zoning District Boundary Map for the Town of
9 Clear Creek, described as follows:

10
11 A parcel of land being part of the Southwest ¼ of Section 16, Township
12 25 North, Range 8 West, Town of Clear Creek, Eau Claire County,
13 Wisconsin more particularly described as follows: Commencing at the
14 Southwest corner of said Section 16, thence N00°15'53"E, along the west
15 ling of said Southwest quarter, a distance of 468.00 feet, thence
16 S89°51'22"E, a distance of 300.00 feet, thence N00°15'53"E a distance of
17 83.90 feet to the point of beginning of the parcel herein described; thence
18 N64°13'34"W, a distance of 93.17 feet; thence N14°48'58"W, a distance
19 of 41.67 feet; thence N25°36'24"E, a distance of 104.21 feet; thence
20 N74°08'36"E, a distance of 52.39 feet: thence S00°15'53"W. a distance of
21 189.09 feet, to the point of beginning.

22
23 A parcel of land located in part of the Southwest ¼ of the Southwest ¼,
24 Section 16, Township 25 North, Range 8 West, Town of Clear Creek, Eau
25 Claire County, Wisconsin. The parcel is more particularly described as
26 follows: Beginning at the Southwest corner of said Section 16; thence,
27 N00°15'53"E, along the West line of the Southwest ¼ of the Southwest ¼,
28 468.00 feet; thence, N89°54'07"E, 800.02 feet; thence, N00°15'53"E,
29 739.00 feet; thence, S89°54'07"W, 800.02 feet to the West Line of said
30 Southwest ¼ of the Southwest ¼; thence, N00°15'53"E, along said West
31 line, 127.46 feet; thence, S89°51'22"E, along the North line of said
32 Southwest ¼ of the Southwest ¼, 786 feet, more or less, to the thread of
33 Beaver Creek; thence, Southeasterly along the thread of Beaver Creek,
34 1342 feet, more or less, to its intersection with the South line of said
35 Southwest ¼ of the Southwest ¼; thence; S89°54'07W", along said South
36 line, 962 feet, more or less, to the point of beginning. Being subject to any
37 easements of record.

38
39 Part of the Southwest ¼ of the Southwest ¼ described as follows:

40
41 A 33 foot wide ingress-egress easement located in part of the Southwest
42 quarter of the Southwest Quarter of Section 16, Township 25 North,
43 Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin, more
44 particularly described as follows: Commencing at the Southwest corner of
45 said Section 16, thence N00 degrees 15'53"E, along the west line of said
46 Southwest quarter, a distance of 999.23 feet, to the centerline and
47 beginning of said access easement; thence N88 degrees 54'22"E, a
48 distance of 121.57 feet; thence S79 degrees 56'36"E, a distance of 59.24
49 feet; thence S32 degrees 28'50"E, a distance of 37.65 feet; thence S03

1 degrees 10'50"W, a distance of 62.52 feet; thence S32 degrees 25'33"E, a
2 distance of 30.87 feet; thence S67 degrees 54'33"E, a distance of 75.06
3 feet; thence S41 degrees 16'40"E, a distance of 24.95 feet to the west
4 property line of lands owned by Robert Harvey, therein terminating.
5

6 Said easement is for benefit of those lands and their successors and or
7 assigns, which is bounded and described as follows:
8 Part of the SW-SW described as follows: Commencing at the Southwest
9 corner of the SW ¼ of the SW ¼ of Section 16, Township 25 North,
10 Range 8 West; thence North 468 feet; thence East 300 feet to the point of
11 the beginning; thence North 739 feet; thence East 500 feet; thence South
12 739 feet; then West 500 feet to the point of beginning.
13

14 Said described parcel of land containing 23.6 acres +/-, of land and is
15 subject to the easements and restrictions of record to be reclassified from
16 the AP District to the A3 District.
17

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

23
24 **ENACTED:** I hereby certify that the foregoing correctly represents the
25 action taken by the undersigned Committee on, June 9,
26 2020 by a vote of for, against.
27

28
29 _____
30 Planning & Development Committee, Chairperson
31

32
33 CC
34
35 Dated this 9th day of June 2020
36
37 ORDINANCE 20-21/024
38
39
40

Sup. Dist 7 - Stevechilson

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

RECEIVED

MAY 12 2020

COUNTY CLERK

Rezoning - County

Application Accepted:	5/12/2020
Accepted By:	Matt Michels
Receipt Number:	63629
Town Hearing Date:	05/11/2020
Scheduled Hearing Date:	6/9/2020
Application No:	RZN-0011-20
Appl Status:	Pending

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): **A3** Acres to be Rezoned: **23.6**

Part Of The Sw1/4 Sw1/4 Of Section16, T25N, R8W, Town Of Clear Creek, Eau Claire County, Wi

Owner/Applicant Name(s): Cynthia S Radcliffe	Address: (ow) W 9460 GAYLORD RD MERRILLAN	Telephone:
--	---	-------------------

Site Address(es):			
Property Description:	Sec 16 Twn 25 Rge 08	Town of Clear Creek	Lot Area: 8.480 ACRES
			.290 ACRES
Zoning District(s): AP			14.829 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	Alternate No	Parcel No	Legal (partial)
1800622508163300003	006104207020	25.8.16.3-C	PRT SW-SW COM SW COR SW-SW TN N 468' TN E 300' TO POE
1800622508163300004	006104207030	25.8.16.3-D	PRT SW-SW COM SW COR SEC 16 TN N0*15'53"E 468.00' TN S
1800622508163300005	006104207040		PRT SW-SW BEG SW COR SD 40 TN N0*15'53"E 468.00' TN N89

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 _____ Date _____

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.

20-21/024

Sup. Dist 7 - Steve Chilson



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

Table with 2 columns: Field Name, Value. Fields include Application Accepted (5/12/20), Accepted By (mm), Receipt Number (63629), Town Hearing Date (5/11/20), Scheduled Hearing Date (6/12/20).

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): A3
Acres to be rezoned: 23.6

Property Owner Name: Cynthia S. Radcliffe Phone# 715-210-5371
Mailing Address: W9460 Gaylord Rd., Merrilan, WI 54754
Email Address: Mtngirl500@gmail.com

RECEIVED

Agent Name: Phone# MAY 12 2020
Mailing Address: COUNTY CLERK
Email Address:

SITE INFORMATION

Site Address: S12825 County Rd D, Strum, WI 54770
Property Description: SW 1/4 SW 1/4 Sec. 16, T 25, N, R 8, W, Town of Clear Creek
Zoning District: Code Section(s):
Overlay District: [] Shoreland [] Floodplain [] Airport [] Wellhead Protection [] Non-Metallic Mining
Computer #(s): 006 - 1042 - 07 - 040 006 - 1042 - 07 - 030
006 - 1042 - 07 - 020

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.
[] Complete attached information sheet [] Contact the Town to coordinate a recommendation on the application
[] Provide legal description of property to be rezoned [] Provide \$565.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$500.00 application processing fee and \$65.00 mapping surcharge fee)

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 Cynthia S. Radcliffe

Date 05/04/20

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

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

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

■ Describe the reason(s) for your rezoning request:

I would like to be able to build a house on the high side of the southwest corner. Over half of the 23.6 total acres is a wetland.

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

The southwest corner is buildable due to the fact that it is out of the wetland area, and is the highest point on the southwest corner. Also, there is too much wetland for this to be feasible as agriculture acreage.

■ 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.

1. The majority of the property is mapped wetlands, and overall, the property is limited for agricultural production.
2. The proposed rezoning is consistent with the Town of Clear Creek and Eau Claire County.
3. The rezoning is substantially consistent with the County Farmland Preservation Plan because it will not take a significant amount of farmland out of production. About 9 acres could be continued to be farmed after the rezoning, if desired.
4. We are only building one home, therefore, this will not adversely impact existing or nearby agricultural operations except as required to accommodate the new house and any outbuildings.

ADDENDUM A

A parcel of land located in part of the Southwest quarter of Section 16, Township 25 North, Range 8 West, Town of Strum, Eau Claire County, Wisconsin more particularly described as follows: Commencing at the Southwest corner of said Section 16, thence N00°15'53"E, along the west line of said Southwest quarter, a distance of 468.00 feet, thence S89°51'22"E, a distance of 300.00 feet; thence N00°15'53"E, a distance of 83.90 feet to the point of beginning of the parcel herein described: thence N64°13'34"W, a distance of 93.17 feet; thence N14°48'58"W, a distance of 41.67 feet; thence N25°36'24"E, a distance of 104.21 feet; thence N74°08'36"E, a distance of 52.39 feet; thence S00°15'53"W, a distance of 189.09 feet, to the point of beginning.

AND

A parcel of land located in part of the SW ¼ of the SW ¼, Section 16, Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin. The parcel is more particularly described as follows: Beginning at the Southwest Corner of said Section 16; thence, N.00°15'53"E. along the West Line of the SW ¼ of the SW ¼, 468.00 feet; thence, N.89°54'07"E., 800.02 feet; thence, N.00°15'53"E., 739.00 feet; thence, S.89°54'07"W., 800.02 feet to the West Line of said SW ¼ of the SW ¼; thence, N.00°15'53"E. along said West line, 127.46 feet; thence, S.89°51'22"E. along the North Line of said SW ¼ of the SW ¼, 786 feet, more or less, to the thread of Beaver Creek; thence, Southeasterly along the thread of Beaver Creek, 1342 feet, more or less, to its intersection with the South Line of said SW ¼ of the SW ¼; thence, S.89°54'07"W. along said South Line, 962 feet, more or less, to the point of beginning. Being subject to any easements of record.

AND

Part of the sw-sw described as follows:

Commencing at the southwest corner of the sw¼ of the sw¼ of section 16, township 25 north, range 8 west; thence north 468 feet; thence east 300 feet to the point of the beginning; thence north 739 feet; thence east 500 feet; thence south 739 feet; thence west 500 feet to the point of the beginning.

AND

A 33 foot wide ingress-egress easement located in part of the Southwest quarter of the Southwest quarter of Section 16, Township 25 North, Range 8 West, Town of Strum, Eau Claire County, Wisconsin, more particularly described as follows: Commencing at the Southwest corner of said Section 16, thence N00 degrees 15'53"E, along the west line of said Southwest quarter, a distance of 999.23 feet, to the centerline and beginning of said access easement; thence N88 degrees 54'22"E, a distance of 121.57 feet; thence S79 degrees 56'36"E, a distance of 59.24 feet; thence S32 degrees 28'50"E, a distance of 37.65 feet; thence S03 degrees 10'50"W, a distance of 62.52 feet; thence S32 degrees 25'33"E, a distance of 30.87 feet; thence S67 degrees 54'33"E, a distance of 75.06 feet; thence S41 degrees 16'40"E, a distance of 24.95 feet to the west property line of lands owned by Robert Harvey, therein terminating.

Said easement is for benefit of those lands and their successors and or assigns, which is bounded and described as follows:

Part of the SW-SW described as follows: Commencing at the southwest corner of the SW 1/4 of the SW 1/4 of section 16, township 25 north, range 8 west; thence north 468 feet; thence east 300 feet to the point of the beginning; thence north 739 feet; thence east 500 feet; thence south 739 feet; then west 500 feet to the point of beginning.

RADCLIFFE REZONE AERIAL MAP



Parcel Mapping Notes:

The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.





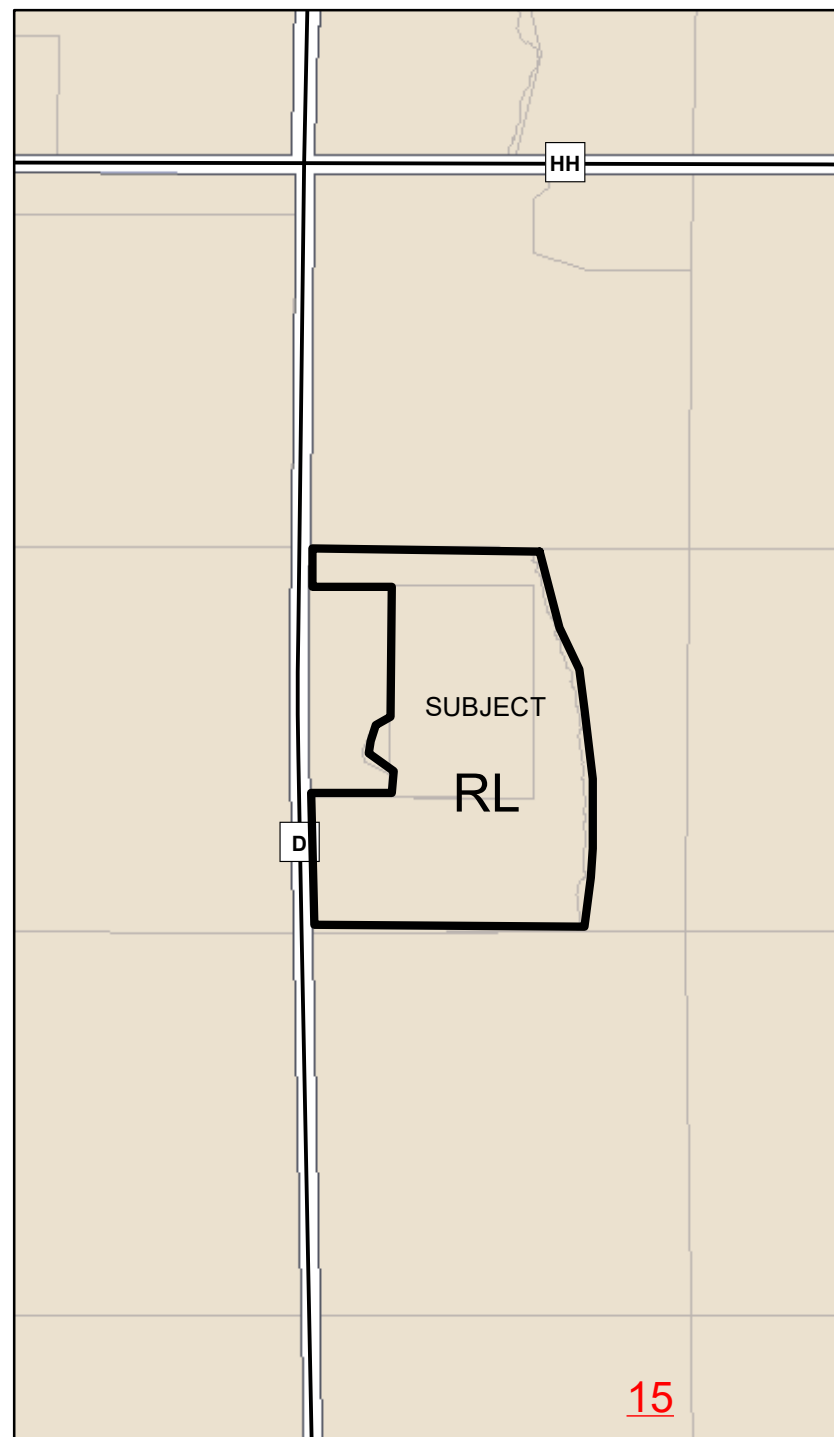
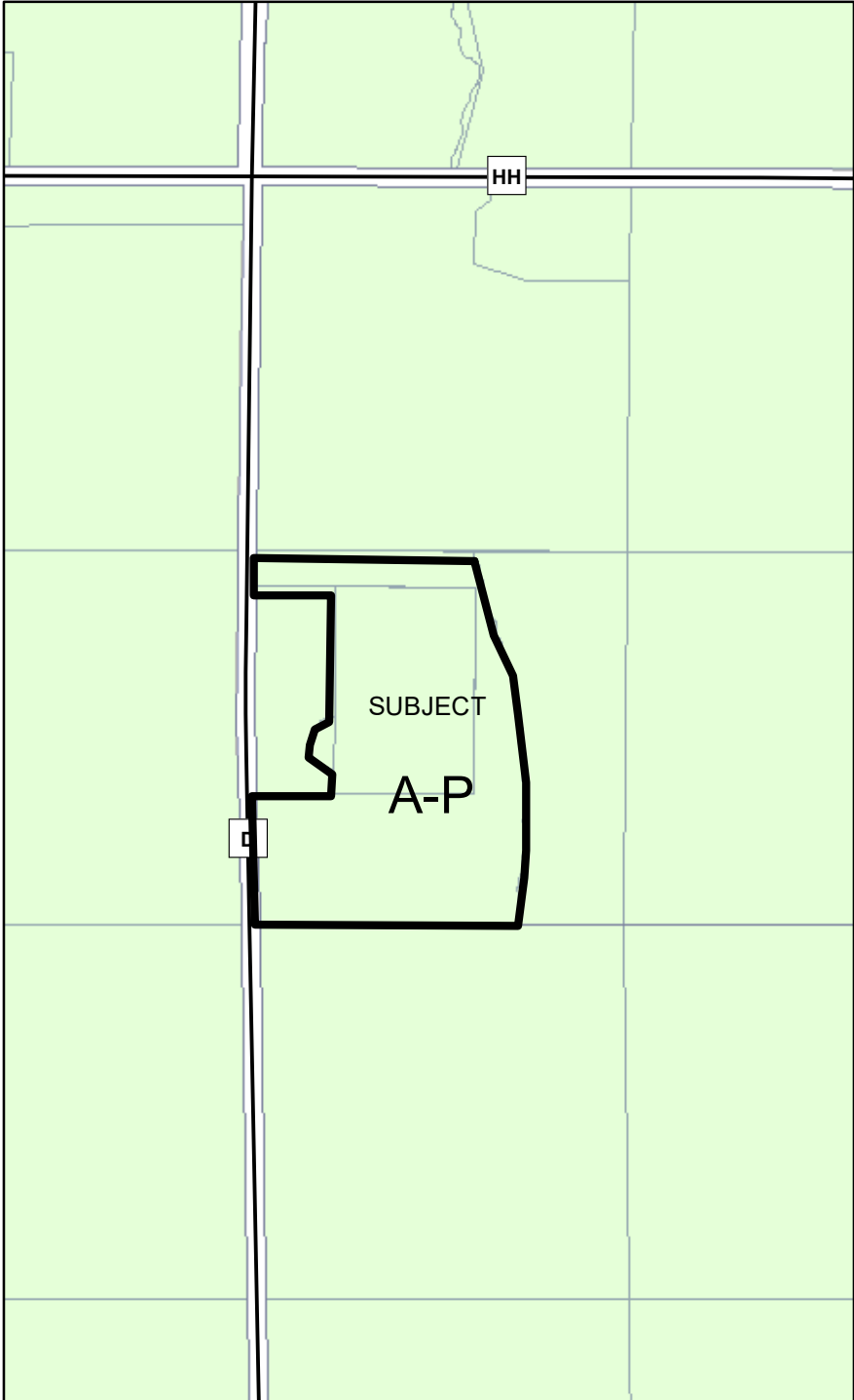
Radcliffe Rezoning: RZN-0011-20

Existing Zoning

1 inch = 666.666667 feet

Future Land Use

1 inch = 667 feet



- A1 - Exclusive Agricultural District
- A2 - Agriculture-Residential District
- A3 - Agricultural District
- AP - Agricultural Preservation
- AR - Floating Agricultural-Residential District
- C1 - Neighborhood Business District
- C2 - General Business District
- C3 - Highway Business District
- F1 - Exclusive Forestry District
- F2 - Forestry District
- I1 - Nonsewered Industrial District
- I2 - Sewered Industrial District
- R1L - Single-Family Residential District, Large Lot
- R1M - Single-Family Residential District
- R2 - Two-Family Residential District
- R3 - Multiple-Family Residential District
- RH - Rural Homes District

- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use

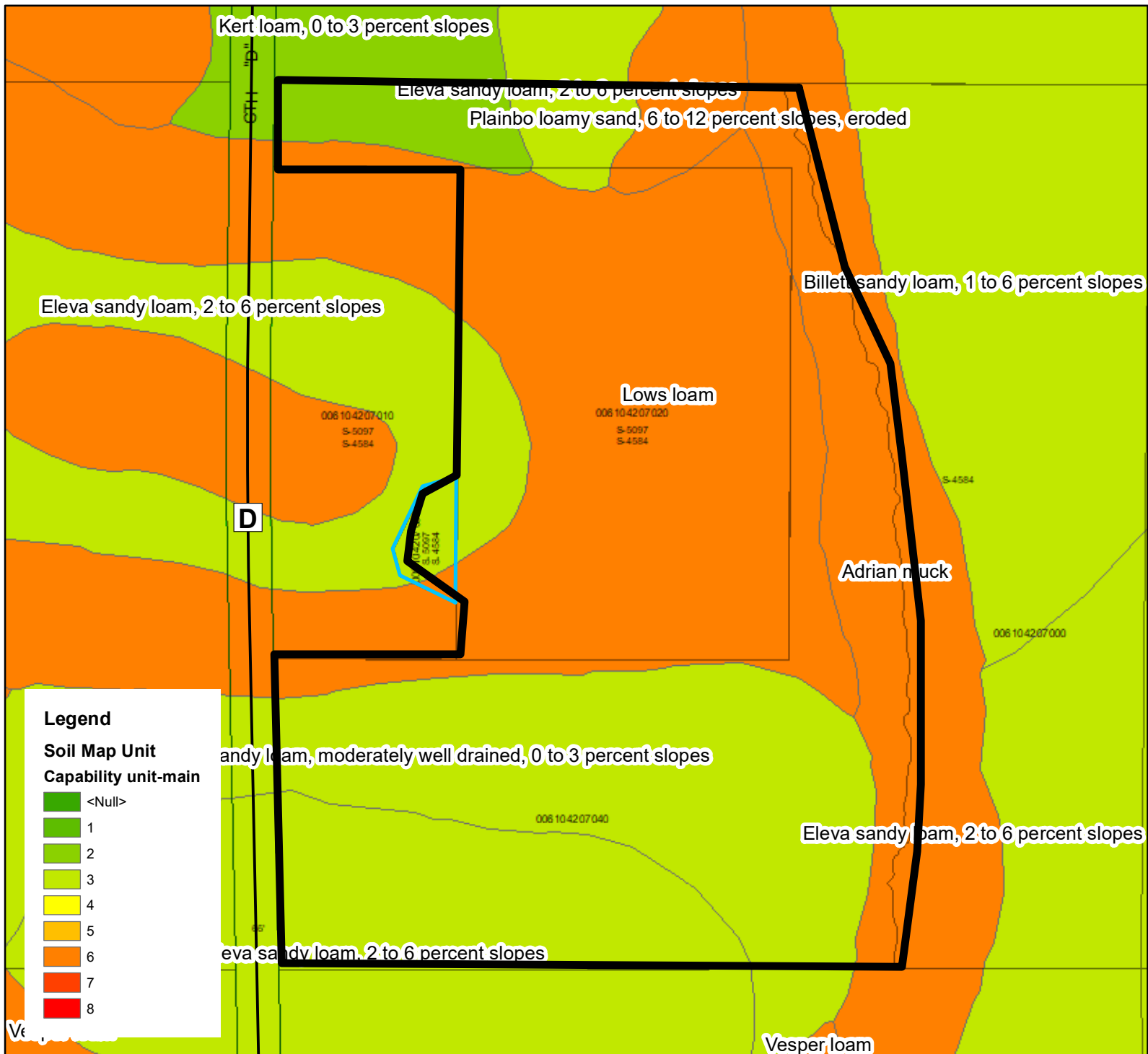


Parcel Mapping Notes:
 The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

RADCLIFFE REZONE SOILS MAP



Legend

Soil Map Unit

Capability unit-main



Parcel Mapping Notes:

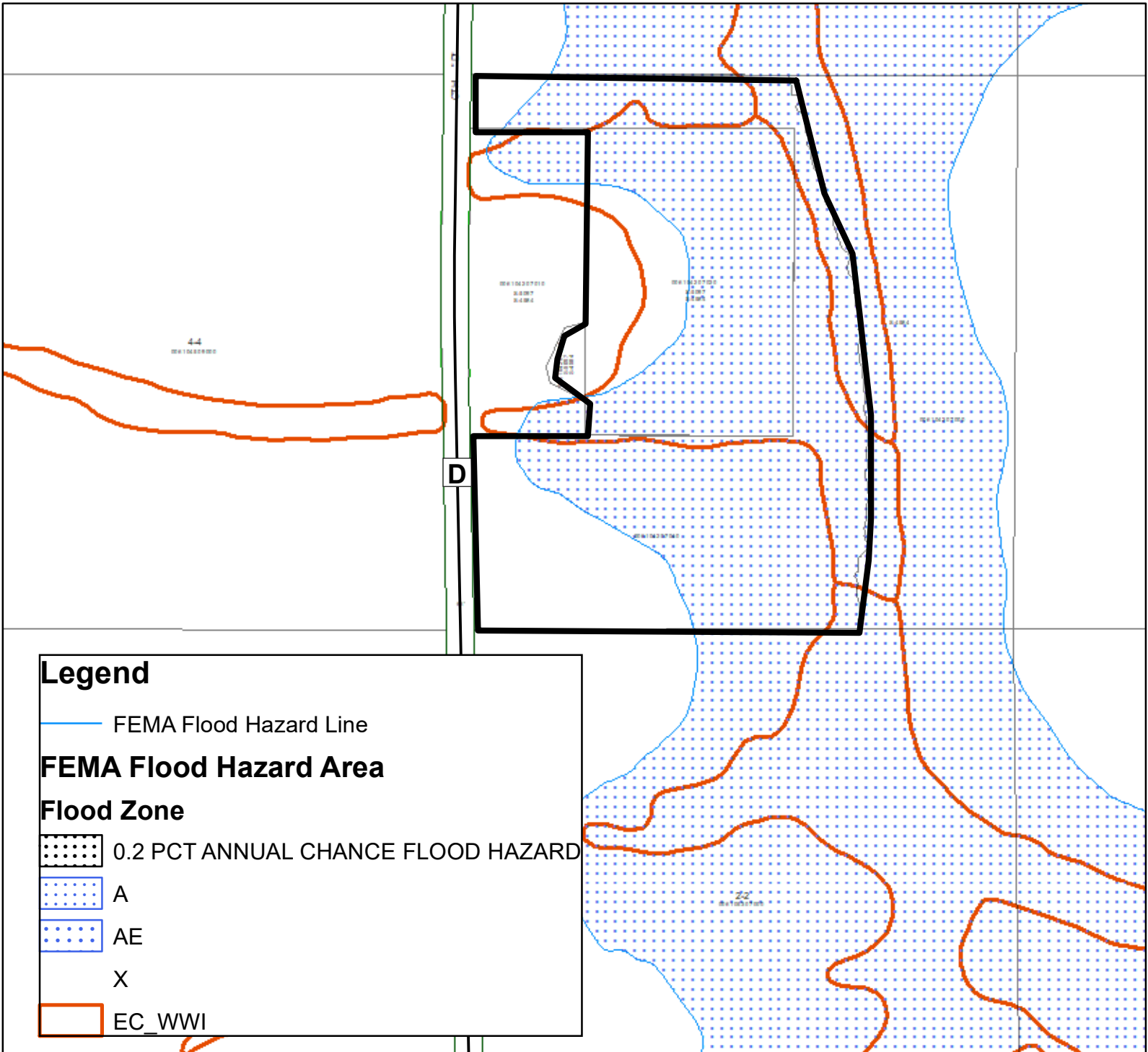
The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.



RADCLIFFE REZONE WETLANDS-FLOODPLAIN MAP



Legend

— FEMA Flood Hazard Line

FEMA Flood Hazard Area

Flood Zone

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X
- EC_WWI

Parcel Mapping Notes:
The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

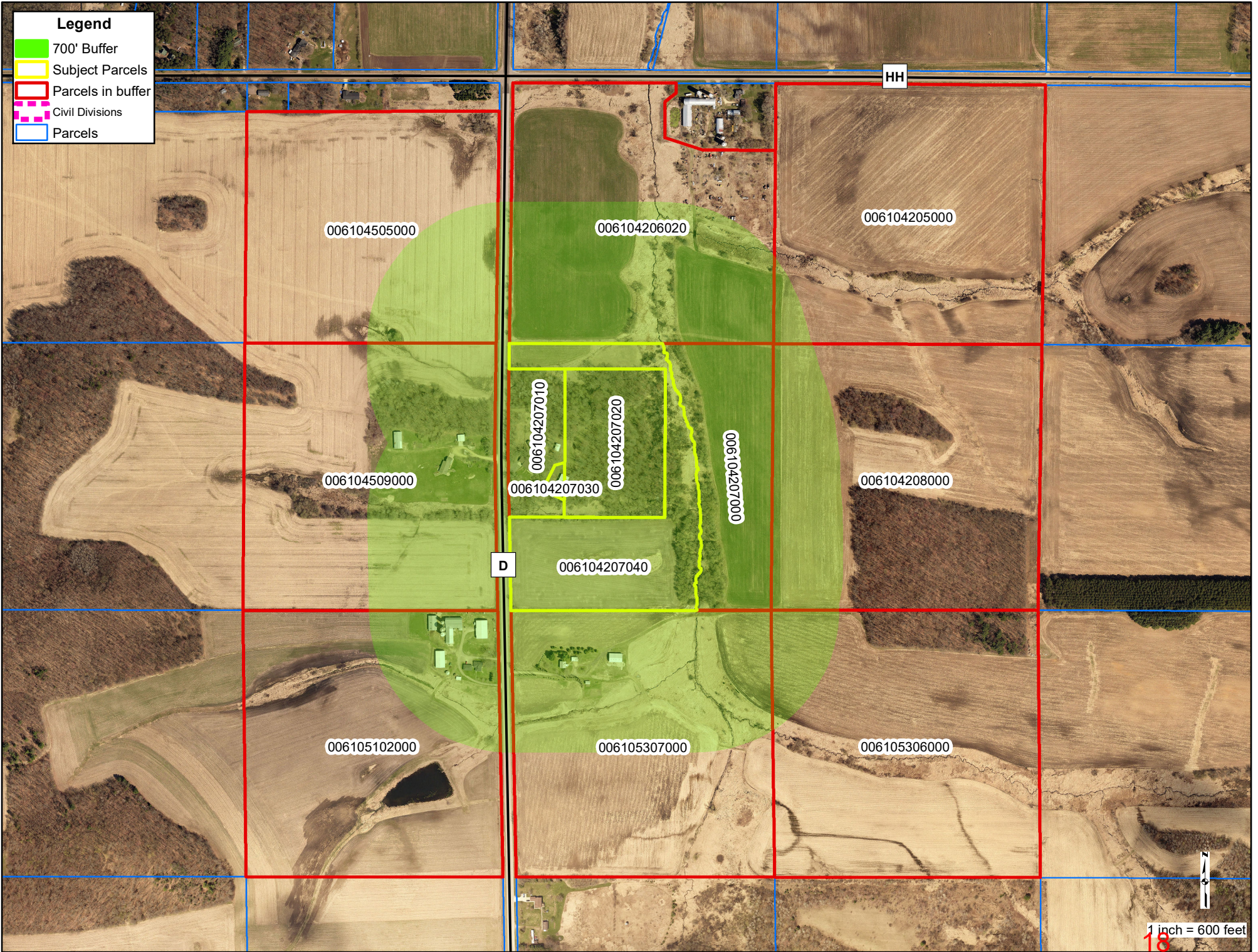
This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.



Legend

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



006104505000

006104206020

006104205000

006104509000

006104207010

006104207020

006104207030

006104207000

006104208000

D

006104207040

006105102000

006105307000

006105306000

HH

1 inch = 600 feet

FirstName	LastName	Address	City	State	Zip
	BEAVER CREEK BEGINNINGS LLC	S 13045 COUNTY ROAD D	STRUM	WI	54770-9410
EDWIN	DUNHAM	E 8198 COUNTY ROAD HH	STRUM	WI	54770-9456
CYNTHIA	RADCLIFFE	W 9460 GAYLORD RD	MERRILLAN	WI	54754-7938
PATRICK	SCHAFFER	E 950 CEDAR RD	EAU CLAIRE	WI	54701-9629
DAVID & ELINORE L	WELKE	S 12814 COUNTY ROAD D	STRUM	WI	54770-9409
DERRICK	WESTPHAL	S 13050 COUNTY ROAD D	STRUM	WI	54770-9409
LUCAS	WIEDRICH	S 12825 COUNTY ROAD D	STRUM	WI	54770-9410

Eau Claire County Capital Improvement Project

PROJECT:	Emergency Operations Center Infrastructure Improvement	DEPARTMENT:	P&D-Emergency Management	MANAGER:	Tyler Esh
EXPECTED START DATE:	6/1/2021	EXPECTED COMPLETION DATE:	Completion of Project	PRIORITY:	HIGH
PROJECT DESCRIPTION:	Identifying an appropriate space and inputting infrastructure to make the Eau Claire County Emergency Operations Center a useable space during disasters. This needs to have generator backup, technology (televisions, 24 hour clocks, whiteboards/smartboards), communications (active telephone lines, radio capability to tie into the County radio system with portable and/or mobile radios), additional space (small sub-divided rooms for Public Information Officers and Amateur Radio Operators), security and not visible from the outside.				
ANALYSIS OF NEED:	The current space designated as the Emergency Operations Center (Rooms 1301/1302 in Law Enforcement) has hindered response each time it has been utilized since 2016. Through full activations for the 2016 VIP/Presidential candidate visits and the 2020 COVID-19 response, to partial activations for the Eau Claire Marathon and the 2019 blizzard, 1301/1302 has either not had the infrastructure for appropriate communications, not met the space needed for a large response, and has not met the security needed to ensure safety of the individuals working in the space.				
ALTERNATIVES CONSIDERED:	Continue using 1301/1302-As defined in Analysis of Need this space has reduced the effective	CHECK ONLY ONE		CHECK ONLY ONE	
		<input type="checkbox"/>	Mandatory in year proposed	<input type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Mandatory within 5 years	<input type="checkbox"/>	New Facility or Service
		<input type="checkbox"/>	Optional - Saves Money	<input checked="" type="checkbox"/>	Replacement
		<input checked="" type="checkbox"/>	Optional - Improves service level	Replacing the use of 1301/1302 for EOC	
<input type="checkbox"/>	Optional - Reduces overall risk				
LOCATION:					

FUNDING SOURCES	ALIO ACCOUNT NUMBER	AMOUNT
LEVY:		
BONDS: There may be some grants available due to the COVID-19 response	21-100-15-52924-390-000	300,000
GRANTS/AIDS**:		
DONATIONS:		
FEES:		
OTHER:		
TOTAL FUNDING SOURCES		\$ 300,000

**For grant/aid funding, provide the name of the grant and whether or not it is reimbursement or up-front funding

EXPENDITURES	Cash Flow Period	ALIO ACCOUNT NUMBER	AMOUNT
See 5 year plan			
TOTAL EXPENDITURES			\$ -

ONGOING ANNUAL OPERATIONAL EXPENDITURE ESTIMATE		
EXPENDITURE DESCRIPTION	AMOUNT	NOTES
Ensure working technology and size/space considerations	1,000	As needed
TOTAL ANNUAL OPERATIONAL EXPENDITURES	\$ 1,000	

Eau Claire County Capital Improvement Project

PROJECT:	Vehicle-Emergency Management Duty Officer	DEPARTMENT:	P&D-Emergency Management	MANAGER:	Tyler Esh
EXPECTED START DATE:	1/2/2021	EXPECTED COMPLETION DATE:	Arrival of vehicle	PRIORITY:	MEDIUM
USEFUL LIFE:	10 YEARS				
PROJECT DESCRIPTION:	A vehicle that is assigned to the on-call Emergency Management staff member				
ANALYSIS OF NEED:	Due to the on-call responsibilities of Emergency Management, a vehicle will help improve efficiency and safety of the staff member. During the ongoing COVID-19 response, EM staff have been asked to utilize their own vehicles to pickup Personal Protective Equipment which leads to a liability issue for the staff member as they are conducting work duties but using personal vehicles. Having a vehicle that is identifiable as Emergency Management will improve our response and promotion of our division to the public when at community events like National Night Out and when requested to the scene of an event that a local emergency response agency requests our assistance for.				
ALTERNATIVES CONSIDERED:	Continue using personal vehicles which may lead to liability questions for the staff member wh	CHECK ONLY ONE		CHECK ONLY ONE	
		<input type="checkbox"/> Mandatory in year proposed		<input type="checkbox"/> Maintenance	
		<input type="checkbox"/> Mandatory within 5 years		<input checked="" type="checkbox"/> New Facility or Service	
		<input type="checkbox"/> Optional - Saves Money		<input type="checkbox"/> Replacement	
		<input checked="" type="checkbox"/> Optional - Improves service level			
		<input type="checkbox"/> Optional - Reduces overall risk			
LOCATION:					

FUNDING SOURCES	ALIO ACCOUNT NUMBER	AMOUNT
LEVY: Match to the Grants/Aids		Est \$15,000-20,000
BONDS:		
GRANTS/AIDS**: Emergency Management Performance Grant-Supplemental being provided by FEMA for the COVID-19 response	21-100-15-43528-000-000	Est \$15,000-20,000
DONATIONS:		
FEES:		
OTHER:		
TOTAL FUNDING SOURCES		\$ -

**For grant/aid funding, provide the name of the grant and whether or not it is reimbursement or up-front funding

EXPENDITURES	Cash Flow Period	ALIO ACCOUNT NUMBER	AMOUNT
of what Highway Dept typically puts in for 1/2 ton pickups and what Altoona Fire Department paid fo	Q3	21-100-15-52924-390-000	33,000
TOTAL EXPENDITURES			\$ 33,000

ONGOING ANNUAL OPERATIONAL EXPENDITURE ESTIMATE		
EXPENDITURE DESCRIPTION	AMOUNT	NOTES
Routine vehicle maintenance (insurance, oil, routine maintenance)	1,000	EM has averaged more than \$1,500 in travel-related expenses since 2016
TOTAL ANNUAL OPERATIONAL EXPENDITURES	\$ 1,000	

Eau Claire County Capital Improvement Project

PROJECT:	Lake Rehabilitation Project-Fall Creek Pond	DEPARTMENT:	P&D-Land Conservation Division	MANAGER:	Greg Leonard	
EXPECTED START DATE:	1-Jan-21	EXPECTED COMPLETION DATE:	31-Dec-21	PRIORITY:	HIGH	
PROJECT DESCRIPTION:	Lake Districts have received applications for rehabilitation projects, which typically include sediment removal, sand trap installation/maintenance, fish structure installation, and aeration projects. Applications were due May 1, 2020. This application from the Fall Creek Inland Lake District includes creation and cleaning of a sediment trap. The Fall Creek District has not been active in recent years, but has recently begun many other activities not requesting funding, including preparing a lake management plan and forming a task force to develop future privately funded projects.					
ANALYSIS OF NEED:	Protecting water quality and lake health, with continued efforts to protect the flowages from sedimentation, is important on it's own right, but it also does result in retained property values (and ultimately tax dollars) on local lakes/flowages in Eau Claire County.					
ALTERNATIVES CONSIDERED:	Partners have continued to look for grants and other fundraisers to help offset the costs. Districts continue to determine if existing mill rates are appropriate for work needed.	CHECK ONLY ONE		CHECK ONLY ONE		
		<input type="checkbox"/> Mandatory in year proposed		Maintenance		
		<input type="checkbox"/> Mandatory within 5 years		<input checked="" type="checkbox"/>	New Facility or Service	
		<input type="checkbox"/> Optional - Saves Money		Replacement		
		<input checked="" type="checkbox"/> Optional - Improves service level				
LOCATION:	Fall Creek Pond and surrounding area.					

FUNDING SOURCES	ALIO ACCOUNT NUMBER	AMOUNT
LEVY:		
BONDS:		10,000
GRANTS/AIDS**:		
DONATIONS: (potential additional fund raising from Lake Association)		
FEES: (existing Lake District taxing authority levy funds)		10,000
OTHER:		
TOTAL FUNDING SOURCES		\$ 20,000

**For grant/aid funding, provide the name of the grant and whether or not it is reimbursement or up-front funding

EXPENDITURES	Cash Flow Period	ALIO ACCOUNT NUMBER	AMOUNT
Creation and cleaning of sediment trap	Q1		20,000
TOTAL EXPENDITURES			\$ 20,000

ONGOING ANNUAL OPERATIONAL EXPENDITURE ESTIMATE		
EXPENDITURE DESCRIPTION	AMOUNT	NOTES
TOTAL ANNUAL OPERATIONAL EXPENDITURES	\$ -	

Eau Claire County Capital Improvement Project

PROJECT:	Land Stewardship Acquisitions	DEPARTMENT:	P&D-Land Conservation Division	MANAGER:	Greg Leonard
EXPECTED START DATE:	1-Jan-21	EXPECTED COMPLETION DATE:	31-Dec-21	PRIORITY:	MEDIUM
USEFUL LIFE:	20 YEARS				
PROJECT DESCRIPTION:	The Land Stewardship Program seeks to conserve unique habitats for long term stewardship of the resources, as well as to connect people to the land by opening them up for public access. The Land Stewardship Subcommittee follows the visioning document entitled "Land Stewardship 2150: Eau Claire County – The Next Century".				
ANALYSIS OF NEED:	Options for each property are unique. Discussions on past projects included full acquisitions, easements, and partnering with other organizations (i.e. Landmark Conservancy formerly West Wisconsin Land Trust) on areas with similar goals. The needs and desires of the existing landowner are considered, while also taking advantage of the strengths and resources of each partner group, agency, and organization.				
ALTERNATIVES CONSIDERED:	We will continue to work with partnering organizations to secure funding and management options for properties.	CHECK ONLY ONE		CHECK ONLY ONE	
		<input type="checkbox"/> Mandatory in year proposed	<input checked="" type="checkbox"/> Maintenance		
		<input type="checkbox"/> Mandatory within 5 years	<input type="checkbox"/> New Facility or Service		
		<input type="checkbox"/> Optional - Saves Money	<input type="checkbox"/> Replacement		
		<input checked="" type="checkbox"/> Optional - Improves service level			
		<input type="checkbox"/> Optional - Reduces overall risk			
LOCATION:	Eau Claire County				

FUNDING SOURCES	ALIO ACCOUNT NUMBER	AMOUNT
LEVY:		
BONDS:		
GRANTS/AIDS**: (grants i.e. Knowles-Nelson, or partnership grants)		50,000
DONATIONS: (Land Stewardship Program Fundraising)		50,000
FEES:		
OTHER:		
TOTAL FUNDING SOURCES		\$ 100,000

**For grant/aid funding, provide the name of the grant and whether or not it is reimbursement or up-front funding

EXPENDITURES	Cash Flow Period	ALIO ACCOUNT NUMBER	AMOUNT
Easement/acquisition on property with unique habitat features in Eau Claire County	Q2		100,000
TOTAL EXPENDITURES			\$ 100,000

ONGOING ANNUAL OPERATIONAL EXPENDITURE ESTIMATE		
EXPENDITURE DESCRIPTION	AMOUNT	NOTES
TOTAL ANNUAL OPERATIONAL EXPENDITURES	\$ -	

Eau Claire County Capital Improvement Project

PROJECT:	Groundwater Management Planning & Monitoring	DEPARTMENT:	P&D-Land Conservation Division	MANAGER:	Greg Leonard
EXPECTED START DATE:	1-Jan-21	EXPECTED COMPLETION DATE:	31-Dec-21	PRIORITY:	MEDIUM
USEFUL LIFE:	20 YEARS				
PROJECT DESCRIPTION:	A groundwater elevation map will be produced as part of the study and a groundwater flow model developed (expanding upon Chippewa County's current work) to help study and track groundwater flow, along with potential contamination sources (for both a preventative/planning use as well as an enforcement/public health use).				
ANALYSIS OF NEED:	A comprehensive County-wide groundwater map does not exist at this time. Groundwater flow models were completed for municipal wells and their associated recharge zones in 2001. Development of a groundwater map with flow models will allow Eau Claire County to assess the potential impacts of future land use and groundwater withdrawals to protect the only drinking water source in the county.				
ALTERNATIVES CONSIDERED:	Eau Claire could wait for another year if needed which will allow more time to compile the data being collected.	CHECK ONLY ONE		CHECK ONLY ONE	
		<input type="checkbox"/> Mandatory in year proposed	<input checked="" type="checkbox"/> Maintenance		
		<input type="checkbox"/> Mandatory within 5 years	<input type="checkbox"/> New Facility or Service		
		<input type="checkbox"/> Optional - Saves Money	<input type="checkbox"/> Replacement		
		<input checked="" type="checkbox"/> Optional - Reduces overall risk			
LOCATION:	Eau Claire County				

FUNDING SOURCES	ALIO ACCOUNT NUMBER	AMOUNT
LEVY:		
BONDS:		50,000
GRANTS/AIDS**: (grant/aid sources are being explored and pursued)		50,000
DONATIONS:		
FEES:		
OTHER:		
TOTAL FUNDING SOURCES		\$ 100,000

**For grant/aid funding, provide the name of the grant and whether or not it is reimbursement or up-front funding

EXPENDITURES	Cash Flow Period	ALIO ACCOUNT NUMBER	AMOUNT
<i>Contracted map and flow model development</i>	<i>Q1</i>		100,000
TOTAL EXPENDITURES			\$ 100,000

ONGOING ANNUAL OPERATIONAL EXPENDITURE ESTIMATE		
EXPENDITURE DESCRIPTION	AMOUNT	NOTES
TOTAL ANNUAL OPERATIONAL EXPENDITURES	\$ -	

Eau Claire County Capital Improvement Project

PROJECT:	Lake Rehabilitation Project-Lake Eau Claire	DEPARTMENT:	P&D-Land Conservation Division	MANAGER:	Greg Leonard
EXPECTED START DATE:	1-Jan-21	EXPECTED COMPLETION DATE:	31-Dec-21	PRIORITY:	HIGH
PROJECT DESCRIPTION:	Lake Districts have received applications for rehabilitation projects, which typically include sediment removal, sand trap installation/maintenance, fish structure installation, and aeration projects. Applications were due May 1, 2020. This application from the Lake Eau Claire Protection and Rehabilitation District, in partnership with the Lake Eau Claire Association, includes cleaning sand traps and aeration system operations which help reduce Phosphorous amounts released within the system.				
ANALYSIS OF NEED:	Protecting water quality and lake health, with continued efforts to protect the flowages from sedimentation, is important on it's own right, but it also does result in retained property values (and ultimately tax dollars) on local lakes/flowages in Eau Claire County.				
ALTERNATIVES CONSIDERED:	Partners have continued to look for grants and other fundraisers to help offset the costs. Districts continue to determine if existing mill rates are appropriate for work needed.	CHECK ONLY ONE		CHECK ONLY ONE	
		<input type="checkbox"/> Mandatory in year proposed	<input checked="" type="checkbox"/>	Maintenance	
		<input type="checkbox"/> Mandatory within 5 years		New Facility or Service	
		<input type="checkbox"/> Optional - Saves Money		Replacement	
		<input checked="" type="checkbox"/> Optional - Reduces overall risk			
LOCATION:	Lake Eau Claire and surrounding area.				

FUNDING SOURCES	ALIO ACCOUNT NUMBER	AMOUNT
LEVY:		
BONDS:		100,000
GRANTS/AIDS**:		
DONATIONS: (fund raising from Lake Association)		16,000
FEES: (Lake District taxing authority levy)		84,000
OTHER:		
TOTAL FUNDING SOURCES		\$ 200,000

**For grant/aid funding, provide the name of the grant and whether or not it is reimbursement or up-front funding

EXPENDITURES	Cash Flow Period	ALIO ACCOUNT NUMBER	AMOUNT
Sediment removal from Troubled Waters trap	Q1		120,000
Sediment removal from Gravel Pit trap	Q1		38,000
Sediment removal from Muskrat Creek trap	Q4		13,000
Sediment removal from Hay Creek trap	Q4		15,000
TOTAL EXPENDITURES			\$ 186,000

ONGOING ANNUAL OPERATIONAL EXPENDITURE ESTIMATE		
EXPENDITURE DESCRIPTION	AMOUNT	NOTES
Existing Aeration System Operation	14,000	This is primarily costs of electricity to operate the system.
TOTAL ANNUAL OPERATIONAL EXPENDITURES	\$ 14,000	

Eau Claire County Capital Improvement Project

PROJECT:	Renewable Energy Action Plan (REAP)	DEPARTMENT:	Planning and Development	MANAGER:	Rod Eslinger and Matt Michels
EXPECTED START DATE:	1.1.2021	EXPECTED COMPLETION DATE:	12.31.2022	PRIORITY:	MEDIUM
USEFUL LIFE:	20 YEARS				
PROJECT DESCRIPTION:	To develop a renewable energy action plan to fulfill the County's resolution on Carbon Neutrality by 2050 to reduce our green house gas emissions by 100%. A goal of the REAP would be to increase energy efficiency through renewable energy investments, both by the County and from the community.				
ANALYSIS OF NEED:	This plan would build on the green house gas inventory that was completed in May 2020.				
ALTERNATIVES CONSIDERED:	CHECK ONLY ONE		CHECK ONLY ONE		
	<input type="checkbox"/>	Mandatory in year proposed	<input type="checkbox"/>	Maintenance	
	<input type="checkbox"/>	Mandatory within 5 years	<input type="checkbox"/>	New Facility or Service	
	<input checked="" type="checkbox"/>	Optional - Saves Money	<input type="checkbox"/>	Replacement	
	<input type="checkbox"/>	Optional - Improves service level	<input type="checkbox"/>		
<input type="checkbox"/>	Optional - Reduces overall risk	<input type="checkbox"/>			
LOCATION:					

FUNDING SOURCES	ALIO ACCOUNT NUMBER	AMOUNT
LEVY:		
BONDS:		
GRANTS/AIDS**: Public Service Commission of Wisconsin - Office of Energy and Innovation - Energy Innovation Grant Program		70,000
DONATIONS:		
FEES:		
OTHER: In-Kind Staff Match	21-100-15-56290-111-000	35,000
TOTAL FUNDING SOURCES		\$ 105,000

**For grant/aid funding, provide the name of the grant and whether or not it is reimbursement or up-front funding

EXPENDITURES	Cash Flow Period	ALIO ACCOUNT NUMBER	AMOUNT
<i>Staff resource to implement the plan.</i>		21-100-15-56920-111-000	TBD
<i>Future capital investments to meet the goals/strategics/objectives of the REAP</i>		21-405-15-57730-820-000	TBD
TOTAL EXPENDITURES			\$ -

ONGOING ANNUAL OPERATIONAL EXPENDITURE ESTIMATE		
EXPENDITURE DESCRIPTION	AMOUNT	NOTES
TBD		
TOTAL ANNUAL OPERATIONAL EXPENDITURES	\$ -	



Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741

Building Inspection
839-2944
Emergency Management
839-4736
Geographical Information Systems
839-4730
Land Conservation
839-6226
Land Records
839-4742
Land Use Management
839-4743
Planning
839-5055
Recycling
839-2756

REPORT:

TO: COMMITTEE ON PLANNING AND DEVELOPMENT

FROM: Jared Grande, Land Use Manager

DATE: June 3, 2020

RE: Request to amend the building pad location on Lot 8 of the Plat of Thistledown.

Jeff Stockburger, Professional Land Surveyor, has requested approval to amend the “building pad location” as platted for Lot 8 in the Plat of Thistledown. The Thistledown Subdivision is in Section 11, T26N-R9W, Town of Washington. The affidavit requires the approval of the following approving authorities: City of Eau Claire, Town of Washington, and Eau Claire County.

Attachment B identifies both the “platted building pad location” and the proposed “new building pad location” for Lot 8. When the Plat of Thistledown was developed, a condition of approval from the City of Eau Claire was to have pre-designed building pad locations on each lot. An additional note placed on the plat was “no construction of any kind” sensitive sloped areas; this is identified on Attachment B as “environmentally sensitive area”.

The affidavit will amend the existing building pad, therefore expanding the buildable footprint to allow a single-family home with attached garage to be built within the desired area; please see the map outlining the proposed home for further detail.

The City of Eau Claire and the Town of Washington are required to approve the requested change as indicated on Attachment B. The surveyor is required to obtain signatures on the affidavit by City of Eau Claire and the Town of Washington prior to final signature from Eau Claire County. The affidavit needs to be recorded in the Register of Deeds office before the change is effective.

STAFF RECOMMENDATION: Staff has reviewed this request and recommends that the committee approve the adjustments for the building pad locations for Lot 8 of the Plat of Thistledown subject to the following conditions:

1. After all certificates have been executed, the final correction affidavit shall be recorded in the Register of Deeds office.
2. A copy of the recorded correction affidavit shall be provided to the department for filing in the property file.



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:	

COMMITTEE REVIEW APPLICATION

Property Owner Name: Nicholas Binder	Phone# 414-712-0201
Mailing Address: N7802 567th Street, Menomonie, WI 54751	
Email Address: nick@eauclairerealty.com	

Agent Name: Jeff Stockburger	Phone# 715-831-0654
Mailing Address: 1818 Brackett Ave, Eau Claire, WI 54701	
Email Address: jeff@esellc.co	

SITE INFORMATION

Site Address: NA	
Property Description: NW ¼ SE ¼ Sec. 11, T26 N, R 9 W, Town of Washington	
Zoning District: RH	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 - 235 - 510 - 000

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 for review.
- Written narrative that justifies the need for the request. When applicable, it is the applicant's responsibility to prove that an "unnecessary hardship" exists.
- The applicant may be required to 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 **\$215.00** application fee (**non-refundable**), payable to the Eau Claire County Treasurer. ** Review by the committee is not a public hearing**

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

Owner/Agent Signature

Date 6-03-20

At the meeting, 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. 28



June 2, 2020

Mr. Jared Grande
Eau Claire County
Land Use Manager
721 Oxford Avenue
Eau Claire, WI 54701

RE: **Lot 8 Thistledown – Building Envelope Modification**

Dear Mr. Grande and To Whom It May Concern:

The intention of this letter is to formally request a change / modification to the existing building envelope found on Lot 8 of the Thistledown Plat.

This lot currently has one (1) existing building envelope which sits on a small portion of the lot near the south end of the lot. Therefore, construction of nearly any type of typical single-family residence is limited in both size and location. We would like to expand the building pad location on the lot to utilize the area that is available for building.

The owner of said lot would like to expand the building envelope to the north and west based upon what has been platted as environmentally sensitive areas. This would accommodate the physical location and size of their proposed single-family residence. This proposed building envelope adjustment will still meet the following County Setback requirements:

- 1) Front yard setback of 50'
- 2) Side yard setback of 25'.
- 3) Rear yard setback of 75'

In addition, the proposed building envelope would not contain any of the environmentally sensitive area (i.e. steep slopes) location as platted.

As you folks are aware this is not the first time someone has requested that the existing building envelope(s) be modified within the Thistledown Plat. Our firm

Everyday Surveying and Engineering, LLC

has assisted on several building envelope modification requests. We have for example, in this same subdivision, received Approvals of the rearrangement of the building envelopes on Lots 4, 6, & 9 and many others.

In closing, without some type of a building envelope modification, this lot would be undesirable because the owner would be limited to the location / position of, and area allocation of a proposed single-family residence to be utilized on the site.

If you have any questions about this request, please feel free to contact me to discuss.

Sincerely,

Jeffrey Stockburger, PLS

Enclosures

AFFIDAVIT

STATE OF WISCONSIN ss
COUNTY OF EAU CLAIRE

I, Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor No. 2708, hereby depose and state:

That I am a Professional Land Surveyor licensed in the State of Wisconsin:

That "Thistledown" is a recorded plat located in Section 11, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin:

That "Lot 8" is a part of the said recorded plat of "Thistledown":

That there is one area within said "Lot 8" defined on the plat of "Thistledown" as a "Building Pad Location":

That the purpose of this document is to alter the shape and size of the said "Building Pad Location" within said "Lot 8" as recorded on the original plat of "Thistledown" to the size and shape as shown by Attachment B:

That the Town of Washington, Eau Claire County, and the City of Eau Claire have approved these changes of the "Building Pad Location" within "Lot 8 of the plat of Thistledown", as shown by the certificates, dated and signed, on Attachment A:

That I have created this Affidavit for the purpose of defining the said changes in the "Building Pad Location" on "Lot 8 of the plat of Thistledown" and for no other purpose.

Jeffrey C. Stockburger, PLS 2708

Subscribed and sworn before me
This _____ day of _____, 2020

Mark Alan Erickson, Notary Public, State of Wisconsin
My commission expires January 29, 2021

This instrument drafted by:
Jeffrey C. Stockburger
Everyday Surveying &
Engineering, LLC
1818 Brackett Avenue
Eau Claire, WI 54701

Please return to the above address

ATTACHMENT A

TOWN OF WASHINGTON APPROVAL

The changes to the Building Pad Locations, Lot 8, Thistledown as shown on Attachment B are hereby approved by the Town of Washington, Eau Claire County, Wisconsin.

Janelle Henning, Town Administrator

Dated this _____ day of _____, 2020

CERTIFICATE OF EAU CLAIRE COUNTY PLANNING AND DEVELOPMENT

I, Rodney J. Eslinger, Director of the Eau Claire County Department of Planning and Development, hereby certify that the changes to the Building Pad Location, Lot 8, Thistledown as shown on Attachment B, are approved of as complying with Subtitle III, Subdivision Control Code of Title 18 of the Eau Claire County Code.

Rodney J. Eslinger, Director

Dated this _____ day of _____, 2020

CERTIFICATE OF CITY EAU CLAIRE COMMUNITY DEVELOPMENT

I, Scott Allen, Director of the Department of Community Development, City of Eau Claire, hereby certify that the changes to the Building Pad Location, Lot 8, Thistledown as shown on Attachment B are approved.

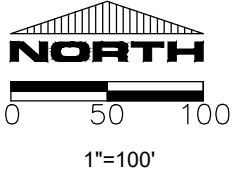
Scott Allen, Director

Dated this _____ day of _____, 2020

ATTACHMENT B

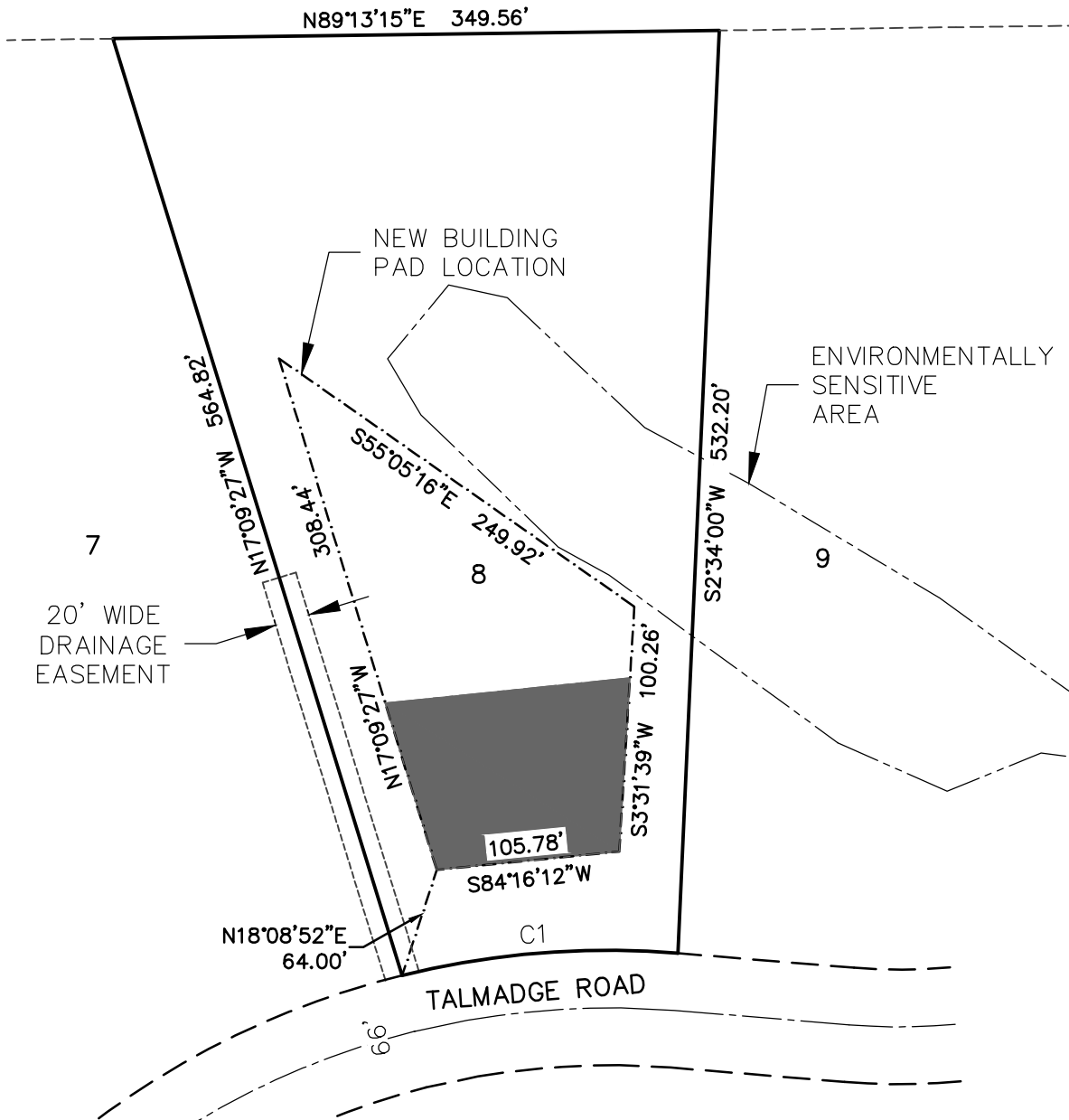
Lot 8 of Thistledown lying in part of the Northwest Quarter of the Southeast Quarter, Section 11, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

BEARINGS ARE REFERENCED TO THE NORTH LINE OF LOT 8, WHICH IS ASSUMED TO BEAR N89°13'15"E.



LEGEND

PLATTED BUILDING PAD LOCATION



CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
C1	493.00'	S85°24'34\"W	159.58'	160.29'	18°37'42\"	S85°16'35\"E	N76°05'43\"E

LOT AREA INFORMATION

LOT 8 AREA = 136,156 SQ. FT. = 3.13 ACRES
 PROPOSED BUILDING ENVELOPE = 31,073 SQ. FT. = 0.71 ACRES
 PLATTED BUILDING ENVELOPE = 12,229 SQUARE FEET = 0.28 ACRES

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
 PH: (715) 831-0654 • EMAIL: INFO@KLD5.NET

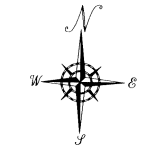
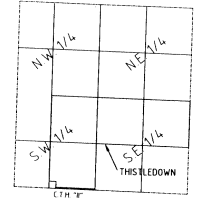
See Affidavit
Doc #: 97067
rec: 6-7-07

See Affidavit
Doc #: 998879
rec: 10-17-08

THISTLEDOWN

PART OF THE NE 1/4 OF THE SW 1/4, NW 1/4 OF THE SE 1/4,
NE 1/4 OF THE SE 1/4, AND PART OF THE SE 1/4 OF THE SW 1/4,
ALL LOCATED IN SECTION 11, TOWNSHIP 26 NORTH, RANGE 9 WEST,
TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN

LOCATION SKETCH
SECTION 11, T26N, R9W
SCALE: 1" = 200'

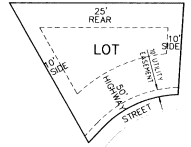


North is referenced to the East line of the SE 1/4, Sec. 11-26-9
Measured as S01°22'30"E
SCALE: 1" = 200'

OWNER:
Senden Development, LLC, Gary Ramsden
Florence S. Zahn
Luis J. Nelson
Margorie H. Hofstien
PREPARED FOR:
SENDEVELOPMENT, LLC
1423 South Hastings Way
Eau Claire, WI 54601
PREPARED BY:
Cedar Corporation
604 Wilson Ave
Menomonie, WI 54751

OBJECTING AUTHORITIES:
Wi: Dept of Commerce

APPROVING AUTHORITIES:
Town of Washington
Eau Claire County Planning Agency
City of Eau Claire



TYPICAL SETBACKS
NOT TO SCALE

- LEGEND
- GOVERNMENT CORNER (AS NOTED)
 - FOUND 3/4" ROUND IRON BAR UNLESS OTHERWISE NOTED [1" I.P.] = 1" IRON PIPE O.D.
 - SET 1 1/4" x 30" RE-ROD WEIGHING 4.30 LBS./LINEAL FOOT
 - SET 3/4" x 24" RE-ROD WEIGHING 1.502 LBS./LINEAL FOOT AT ALL OTHER LOT CORNERS
 - NO CONSTRUCTION OF ANY KIND SENSITIVE SLOPED AREAS

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.
Certified September 17th, 2008
Ronald D. Jaspersen
Department of Administration

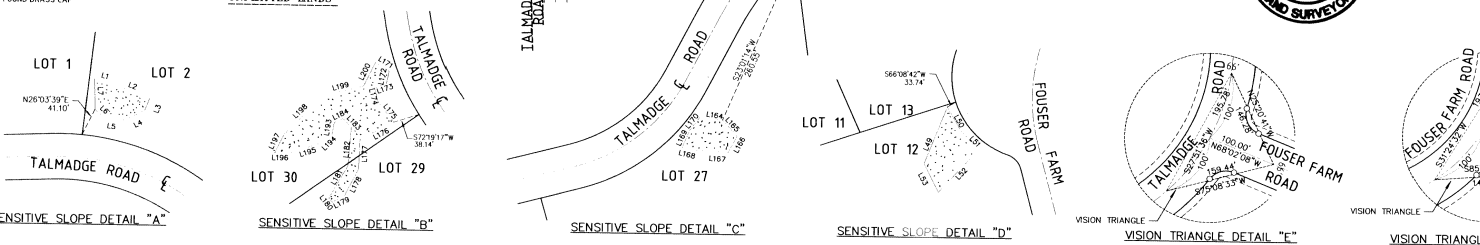
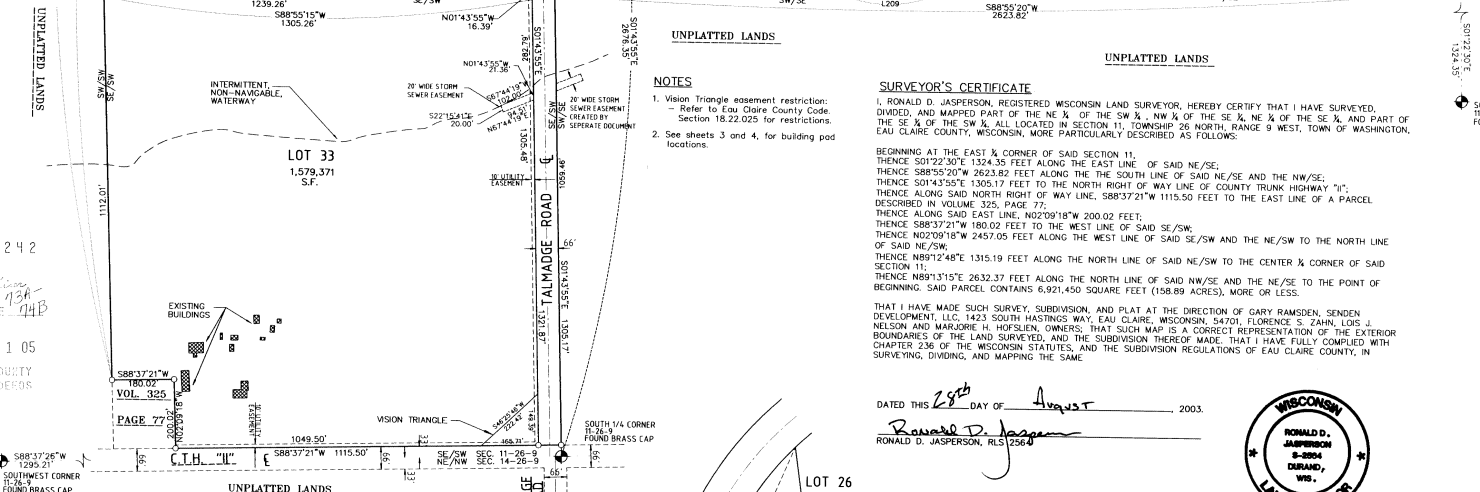
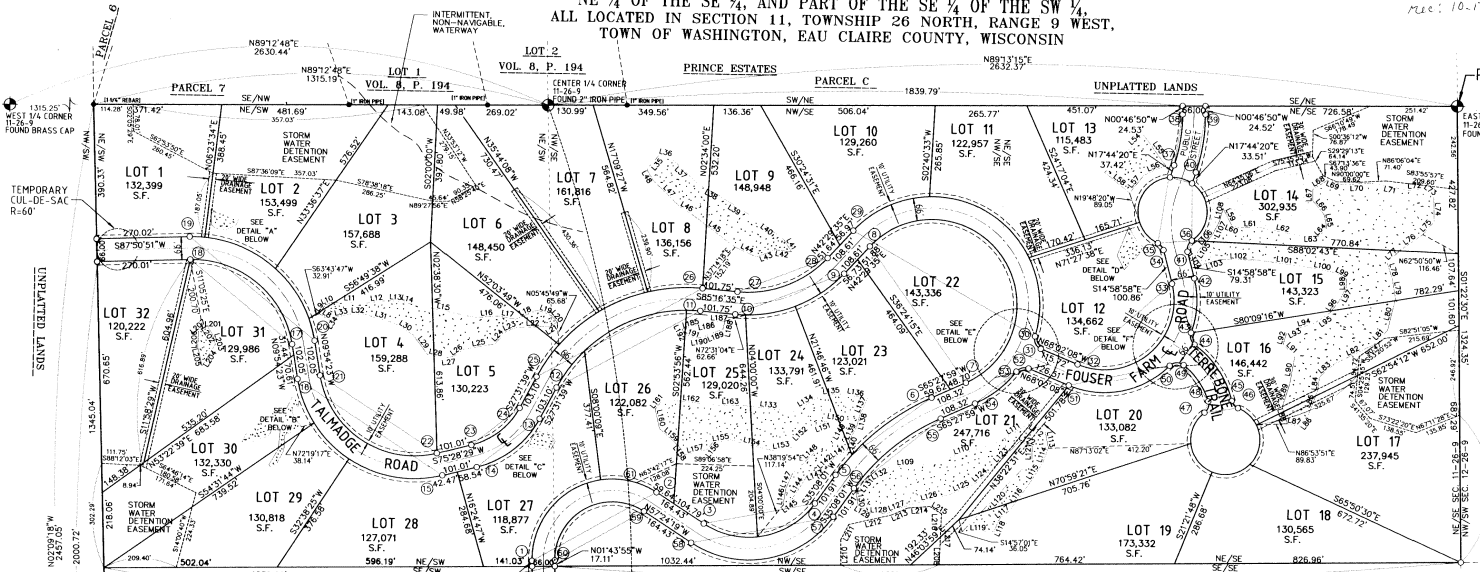


DATED THIS 28th DAY OF August, 2008.
Ronald D. Jaspersen
RONALD D. JASPERSEN, RLS 2560

- NOTES
- Vision Triangle easement restriction: Refer to Eau Claire County Code Section 18.22.025 for restrictions.
 - See sheets 3 and 4, for building pod locations.

SURVEYOR'S CERTIFICATE

I, RONALD D. JASPERSEN, REGISTERED WISCONSIN LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MARKED PART OF THE NE 1/4 OF THE SW 1/4, NW 1/4 OF THE SE 1/4, NE 1/4 OF THE SE 1/4, AND PART OF THE SE 1/4 OF THE SW 1/4, ALL LOCATED IN SECTION 11, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 11;
THENCE S01°22'30"E 1324.35 FEET ALONG THE EAST LINE OF SAID NE/SE;
THENCE S88°55'20"W 2623.82 FEET ALONG THE SOUTH LINE OF SAID NE/SE AND THE NW/SE;
THENCE S01°43'55"E 1305.17 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY TRUNK HIGHWAY "H";
THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S88°37'21"W 1115.50 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN VOLUME 325, PAGE 77;
THENCE ALONG SAID EAST LINE, N02°09'18"W 200.02 FEET;
THENCE S88°37'21"W 180.02 FEET TO THE WEST LINE OF SAID SE/SW;
THENCE N02°09'18"W 2457.05 FEET ALONG THE WEST LINE OF SAID SE/SW AND THE NE/SW TO THE NORTH LINE OF SAID NE/SW;
THENCE N89°12'48"E 1315.19 FEET ALONG THE NORTH LINE OF SAID NE/SW TO THE CENTER 1/4 CORNER OF SAID SECTION 11;
THENCE N89°13'15"E 2632.37 FEET ALONG THE NORTH LINE OF SAID NW/SE AND THE NE/SE TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 6,921.450 SQUARE FEET (158.89 ACRES), MORE OR LESS.
THAT I HAVE MADE SUCH SURVEY, SUBDIVISION, AND PLAT AT THE DIRECTION OF GARY RAMSDEN, SENDEVELOPMENT, LLC, 1423 SOUTH HASTINGS WAY, EAU CLAIRE, WISCONSIN, 54701; FLORENCE S. ZAHN, LUIS J. NELSON AND MARGORIE H. HOFSTIEN, OWNERS; THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED, AND THE SUBDIVISION THEREOF MADE; THAT I HAVE FULLY COMPLIED WITH CHAPTER 236 OF THE WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF EAU CLAIRE COUNTY, IN SURVEYING, DIVIDING, AND MAPPING THE SAME



SEE AFFIDAVIT RECORDED - DOC #: 945339

891242
VOL. 8, P. 194
2003 DEC 12 PM 1 05
EAU CLAIRE COUNTY REGISTER OF RECORDS

**Planning and Development
MAY 2020**

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

May-20

Planning

Vendor	Amount	Description	Line Item#
Amazon - Pcard	119.8	Office Supplies - headsets	56920-310-000
WI DNR Waste Material	770	NMM RA Annual Report	23170-000-000
Office Depot	163.85	Office Supplies	56920-310-000
MSA Professional Services	775.9	Contract Services	56920-200-000
Fred Dahlke	358.38	March and April Expenses	56920-330-000
APG Media	291.68	Legal Notice	56920-321-000
Verizon	279.93	Cell phone	52924-226-000

Resurvey

Vendor	Amount	Description	Line Item#
All Season Tires -Pcard	46.80	Vehicle maint.	56920-241-000
Verizon	39.99	Cell phone	51740-226-000

Emergency Management

Vendor	Amount	Description	Line Item#
Office Depot	36.39	Ink Cartridge	56924-390-723
Verizon	77.98	Cell phone	52924-226-000

Land Conservation

Vendor	Amount	Description	Line Item#
Ad Delite	\$ 48.00	No Till Drill Ad	56922-326-000
Cater, Sara	\$ 225.50	WA-01-20 Well Abandonment	56924-483-703
Hazelton, Jenna	\$ 149.64	JH April Expense-Tree Pick Up	56922-340-000
Higgins, James	\$ 375.00	WA-02-20 Well Abandonment	56924-483-703
Leonard, Greg	\$ 32.78	GL April Expense	56922-340-000
Stensen Excavating	\$ 3,223.50	Erdman Waterway TRM	56929-389-719
Stensen Excavating	\$ 230.25	Erdman Waterway TRM	56924-483-703
Synergy	\$ 289.00	No Till Drill Delivery	56930-810-720
Wingad, Brian	\$ 325.00	WA-03-20 Well Abandonment	56924-483-703
Voyager	\$ 20.69	April Fuel	56920-330-000

Recycling

Vendor	Amount	Description	Line Item#
Advanced Disposal	\$5,032.20	Drop Box Service for march	53635-208-000
Advanced Disposal	\$38,569.26	Curbside Services March	53635-201-000
Boxx Sanitation	\$42,755.10	Curbside Services April	53635-201-000
Earthbound Environmental	\$1,526.40	Curbside Services April	53635-201-000
Express Disposal	\$566.04	Curbside Services April	53635-201-000
Waste Management	\$12,096.72	Curbside Service-March	53635-201-000
Town of Wilson	\$82.08	Drop Box Service for march	53635-208-000
Waste management	\$12,198.48	Curbside Services April	53635-201-000

Division	Totals
Planning	\$ 2,759.54
Resurvey	86.79
Emergency Management	114.37
Land Conservation	4,919.36
Recycling	112,826.28
Total	120,706.34

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, May 26, 2020

Time: 7:00 p.m.

*via remote access **ONLY**.

*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

Join WebEx Meeting: <https://eauclairecounty.webex.com> Meeting ID: 922 607 342 Password: geQ278CHN3J

*Meeting audio can be listened to using this Audio conference dial in information.

Audio conference: 1-415-655-0001 Access Code: 922 607 342

**Please mute personal devices upon entry*

Members Present: Gary Gibson, Robin Leary, Nancy Coffey, James A. Dunning Dane Zook

Members Absent:

Ex officio Present: Nick Smiar

Staff Present: Rodney Eslinger, Jared Grande, Matt Michels, Dean Roth, Ben Bublitz

1. Call to Order and confirmation of meeting notice

Chairperson Gibson called the meeting to order at 7 pm and confirmed that the meeting was properly noticed.

2. Roll Call

Chairperson Gibson – present, Supervisor Leary – present, Supervisor Coffey – present, Supervisor Dunning – present, Supervisor Zook – present.

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

None

4. Public Hearings

- a. **Proposed Ordinance: File No. 20-21/013** “Amending the 1982 Zoning District Boundary Map for the Town of Otter Creek” (Wayne M. and Carla L. Kostka) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, requested that this hearing be postpone to the July 14 P&D meeting to allow the applicant to attend a town board meeting. The Town of Clear Creek met on May 19th but the town board never made a recommendation since the applicant did not attend their hearing.

Action: Motion by Robin Leary to postpone the Proposed Ordinance: File No. 20-21/013 to July 14, 2020. Motion carried on a roll call vote: 5-0-0.

- b. **Proposed Ordinance: File No. 20-21/019** “Amending the 1982 Zoning District Boundary Map for the Town of Washington” (Ryan and Heidi McKone) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, gave a brief update of the request and indicated there were some questions regarding what was being rezoned after the applicant’s surveyor submitted an amendment to rezoned a portion of the property to the A3 which differed from what was originally advertised. Staff requested that this hearing be postponed to the June 23 P&D to allow staff and the applicant resolve this discrepancy.

Action: Motion by James A. Dunning to postpone Proposed Ordinance: File No. 20-21/019 to June 23, 2020. Motion carried on a roll call vote: 5-0-0.

- c. **Proposed Ordinance: File No. 20-21/018** “Amending the 1982 Zoning District Boundary Map for the Town of Washington” (Daniel & Patricia Green/Kerry & Deborah Kjelstad) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, indicated that the applicant requested to postpone their hearing to the June 23rd Planning and Development committee meeting. He indicated that the request is complex application that would allow a commercial zoning adjacent to a residential neighborhood. Several concerns have been raised by the neighbors, so the applicants are looking to regroup. The additional time would allow them to evaluate their proposal and possibly adjust their application if necessary.

Action: Motion by Nancy Coffey to postpone Proposed Ordinance: File No. 20-21/018 to June 23, 2020. Motion carried on a roll call vote: 5-0-0.

- d. A conditional use permit request to for planned unit development for multiple commercial buildings and uses in the proposed C-2 General Business District. (Green/Kjelstad) Town of Washington / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, gave an explanation that this conditional use permit request to directly related to the rezone ordinance file no. 20-21/018 and for the same reasons given for postponing the rezoning that the conditional use permit hearing be postponed to the June 23rd Planning and Development committee meeting.

Action: Motion by Robin Leary to postpone the conditional use permit request (CUP-0010-20) to June 23, 2020. Motion carried on a roll call vote: 5-0-0.

5. Final Plat Report Cambridge Estates / Discussion – Action

Dean Roth, County Surveyor for Eau Claire County presented the final plat report for the Plat of Cambridge Estates. He noted that there are items that need to be addressed by the surveyor before the plat can be signed. Mr. Eslinger displayed the plat on the screen for the committee and gave some highlights within the plat itself. Mr. Roth provided additional clarity for the committee regarding the process and next steps.

Action: Motion by Robin Leary to conditionally approve the Final Plat Report Cambridge Estates as presented. Motion carried on a roll call vote: 5-0-0.

6. 2021 County Budget Timeline Review

Mr. Eslinger, Director of Planning and Development for Eau Claire County presented the budget timeline to the committee.

7. 2020 Events related to COVID-19 / Discussion

Mr. Grande gave an update on the status of the special events that were planned in 2020. He noted that due to COVID-19 several events have been postponed to 2021, such Farm Technology Days. He informed the committee that the department will recognize the events that are postponed in 2020 to be valid in 2021.

8. Violation Update

Ben Bublitz, Land Use Technician, gave the committee his zoning violation update and answered questions from the committee.

9. Review/Approval of May 12, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the May 12, 2020 meeting minutes.

Action: Motion by James A. Dunning to approve May 12, 2020 Meeting Minutes as presented. Motion carried on a roll call: 5-0-0.

10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – June 9, 2020

11. Adjourn

Action: Meeting adjourned by unanimous consent at 7:52 p.m.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development