

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, September 8, 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: **145 352 3824** Password: **GMafwFGP644**

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

Audio conference: 1-415-655-0001 Access Code: **1453523824##**

For those wishing to make public comment, you must e-mail Rod Eslinger at Rod.Eslinger@co.eau-claire.wi.us at least 30 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.

**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. 20-21/057** “Amending the 1982 Zoning District Boundary Map for the Town of Washington” (Deborah Bowe/Eric Knauf) / Discussion – Action **PAGES 2 - 17**
5. 2020 Census Update / Discussion **PAGES 18 - 21**
6. Review of August bills / Discussion **PAGE 22**
7. Review/Approval of August 25, 2020 Meeting Minutes / Discussion – Action **PAGES 23 - 27**
8. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting – September 22, 2020
9. Adjourn

REZONE NUMBER: RZN-00019-20 **COMPUTER NUMBER:** 024116003020

PUBLIC HEARING DATE: September 8, 2020

STAFF CONTACT: Matt Michels, AICP, Senior Planner

OWNER: Deborah Bowe, 5751 Vista Ct., Eau Claire, WI 54701

AGENT: Eric Knauf, 3028 Hartwood Dr., Eau Claire, WI 54703

REQUEST: Rezone 5.2 acres +/- of land from the A-2 (Agricultural Residential) District to RH (Rural Homes) District to divide the property into two (2) 2.6-acre +/- parcels.

LOCATION: East side of Friedeck Rd. approximately 300 feet north of the intersection of Friedeck Rd. and Hwy. 93

LEGAL DESCRIPTION: Part of the NE ¼ NE ¼, Section 10, T26N, R10W, Town of Washington, Eau Claire County, WI

RECOMMENDATION Approval of request based on findings outlined on Page 3 of this report

BACKGROUND

SITE CHARACTERISTICS:

- The property is undeveloped
- The majority of the property is wooded
- The property does not contain mapped wetlands or floodplains

EXISTING ZONING DISTRICT:

A-2 Agriculture-Residential District: The A-2 District is established to “A. Provide an area for limited residential and hobby farm development in a rural atmosphere; and B. Preserve the county’s natural resources and open space.” Minimum lot size in the A-2 District is five (5) acres. Note that the proposed rezoning would allow additional land divisions of five or more acres in the future.

REQUESTED ZONING DISTRICT:

R-H Rural Homes District. This district is established to “provide for suburban large-lot development with individual on-site water and sewage disposal facilities.”

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-2	Undeveloped; Woodlands
North	R-H	Single-family residence
East	R-H	Single-family residence
South	A-2	Single-family residence; Storage building
West	C-3	Commercial business (Ace Auto Mall Vehicle Customs)

COMPREHENSIVE PLANS:

The Eau Claire County and Town of Washington Future Land Use Maps both includes the property in the Rural Residential (RR) 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 Residential Intent and Description: *“The primary intent of this classification is to identify areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.”*
- Applicable Policies: The following policies are applicable to this rezoning petition.
 1. The preferred housing density is one (1) unit per two (2) acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per two (2) acres to one (1) unit per 10 acres.
 2. Cluster development or conservation subdivisions are encouraged, and in some cases required, within many of the local comprehensive plans. In many cases, higher density development or “bonus lots” are used as a tradeoff for the preservation of areas with natural, agricultural, or cultural importance.
 3. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential

Town of Washington:

- Rural Residential (RR) Comprehensive Plan Intent and Description: *The primary intent of this classification is to identify areas suitable for future rural residential neighborhoods. Rural Residential areas include lands with existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.*
- Applicable Policies: The following policies are applicable to this rezoning petition.
 1. Within the RR classification, limit new development to a maximum gross density of one residential dwelling unit per two (2) acres held in single ownership.
 2. The following Eau Claire County zoning districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential Large Lot (with approved conservation subdivisions).

Comprehensive Plan Summary

The proposed R-H zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Residential 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.

Town Board Action: The Washington Town Board considered this rezoning petition on Thursday, August 20, 2020 and recommended approval (5-0 vote).

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

- The proposed rezoning is consistent with the intent and purpose of the Eau Claire County Future Land Use plan
- Existing uses in the area include single-family residential development and commercial development to the west and south
- Zoning in the area is predominantly R-H, A-2, and C-3

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 R-H District

In addition, the following factors have also been considered:

- Input of surrounding property owners. To date, one nearby resident contacted staff with questions about the proposed subdivision.

FINDINGS

Findings in Favor:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan, and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan
2. The proposed rezoning to RH is consistent and compatible with adjacent single-family residential development
3. The proposed rezoning provides an opportunity for infill development
4. The subject property has no environmentally sensitive areas
5. The subject property has required road frontage (100') on Friedeck Road for both proposed parcels

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

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 Washington, described as follows:

10
11 A parcel of land being part of the Northeast ¼ of the Northeast ¼ of
12 Section 10, Township 26 North, Range 9 West, described as follows:

13
14 Commencing at a point in the center of Town Road on the West line of
15 said forty, which is 200 feet North of the Southwest corner of said forty,
16 running thence North on said West line 374 feet; thence East 600 feet;
17 thence South parallel with said West line of said forty 374 feet; thence
18 West to place of beginning.

19
20 Said described parcel of land containing 5.2 acres +/-, of land and is
21 subject to the easements and restrictions of record to be reclassified from
22 the A-2 Agriculture-Residential District to the RH Rural Homes District.

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

28
29
30 **ENACTED:** I hereby certify that the foregoing correctly represents the
31 action taken by the undersigned Committee on, September
32 8, 2020 by a vote of for, against.

33
34
35 _____
36 Planning & Development Committee, Chairperson

37
38
39 **SS**

40
41 Dated this 8th day of September 2020

42
43 **ORDINANCE 20-21/057**



**Eau Claire County, Wisconsin
Rezone Request - County**

<u>Permit Type:</u>	Land Use		
<u>Permit Number:</u>	RZN-0019-20		
<u>Issued To:</u>	Eric Knauf, 3028 Hartwood Dr, Eau Claire, WI 54703	<u>Permit Fee:</u>	\$595.00

<u>Site Address:</u>	NA
<u>Computer No:</u>	024116003020
<u>Municipality:</u>	Town of Washington

<u>Property Owner:</u>	DEBORAH BOWE 5751 VISTA CT EAU CLAIRE, WI 54701-8720
------------------------	------------------------------------------------------------

Applicable Zoning District(s):

A2 - Agriculture-Residential District

Summary of Rezone Request:

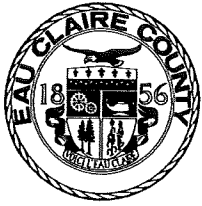
Rezone 5.2 acres +/- from A-2 (Agricultural-Residential) to RH (Rural Homes) to divide the property into two (2) 2.5 +/- lots for residential development.

Area to be Rezoned:

5.2 Acres +/-

Signature: <u> Matt Michels </u>

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



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 Eau Claire, Wisconsin 54703
 (715) 839-4741

Sup. dist. 10 - Nancy Coffey

Application Accepted:	7/28/20
Accepted By:	MM
Application Number:	64331
Town Hearing Date:	8/20/20
Scheduled Hearing Date:	9/8/20

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:	A2	Proposed Zoning District(s):	RH
Acres to be rezoned:	5.2		

Property Owner Name:	Deborah Bowe	Phone#	
Mailing Address:	5751 Vista Ct., Eau Claire, WI 54701		
Email Address:			

Agent Name:	Eric Knaut	Phone#	715-214-6508
Mailing Address:	3028 Hartwood Drive, Eau Claire, WI 54703		
Email Address:	amsurv@charter.net		

SITE INFORMATION

Site Address:	NA		
Property Description:	NE ¼ NE ¼ Sec. 10, T 24 N, R 10 W, Town of Washington		
Zoning District:	Code Section(s):		
Overlay District:	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining		
Computer #(s):	024 - 116 - 003 - 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.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Contact the Town to coordinate a recommendation on the application
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$595.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$525.00 application processing fee and \$70.00 mapping surcharge fee)

Eric Knaut 7/28/2020
 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 *Eric Knaut* Date 6/22/2020

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:

Mr. and Mrs. Bowe are proposing to change the zoning of their parcel from AZ to RH. The Bowe's have a buyer for their parcel. The buyers are proposing to split this lot into two, 2.5 acre lots. The sale of said lot is contingent upon being rezoned to RH, which would allow for the proposed lot division.

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.

Said lot is located within the City of Eau Claire SSA. The City staff has agreed to approve of the proposed 2, 2.5 acre lot layout. The proposed layout is consistent with existing land use patterns north and south of the applicant's parcel. The change of zoning is consistent with existing zoning lying northerly and easterly of said parcel. The proposed split lot size is also consistent with parcels lying North, south, west of said parcel. It is my opinion that this is an appropriate proposal based on surrounding land use and parcel size.

amsurv

From: Ryan Petrie [Ryan.Petrie@EauClaireWi.Gov]
Sent: Monday, July 27, 2020 12:04 PM
To: 'amsurv'
Subject: RE: [EXTERNAL] Friedeck Rd. CSM

Eric, this proposed CSM can be staff approved by the City. This would be okay per the agreement with the Town of Washington. Thanks.

Ryan Petrie
Associate Planner
City of Eau Claire



From: amsurv <amsurv@charter.net>
Sent: Friday, July 24, 2020 6:59 AM
To: Ryan Petrie <Ryan.Petrie@EauClaireWi.Gov>
Cc: Scott Allen <Scott.Allen@EauClaireWi.Gov>
Subject: [EXTERNAL] Friedeck Rd. CSM

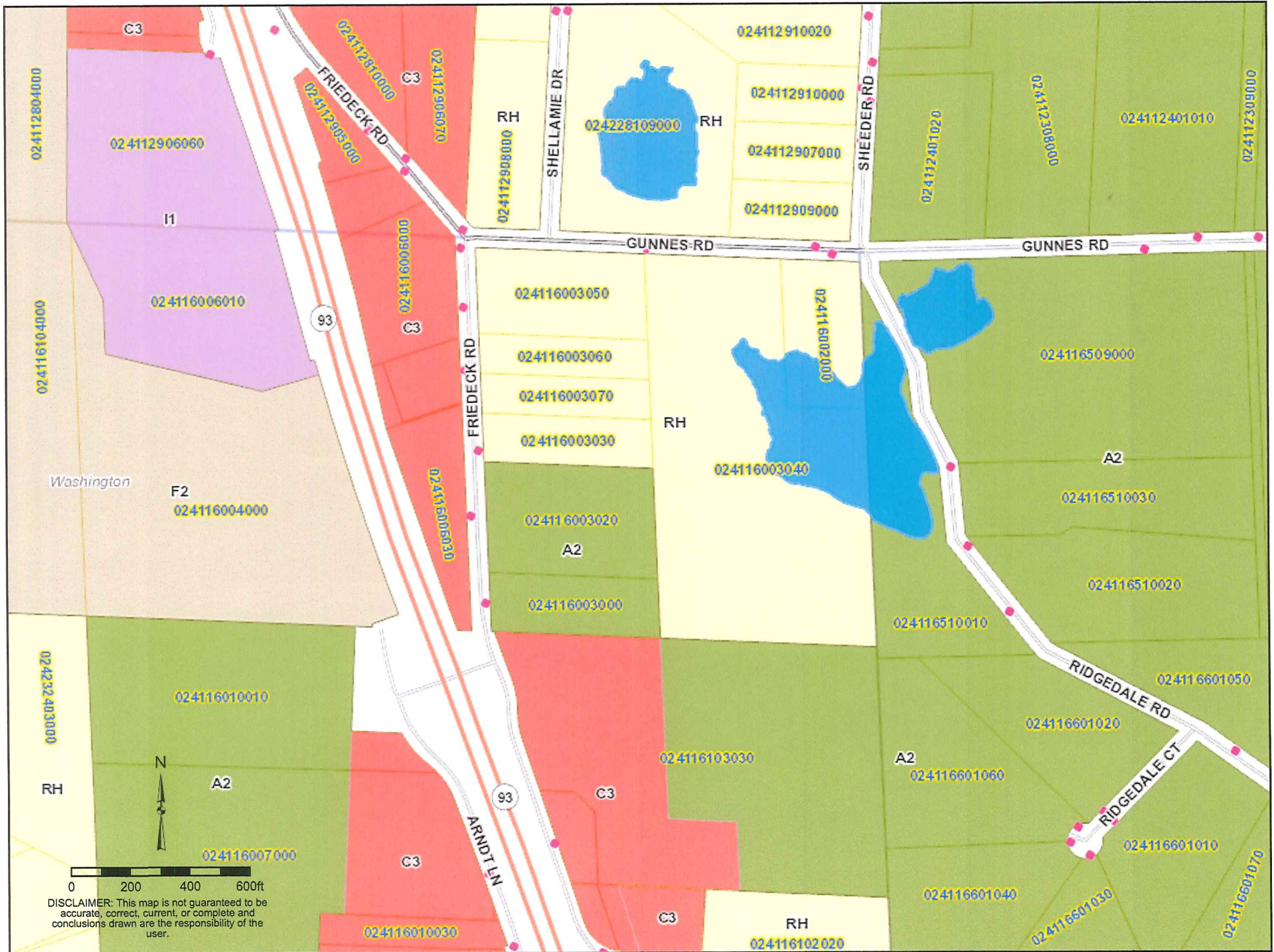
Ryan,

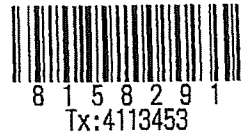
Good morning. Per our conversation earlier this week, my client is now pursuing a 2 Lot CSM rather the 4 Lot proposal to the Planning Commission. I have attached a copy of my preliminary CSM which shows the current proposal. Please provide me correspondence, which I can forward to the county, that demonstrates the City's support for this layout. Thank you in advance! Have a good weekend.

Sincerely,

Eric Knauf, President, PLS
American Land Surveying, Co.
3028 Hartwood Drive
Eau Claire, WI 54703
715-214-6508







State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

1156796
KATHRYN A. CHRISTENSON
EAU CLAIRE COUNTY, WI
REGISTER OF DEEDS

Document Number _____ Document Name _____

THIS DEED, made between THOMAS K. BOWE and DEBORAH A. BOWE,
single persons, formerly husband and wife,
_____ ("Grantor," whether one or more),
and THOMAS K. BOWE, a single person and DEBORAH A. BOWE, a single
person, as Tenants in Common,
_____ ("Grantee," whether one or more).

RECORDED ON
02/05/2018 8:31 AM

REC FEE: 30.00
TRANSFER FEE:
EXEMPT # 8M
PAGES: 2

Grantor quit claims to Grantee the following described real estate, together with the
rents, profits, fixtures and other appurtenant interests, in Eau Claire
County, State of Wisconsin ("Property") (if more space is needed, please attach
addendum):

Recording Area
Name and Return Address
Daniel M. Smetana
Attorney at Law EP
2211 E. Clairemont Ave., Suite 4
Eau Claire, WI 54701-4921

Part of the NE ¼ of the NE ¼ of Section 10, Township 26 North, Range 9 West,
described as follows:

18024-2-260910-110-0002
Parcel Identification Number (PIN)

Commencing at a point in the center of Town Road on the West line of said forty,
which is 200 feet North of the Southwest corner of said forty, running thence North
on said West line 374 feet; thence East 600 feet; thence South parallel with said West
line of said forty 374 feet; thence West to place of beginning.

This is not _____ homestead property.
(is) (is not)

This deed is given pursuant to a Judgment of Divorce between the parties rendered in
Eau Claire County under Case No. 17 FA 14. The purpose of this Deed is to create
Tenant in Common ownership between the parties.

Dated 1-15-2018

Thomas K. Bowe (SEAL) Deborah A. Bowe (SEAL)
* Thomas K. Bowe * Deborah A. Bowe
_____(SEAL) _____(SEAL)
* _____ * _____

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____
authenticated on _____

STATE OF WISCONSIN)
EAU CLAIRE COUNTY) ss.

* _____
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

Personally came before me on January 15, 2018
the above-named Thomas K. Bowe
to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:
Daniel M. Smetana Attorney 1002994
Eau Claire, WI 54701-4921

* Kyli Fricke
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 4/9/19)

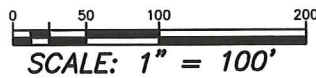
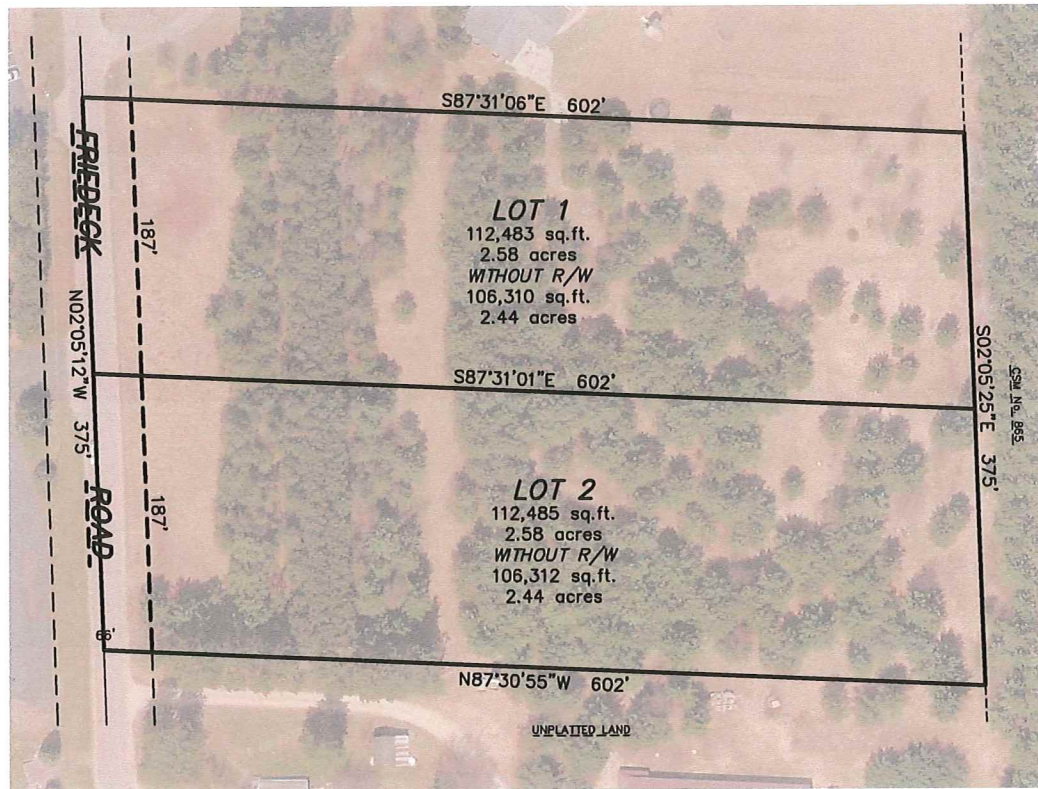
(Signatures may be authenticated or acknowledged. Both are not necessary.)
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
QUIT CLAIM DEED © 2003 STATE BAR OF WISCONSIN FORM NO. 3-2003
* Type name below signatures.

PRELIMINARY CERTIFIED SURVEY MAP
 IN THE NE¼ OF THE NE¼,
 SECTION 10, T26N, R10W,
 TOWN OF WASHINGTON, EAU CLAIRE COUNTY,
 WISCONSIN



CSM No. 1552

CSM No. 1156



BOWE 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.





Bowe Rezoning: RZN-0019-20

Existing Zoning

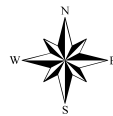
1 inch = 666.666667 feet

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

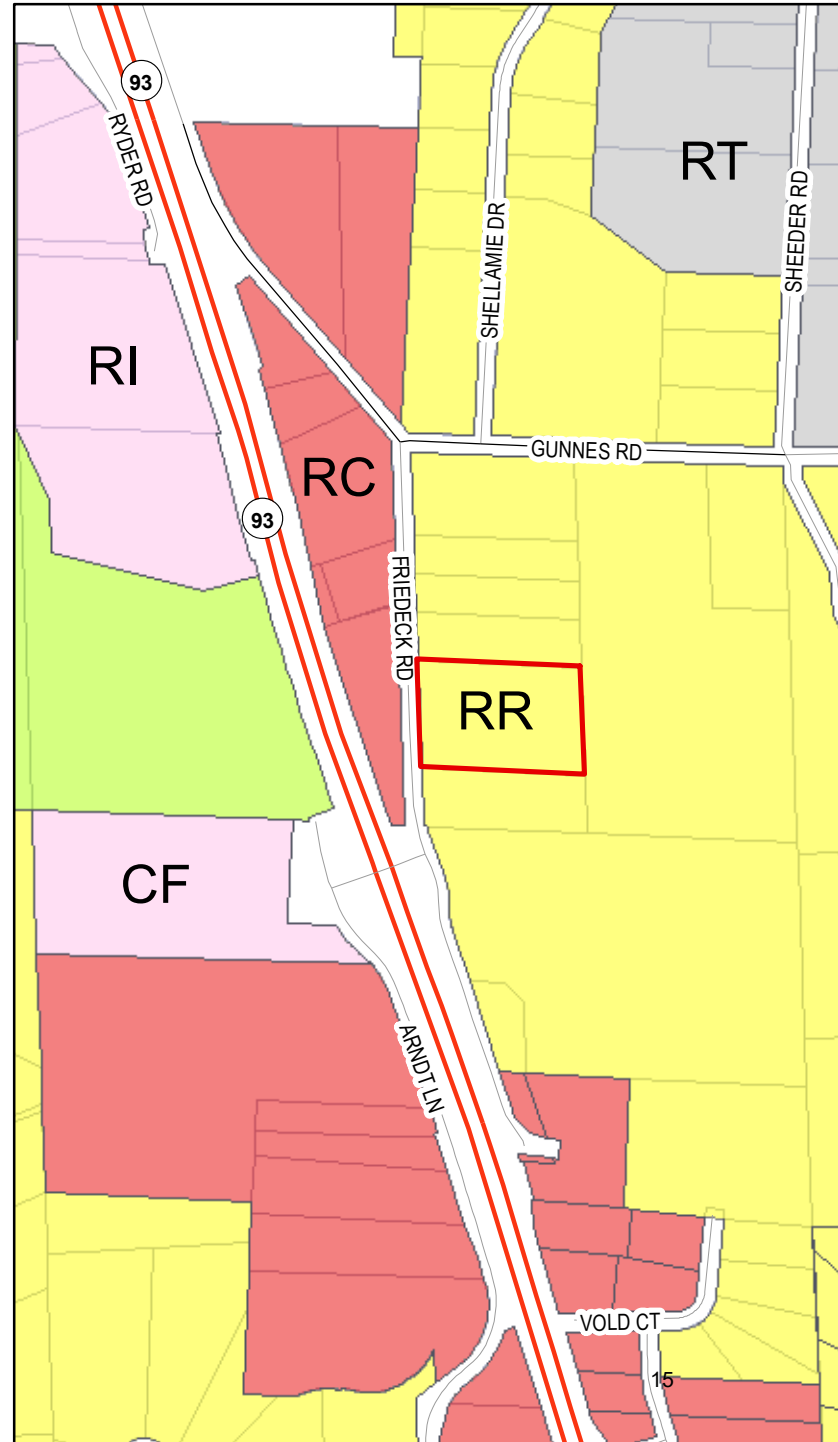
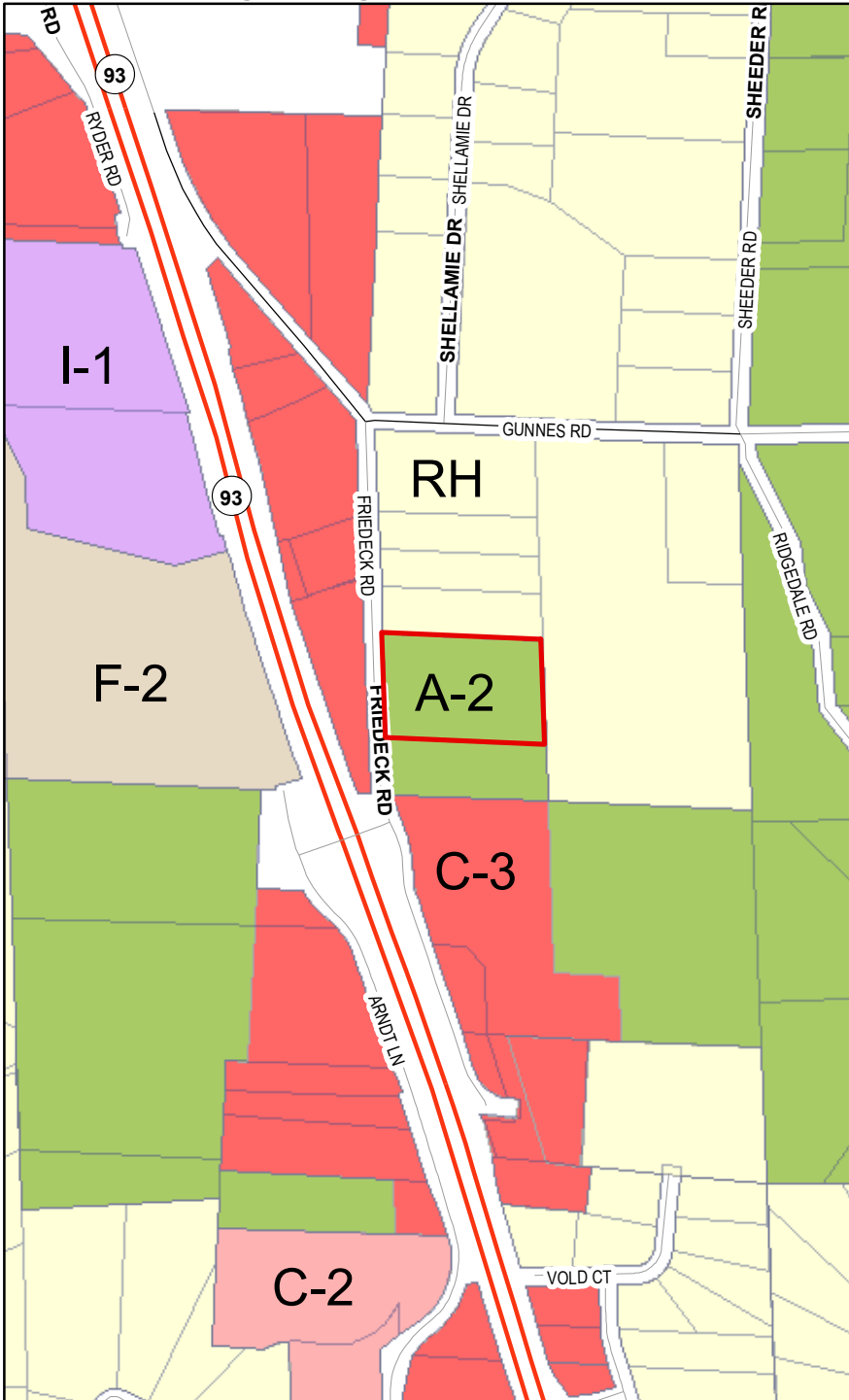


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Legend

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



FirstName	LastName	Address	City	State	Zip
DEBORAH	BOWE	5751 VISTA CT	EAU CLAIRE	WI	54701-8720
	JEFFREY & JANELLE LAUBE TRUST	3711 GUNNES RD	EAU CLAIRE	WI	54701-8707
RYAN	KOSTKA	5425 FRIEDECK RD	EAU CLAIRE	WI	54701-9612
	LUCK TRUST OF 2012	1921 CHUMAS DR	EAU CLAIRE	WI	54701-7739
DANIEL	MATTOON	105 SKYLINE DR	EAU CLAIRE	WI	54703-5920
	MOHR GROWTH INVESTMENTS LLC	2909 LORCH AVE	EAU CLAIRE	WI	54701-7726
JEROME	SHEA	6200 WILD ROSE LN	EAU CLAIRE	WI	54701-9352
	WASTE RESEARCH & RECLAMATION CO INC	5200 RYDER RD	EAU CLAIRE	WI	54701-5140
	ZL PROPERTY MANAGEMENT LLC	5000 SHELLAMIE DR	EAU CLAIRE	WI	54701-8702

2020 Census Self -Response Data: Eau Claire County - Sept.3 , 2020

* Percentage of households that responded to the 2020 Census online, by mail or by phone

	4/22/2020	4/28/2020	5/13/2020	7/16/2020	9/3/2020
National	51	53.7	58.7	62.1	65.1
Wisconsin	57.4	61	66.4	68.9	71.3
Eau Claire County	66.3	69.4	75.8	77.9	80.3

Town of Pleasant Valley	76.9	78.7	84.5	86.3	87.7
Town of Washington	72.6	75.2	81.8	84.1	86
Town of Brunswick	71.3	75.5	80.2	82.7	85
Town of Union	69.7	73.3	77.8	80.3	82.1
Town of Seymour	68.2	70.5	79.7	82.5	84.9
City of Eau Claire	66.9	69.8	76.3	78.4	81
City of Altoona	63.6	67.5	74.3	75.9	77.9
City of Augusta	63.4	64.2	69	72.1	74.5
Town of Lincoln	62.3	69.7	76.5	80.7	80.9
Town of Drammen	61.6	67.2	74.8	75.9	77.3
Town of Clear Creek	61.4	69.2	77.6	81.3	83.2
Village of Fall Creek	60.9	66.3	72.4	74.8	78.1
Town of Ludington	54.3	60.6	68.8	70.4	73.5
Town of Otter Creek	52.7	63.6	69	72.3	73.4
Town of Bridge Creek	50.2	50.9	54.4	57.5	57.8
Village of Fairchild	49.1	49.1	54.9	57.5	59.6
Town of Wilson	44.5	45.2	50.6	52.9	53.6
Town of Fairchild	41.1	41.5	44	50	50

Response by Census Tract	4/22/2020	4/28/2020	5/13/2020	7/16/2020	9/3/2020
Tract 1 (Fairchild, Augusta, Bridge Cr, Wilson)	52.6	53.1	57.4	60.5	61.7
Tract 2 (Fall Creek, Ludington, Clear Cr, Otter Cr)	59.1	65.7	72.7	75.6	77.7
Tract 3.01 (Seymour)	68.2	68.7	77.8	80.6	83
Tract 3.02 (Washington)	71.5	72.2	80.9	83.3	85.3
Tract 4.01 (Altoona)	73.8	75.2	83.4	85.5	87.2

Tract 4.02 (<i>Altoona</i>)	64.3	66.3	72.1	73.6	75.8
Tract 5.01 (<i>Northstar, Princeton Valley</i>)	73.9	74.7	84.7	86.8	88.8
Tract 5.02 (<i>North HS, Riverview</i>)	73.1	73.8	82.3	84.5	86.6
Tract 6 (<i>Birch Street, Mt. Simon</i>)	55.3	61	66.8	69.4	72.9
Tract 7 (<i>East Hill</i>)	70.7	73.5	77.3	78.8	82.2
Tract 8.01 (<i>Manz Elementary</i>)	84.1	86	88.8	90	91
Tract 8.02 (<i>Mitcher Park, Lowes Cr.</i>)	72.7	73.5	81.2	83.4	85.7
Tract 8.03 (<i>Oakwood</i>)	67.3	69	75.7	77.9	80.9
Tract 9 (<i>Putnam Heights</i>)	71.7	73.7	77.5	79.5	81.8
Tract 11.01 (<i>Downtown</i>)	57.5	59.4	63.5	65.8	68.6
Tract 12 (<i>Randall Park, Water Street, UWEC</i>)	56.7	59.5	62.2	63.8	66.8
Tract 13 (<i>West Clairemont, Sherman Cr</i>)	66.5	70.4	76.4	78.1	80.3
Tract 14.01 (<i>Delong</i>)	71.4	71.9	82.8	85.2	87.2
Tract 14.02 (<i>Third Street, Truax</i>)	63.7	64.9	74.5	77.1	80.1
Tract 15 (<i>Union</i>)	71.6	73.1	78	80.4	82.8
Tract 16 (<i>Drammen, Brunswick, Pleasant Valley</i>)	74.5	76.1	81.8	83.7	85.4
Tract 17 (<i>Third Ward</i>)	68.4	70.8	75.1	76.8	79.4

Link to Census Self-Response Mapper: <https://2020census.gov/en/response-rates.html>

2020 Census Housing Unit Enumeration Progress by State

The 2020 Census will conclude data collection operations on September 30, 2020. Use this table to keep track of households in your state enumerated across all collection operations.

State	Report date: 9/2/2020 As of 9/1/2020, percentage of housing units:		
	Self-responded	Enumerated in Nonresponse Followup (NRFU)	Enumerated
U.S. Total	65.1	19.0	84.1
Alabama	61.9	13.1	75.0
Alaska	53.0	34.2	87.2
Arizona	61.6	13.7	75.3
Arkansas	59.5	26.7	86.2
California	67.4	20.7	88.1
Colorado	68.4	17.0	85.5
Connecticut	69.2	22.6	91.8
Delaware	62.7	18.6	81.3
District of Columbia	61.5	20.5	82.1
Florida	61.7	15.7	77.4
Georgia	60.4	14.5	74.9
Hawaii	61.8	30.1	91.9
Idaho	68.7	28.5	97.2
Illinois	69.8	19.4	89.2
Indiana	69.2	22.4	91.6
Iowa	69.9	11.2	81.1
Kansas	68.8	24.0	92.7
Kentucky	67.2	15.4	82.6
Louisiana	58.4	18.1	76.5
Maine	57.2	34.8	92.0
Maryland	69.4	18.7	88.2
Massachusetts	67.6	20.5	88.0
Michigan	70.1	14.1	84.2
Minnesota	74.0	15.7	89.7
Mississippi	59.0	17.0	75.9
Missouri	64.7	23.9	88.6
Montana	58.3	17.5	75.8
Nebraska	70.6	15.6	86.2
Nevada	64.5	17.6	82.1
New Hampshire	65.3	19.0	84.3
New Jersey	67.2	16.4	83.6
New Mexico	55.9	18.4	74.3
New York	61.4	20.6	82.0
North Carolina	61.0	16.1	77.1
North Dakota	64.0	21.6	85.7
Ohio	69.2	17.9	87.1
Oklahoma	59.4	21.4	80.8
Oregon	68.0	24.2	92.1
Pennsylvania	67.9	19.4	87.3
Rhode Island	63.2	21.7	84.9
South Carolina	59.0	17.0	76.0
South Dakota	65.7	16.7	82.5
Tennessee	64.4	20.3	84.8
Texas	60.5	20.0	80.5
Utah	69.6	17.7	87.3
Vermont	59.0	25.7	84.7
Virginia	69.6	16.0	85.6
Washington	71.2	22.0	93.2
West Virginia	55.7	39.2	94.8
Wisconsin	71.3	20.6	91.9
Wyoming	59.4	21.6	81.1
Puerto Rico	32.4	44.9	77.3

Note: Percentages may not sum due to rounding. A limited number of areas were part of the NRFU “soft launch” beginning July 16, 2020, and could have higher completion rates due to more time in the field. Percentages for the U.S. total do not include housing units in Puerto Rico.

Source: U.S. Census Bureau.

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For more information:

2020CENSUS.GOV

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FREQUENTLY ASKED QUESTIONS

How should I interpret the “Percentage of Housing Units Enumerated” column?

Of the housing units in your state, this is the percentage enumerated either through self-response or as part of our field data collection operations.

What do the three columns in the table mean?

Percentage of housing units self-responded:

The percentage of self-responding housing units reported in the response rate map <<https://2020census.gov/en/response-rates.html>>.

Percentage of housing units enumerated in NRFU:

The percentage of total housing units resolved in the field during the Nonresponse Followup (NRFU) Operation (excludes self-response). Cases completed in the field for Update Enumerate and Remote Alaska Operations are included in this rate to ensure coverage of the full housing unit universe. This rate does not reflect the progress within the NRFU operation as it is relative to total housing units and not just the NRFU workload.

Percentage of housing units enumerated:

The cumulative percentage of total housing units enumerated via self-response or during the NRFU Operation as of 11:59 p.m. of the previous day. This rate will always increase.

Does the self-response rate match the rate in the 2020 Self-Response Rate map?

Yes. See the response rate map <<https://2020census.gov/en/response-rates.html>>.

How often will you publish this table?

We will post it to the Web site by 3 p.m. EDT daily. Updates will be provided August 19 through October 1, 2020.

Where can I find a comparable table for the 2010 Census?

The U.S. Census Bureau has not historically produced a table that shows this information by state during data collection operations.

The Operational Assessments for the 2010 Census are the most complete source of operational data from the various 2010 Census operations. You can find them at <www.census.gov/programs-surveys/decennial-census/decade/2010/program-management/cpex.html#par_list_528542037>.

What is included in the denominator?

All housing units in the United States or state. For Puerto Rico, all housing units in Puerto Rico.

How does the Census Bureau use these data?

The Census Bureau is committed to a complete and accurate count. This table provides our progress.

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**Planning and Development
August 2020**

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

Aug-20

Planning

Vendor	Amount	Description	Line Item#
APG Media	132.38	Legal Notice	56920-321-000
MSA Professional	417.4	Contract Services	56920-200-000
APG Media	272.8	Legal Notice	56920-321-000
Rod Eslinger	13.92	July Expenses	56920-340-000
Highway	407.22	Fuel - Dean and Fred	56920-330-000
Simon Gingerich	349.76	Permit Refund	44400-000-000
Office Depot	19.96	Office Supplies	56920-310-000

Resurvey

Vendor	Amount	Description	Line Item#

Emergency Management

Vendor	Amount	Description	Line Item#

Land Conservation

Vendor	Amount	Description	Line Item#

Recycling

Vendor	Amount	Description	Line Item#
Advanced	6,540.44	Drop box	53635-208-000
Advanced	39,307.98	Curbside	53635-201-000
Box	43,683.66	Curbside	53635-201-000
Earthbound	1,644.06	Curbside	53635-201-000
Town of Wilson	82.08	Dropsite	53635-208-000
Village of Fairchild	122.40	Attendant	53635-208-000
WRR Environmental	23,513.79	Clean Sweeo	53636-200-745
Waste Mgmt	12,328.86	Curbside	53635-201-000
Express Disposal	566.04	Curbside	53635-201-000

Division	Totals
Planning	\$ 1,613.44
Resurvey	-
Emergency Management	-
Land Conservation	-
Recycling	127,789.31
Total	129,402.75

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, August 25, 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: **145 942 3706** Password: **KgfjqKKQ338**

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

Audio conference: 1-415-655-0001 Access Code: **145 942 3706**

For those wishing to make public comment, you must e-mail Rod Eslinger at Rod.Eslinger@co.eau-claire.wi.us at least 30 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.

**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

1. Call to Order and confirmation of meeting notice

Chairperson Gibson called the meeting to order at 7:05 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. 20-21/050** “Amending the 1982 Zoning District Boundary Map for the Town of Brunswick” (Trudy K. Valleau & Todd Husom) / Discussion – Action

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented the staff report to the committee. He stated the applicant is requesting to rezone 30.8 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agriculture-Residential) District to divide the existing home and surrounding property and allow for creation of two (2) additional agricultural-residential lots. Rod reviewed an aerial map, site plan, the current zoning and planning designations, floodplain map, and adjacent land uses with the committee. Mr. Eslinger noted that the rezoning will not have impacts on agriculture in the area as there is residential uses already on adjacent lots.

Rod reviewed staff findings with the committee and gave his recommendation to approve the rezoning. The town board met on August 4th and recommended approval of the request (3-0 vote)

Trudy Valleau, applicant, spoke in favor of the request and indicated that she connected with her neighbors to let them know the property was going to be sold. Ms. Valleau stated there are 28 of the 32 properties in the area that are smaller than what they are proposing for their three lots. She noted that she hired Jerry Ripley from Ayres and Associates to survey the property and complete a flood study to ensure there was adequate area to build on.

Jerry Ripley, applicant's surveyor, spoke in favor of the request and gave background of the flood study and its purpose.

Joseph and Sara Phillips, neighbors at W2545 Cedar Road, spoke in opposition to the request. They stated the asking price of the property was too high.

Jon Rau, neighbor at W2530 Cedar Road, spoke in opposition to the request. He noted the following issues with the rezoning request: dangerous corner to access the north lot, development would be too close to the existing tributary, low hanging power lines in the area are a safety concerns, neighbors weren't properly notified of the town meeting, \$14,000 per acre is too high, and he was concerned with the proposed shared access of lots 2 and 3.

Katie and Ryan Scholze, neighbors at W2531 Cedar Road, spoke in opposition to the request. Their concerns where they were not properly notified by the town, safety, there could be increased traffic, crime, noise pollution, environmental impacts of additional development, and shooting of guns could impact the properties in the future.

Aaron Nordby, neighbor at W2504 Cedar Road, spoke in opposition to the request. His concerns where with possible flooding impacts, inaccurate date for the town board meeting, and overall disturbance from the development would be impactful to the area.

Jerry Ripley explained that the town board moved their meeting from 11th, which was an election date to August 4th. He stated that market rate is driving the price of land to be high and that lots will each the minimum contiguous buildable area as required by code.

No one else spoke in favor or against the request.

Action: Motion by Dane Zook to approve the Proposed Resolution: File No. 20-21/050. Motion carried on a roll call vote: 5-0-0.

b. **Proposed Ordinance: File No. 20-21/052** "Amending the 1982 Zoning District Boundary Map for the Town of Union" (Benjamin Parr) / Discussion – Action

Mr. Eslinger, Director of Planning and Development for Eau Claire County presented the staff report to the committee. The request is to rezone four (4) acres from RH (Rural Homes) to A-2 to divide an existing home and outbuildings and additional property purchased from the property owner to the west to create a 5-acre lot for the applicant to reside and operate an existing building contracting business as a cottage industry. In addition, the applicant wishes to divide the second existing home and adjacent property on a on (1) acre lot and wishes to create four (4) additional one (1) acre lots to the north and south of the second existing home. The proposed development will require a subdivision plat.

Rod reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses with the committee. He noted that the rezoning will results in additional three buildable RH lots, but the property is in the rural transition planning area. There is existing residential uses adjacent to this proposed rezoning area.

Mr. Eslinger concluded with staff findings with the committee and gave his recommendation to approve

the rezoning. The town board met on August 13th and recommended approval of the request (3-0 vote).

Ben Parr, applicant/owner, spoke in favor of the request and indicated that he already purchased the additional land from the neighbor to the west that would allow the development as shown. He also noted that this is a step to help him get his contractor's business properly permitted.

Pete Gartmann, surveyor for the applicant, spoke in favor and addressed the committee regarding the land division.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve the Proposed Resolution: File No. 20-21/052. Motion carried on a roll call vote: 5-0-0.

- c. **Proposed Ordinance: File No. 20-21/051** "Amending the 1982 Zoning District Boundary Map for the Town of Clear Creek" (Wade Morse) / Discussion – Action

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented the staff report to the committee. The applicant is requesting to rezone 5.65 acres of property from the A-P District to the A-2 District to sell the property to construct a single-family residence and pole shed. Rod reviewed an aerial map, site plan, soils, environmental features, the current zoning and planning designations, and adjacent land uses with the committee. He noted that the buildable area would be on the north portion of the proposed area to be rezoned.

Mr. Eslinger reviewed staff findings with the committee and gave his recommendation to approve the rezoning. The town board met on August 10th and recommended approval of the request.

No one else spoke in favor or against the request.

Action: Motion by Dane Zook to approve the Proposed Resolution: File No. 20-21/051. Motion carried on a roll call vote: 5-0-0.

- d. **Proposed Ordinance: File No. 20-21/053** "Amending the 1982 Zoning District Boundary Map for the Town of Brunswick" (Donald D. & Eunice M. Jaquish – Jaquish Family Trust) / Discussion – Action

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented the staff report to the committee. Mr. Eslinger reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses with the committee. He noted that the rezoning will not have impacts on agriculture in the area as there is a seed business already on the property.

Rod reviewed staff findings with the committee and gave his recommendation to approve the rezoning following the Town of Brunswick's recommendation to support I1 zoning on the north lot only. The town board met on August 4th and recommended approval of the request.

Peter Gartmann, surveyor for the applicant, spoke in favor and clarify the reason for the petition with the committee.

Martin Trager, Realtor, spoke in favor of the request and indicated that the sellers have a buyer for the remaining farmhouse and ag. land.

No one else spoke in favor or against the request.

Action: Motion by James A. Dunning to approve the Proposed Resolution: File No. 20-21/053. Motion carried on a roll call vote: 5-0-0.

- e. A conditional use permit request for a fuel sales/storage yard including two 45,000-gallon LP tanks, additional fuel storage tanks, office building, truck shop and associated parking lot(s.) in the I-1 Non-Sewered Industrial District. (Eau Claire Cooperative Oil Company) Town of Union / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the request for a fuel sales/storage yard including two 45,000-gallon LP tanks, additional fuel storage tanks, office building, truck shop and associated parking lot(s.) in the I-1 Non-Sewered Industrial District. He reviewed the application materials, site plan, zoning, and future plans of the facility with the committee.

On August 13, 2020, the Town of Union Town Board met to discuss this request and recommended approval of the request.

Staff concluded that the request for a conditional use permit request complies with the code standards for a fuel sales/storage yard including two 45,000 gallon LP tanks, additional fuel storage tanks, office building, truck shop, and associated parking lot(s) in the district, is consistent with the purpose of the code and the standards for granting conditional use application. Mr. Grande recommended approval subject to the conditions in the staff report.

Joe Alf, Darrel Christy and Trent Schmidt all spoke in favor of the request.

No one else spoke in favor of or against the request.

Action: Motion by Robin Leary to approve the conditional use permit request as presented. Motion carried on a roll call vote: 5-0-0.

- 5. Committee review of CUP2011-21 for Bluegold Real Estate LLC (Agent: Karen Tomesh) condition #2 for the use of Building “B” and determining compliance with the Planned Unit Development Standards / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented a report to the committee regarding the use of Building B as a temporary daycare for school aged children for the upcoming school as an option in the event all virtual learning is needed. Karen Tomesh spoke in favor of the request and indicated that Fred Dahlke issued the temporary building permit for the use. No one else spoke in favor or against.

Action: Motion by Nancy Coffey to approve the committee review request as presented. Motion carried on a roll call vote: 5-0-0.

- 6. Request to Amend “Building Pad Location” on Lot 32 Thistledown. (Shook/Knauf) Town of Washington / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, provided an overview of the application to amend the building pad location on lot 32 of the Plat of Thistledown. No one else spoke on the matter.

Action: Motion by James A. Dunning to approve the amendment as presented. Motion carried on a roll call vote: 5-0-0.

- 7. **Proposed Ordinance: File No. 20-21/059** changes to Title 15 – Buildings and Construction of the Eau Claire Count Code / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the ordinance to amend Title 15 – Building and Construction. He noted that the county will relinquish the County’s commercial building authority to the state of the Wisconsin. The change is necessary as the administration of the program has required additional resources to keep up the program coupled without being adequately compensated for the services rendered. The effective date of the ordinance will be January 1, 2021.

Action: Motion by Nancy Coffey to approve the Proposed Ordinance: File No. 20-21/059. Motion carried on a roll call vote: 5-0-0.

8. Review/Approval of August 11, 2020 Meeting Minutes / Discussion – Action

Action: Motion by Robin Leary to approve the August 11, 2020 meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

9. Proposed Future Agenda Items / Discussion

- a. Continuation of the Joint meeting with Budget and Finance and Planning and Development – at 5 pm – September 8, 2020
- b. Next scheduled meeting – September 8, 2020
- c. Census Update

10. Adjourn

Action: Meeting adjourned by unanimous consent at 9:13 p.m.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development