

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, November 17, 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: **145 751 7627** Password: **SpadcTBY399**

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

Audio conference: 1-415-655-0001 Access Code: **145 751 7627##**

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. A conditional use permit request for cumulative area of all accessory structures to exceed 1,200 square feet (1,456 square feet requested) in the R-H Rural Homes District. (Jacob Spies) Town of Seymour / Discussion – Action **PAGES 2-14**
5. LEPC Appointment / Discussion – Action **PAGES 15-17**
6. Land Information Council Appointment / Discussion - Action **PAGES 18 -20**
7. Review of October bills / Discussion **PAGES 21**
8. Review/Approval of October 27, 2020 Meeting Minutes / Discussion – Action **PAGES 22-25**
9. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting – December 8, 2020
10. Adjourn



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0020-20

COMPUTER NUMBERS: 020-1247-10-000

PUBLIC HEARING DATE: November 17, 2020

STAFF CONTACT: Ben Bublitz, Land Use Technician

OWNER: Jacob Spies, 1185 Thistle Ln, Eau Claire, WI 54703

AGENT: James Eyerly, 23578 45th Ave, Cadott, WI 54727

REQUEST: Cumulative area of all accessory structures to exceed 1,200 square feet (1,456 total square feet requested)

LOCATION: 1185 Thistle Ln, Eau Claire, WI 54703

LEGAL DESCRIPTION: Lot 91 Third Addition to St. Andrews Park, Town of Seymour, Eau Claire County.

SUMMARY

Cumulative area of all accessory structures to exceed 1,200 square feet (1,456 total square feet requested) in the R-H District.

BACKGROUND

The applicant is requesting a new 36-foot by 42-foot (1,456 square feet) pole building for personal use (CrossFit training area). This structure would be the only accessory structure on the lot.

The application materials include scaled site plan, building elevations and floor plan layout of the garage. The plans show the side wall height will be 12 feet with a mean height of 16.5 feet (the mean maximum height per County Code is 20 feet).

REQUEST CHARACTERISTICS:

- Existing single-family house with attached garage
- Lot size is 1.5 acres
- There lot is surrounded by forest vegetation creating natural screening.
- Access to the property is off Thistle Ln.

CURRENT ZONING: The purpose of the R-H District is, "provide for suburban large-lot development with individual on-site water and sewage disposal facilities".

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	R-H	Rural Residential
West	R-H	Rural Residential
South	R-H	Rural Residential
East	R-H	Rural Residential

LAND USE PLANS: The County Land Use Plan, adopted in April of 2010, includes this property in a Rural Residential Planning area.

Rural Residential (RR)

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 effectively and economically serve the area.

APPLICABLE ZONING REGULATIONS

Section 18.01.010 Purpose. This section describes the purpose of the zoning code. Generally, the purpose of the zoning ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens.

Section 18.02.020 A.184.a Definition of an Accessory Structure. An "accessory structure" means a subordinate structure which is clearly and customarily incidental to and located on the same lot as a principal structure except that mobile/manufactured homes are not allowed as storage structures.

Section 18.07.001 Purpose. The R-H rural homes district is established to provide for suburban large-lot development with individual on-site water and sewage disposal facilities.

Section 18.07.040 B.2. Maximum Height for an Accessory Structure in the RH District. The maximum height for the eaves of an accessory structure is 14 feet, and the maximum height for the structure is 20 feet. Maximum height is measured as the height halfway between the peak of the roof and the eaves (mean height).

Section 18.07.045 C. Accessory structures in the RH, Rural Homes District. A conditional use permit is required to for accessory structures in excess of 1,200 square feet in the RH District and/or where the cumulative square footage of accessory structures is in excess of 1,200 square feet. The regulations also require that the appearance of an accessory structure shall be compatible with the design, style, and appearance of the principal structure on the property.

Chapter 18.21 Conditional Uses. Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage

and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

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

Chapter 18.21 Conditional Uses. Standards for approval of conditional uses:

It appears that findings can be made that the request meets the standards for accessory structures in residential districts, that the structure will be subordinate to the residence on the property, and that it will meet all the standards for conditional use permits. The exterior of the structure is required to be compatible with the residence on the property. This request does not appear to be injurious to the use and enjoyment of other properties in the immediate vicinity. The lot is large enough to accommodate the additional accessory structure and the structure will meet minimum setbacks required in the R-H district. It does not appear that the use of the structure will result in any nuisance factors such as noise, dust, or fumes.

TOWN BOARD ACTION: The Town Board for the Town of Washington met on October 12, 2020 and recommended approval as requested.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff concludes that the request for a conditional use permit for an accessory structure in excess of 1,200 square feet (1,456 total square feet) in the R-H District will meet all the standards for accessory structures in the R-H District; will meet all the standards for approval of conditional use permits, will be consistent with the purpose of the zoning code, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

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

1. The building pad limits shall be adjusted so the proposed garage would be included within an approved building pad area.
2. The site plan, floor plan, and elevation drawings submitted with the application shall be attached to and made a part of the permit. The structure shall be constructed in accord with the drawings submitted and located on the property as shown on the site plan.
3. The appearance of the accessory structure must be compatible with the design, style, and appearance of the principal structure on the property, in accord with 18.07.045 C. of the Eau Claire County Code.
4. Any outside lighting shall be shielded in a downward manner to reduce lighting pollution.
5. The structure shall comply with the height standards for accessory structures, including the limit of eave height of 14 feet, and maximum mean height of 20 feet.
6. Prior to construction, the applicant shall obtain all necessary permits including but not limited to a land use permit from the Department of Planning and Development.
7. Use of the structure shall be limited to personal storage and shall not contain any living areas.
8. The building cannot be used for commercial or manufacturing purposes.
9. The applicant shall notify the Land Use Manager upon completion of the accessory structure so that staff can verify compliance with the terms of this approval.
10. The Land Use Manager can approve minor alterations from the terms of the permit. A major change requires the approval of the committee at a public hearing.
11. The owners shall allow staff from the Department to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
12. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked,

and when a CUP expires due to the abandonment of a use.

**Eau Claire County
Conditional Use Permit - County**

Permit Type: Land Use

Town Meeting: October
12, 2020

Permit Number: CUP-0020-20

County Meeting:
November 17, 2020

Applicant: Heartland Construction - James Eyerly

Permit Fee: \$525.00

Application Date: October 19, 2020

Site Address: 1185 THISTLE LN

Property Owner: JACOB SPIES

Parcel Number: 1802022708182202002

1185 THISTLE LN

Municipality: Town of Seymour

EAU CLAIRE, WI 54703-
6339

Permit Conditionally Approved for:

			<u>Width (ft)</u>	<u>Length (ft)</u>	<u>Height (ft)</u>
Conditional Use	Accessory Structure	CUMULATIVE AREA OF ALL ACCESSORY STRUCTURES TO EXCEED 1,200 SQUARE FEET (1,456 SQUARE FEET REQUESTED).	0.00	0.00	17.00

Applicable Zoning District(s):

RH - Rural Homes District

Permit Issuer:

Signature Jared Grande

District #3: Knight



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: 10/19/20
Accepted By: Jared Grande
Receipt Number: 65218
Town Hearing Date: Oct 12, 2020
Scheduled Hearing Date: Nov 17, 2020

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: NATALIE & JACOB SPIES Phone# 715 505-1620
Mailing Address: 1185 Thistle Lane
Email Address:

Agent Name: JAMES EYERLY Phone# 715 559-4425
Mailing Address: 23578 45th Ave Cadot WI
Email Address: eyerly@hotmail.com

SITE INFORMATION

Site Address: 1185 Thistle Lane
Property Description: _____ 1/4 _____ 1/4 Sec. _____, T _____, N, R _____ W, Town of Seymour
Zoning District: _____ Code Section(s): _____
Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining
Check Applicable
Computer #(s): 180202270818220 2002

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. Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included.

<input checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input checked="" type="checkbox"/> Contact the Town to coordinate a recommendation on the application	<input checked="" type="checkbox"/> Provide \$525.00 application fee (non-refundable), payable to the Eau Claire County Treasurer
-------------------------------------------------------------------------	--------------------------------------------------------------	--------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------

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

Owner/Agent Signature [Signature] Date _____

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

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

In order to process your application as quickly as possible, please fill in all 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.

WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

The Garage will be used for cross fit training.
It will house exercise equipment.

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

Description of the type of business activity:

NA

Equipment used in the business activity:

NA

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

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

DESCRIPTION OF ANY OTHER FEATURES OR CHARACTERISTICS THAT MAY BE SUBJECT TO ZONING REGULATIONS

Exterior appearance of any structure, including a description of the building materials used, the height of eaves, the color of the structure, etc. (required for conditional use permit applications for accessory structures in excess of 1,200 square feet)

The structure will be Light Grey in color with white windows, doors, fascia + soffit. The Roof will be Grey. The side wall height will be 12 Feet + Peak 21'-6"

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operation, the amount of material that will be stockpiled, etc.

The Black dirt will be striped and 50 yards of sand will be brought in.

Other features or characteristics (signs, fences, outdoor display areas, etc.)

SCALED SITE PLAN

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures | <input checked="" type="checkbox"/> Landscape and screening plans |
| <input checked="" type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning | <input checked="" type="checkbox"/> Show the well and septic system |
| <input checked="" type="checkbox"/> Site access, driveway, and nearest road (labeled) | <input checked="" type="checkbox"/> Parking areas with spaces |
| <input checked="" type="checkbox"/> Drainage plans including the erosion control plan | <input checked="" type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property |
| <input type="checkbox"/> The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of that part of the structure occupied by the use and any access to the use through halls, doorways, etc. | |
| <input checked="" type="checkbox"/> The location of any equipment that will be used | |

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

- Show floor plan, including attics
- Show scaled building elevations
- Show color scheme

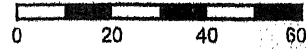
STANDARDS FOR CONDITIONAL USE PERMITS

The Committee on Planning and Development has the authority to grant conditional use permit only when the standards are met. The conditional use permit standards are located in Section 18.21.060 of the Eau Claire County Code. Those standards are as follows:

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

Legend

- Addresses
- Parcels
- Parcel Labels
- Pin
- Sections
- Villages (Scale below 300')
- City (Scale below 300')
- Town
- County
- State
- Local
- Private Drive
- Recreation
- Service
- Other
- Railroads
- Ortho 6 Inch 2018 (Color)

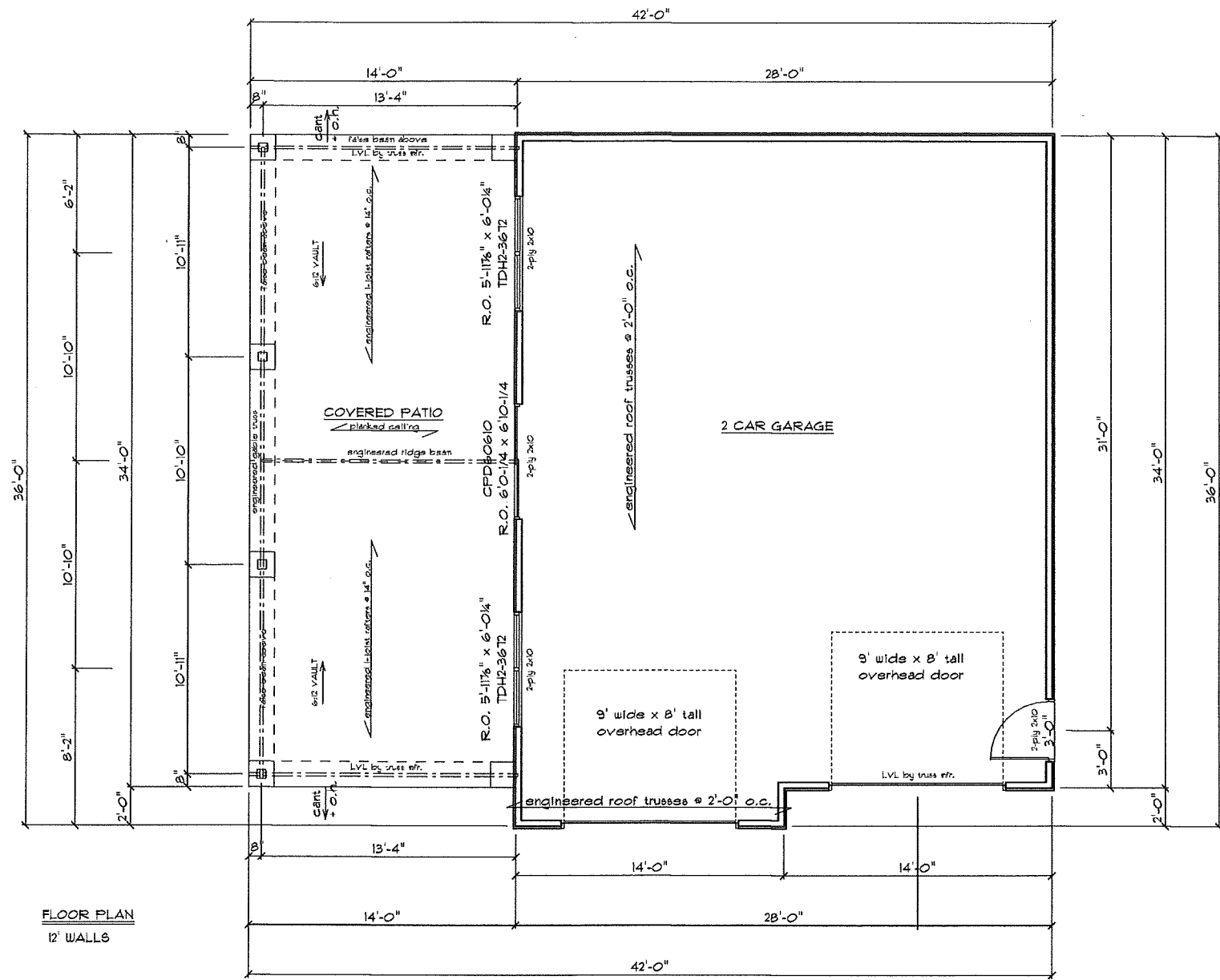


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

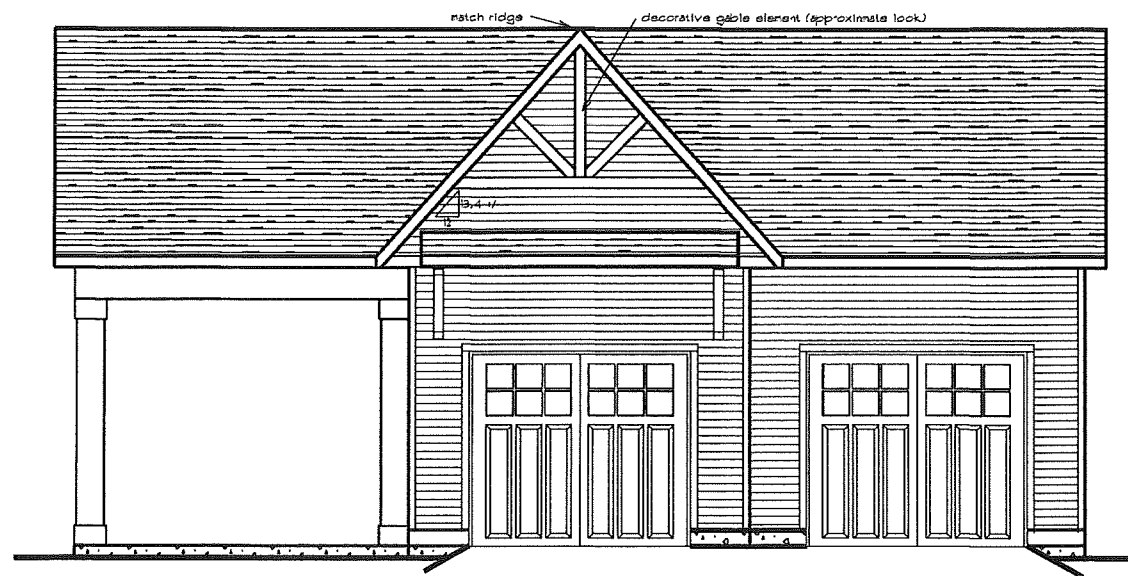
AL 02/20	
02/22/20 1:30 PM	
02/22/20	



1" = 40' - 0"



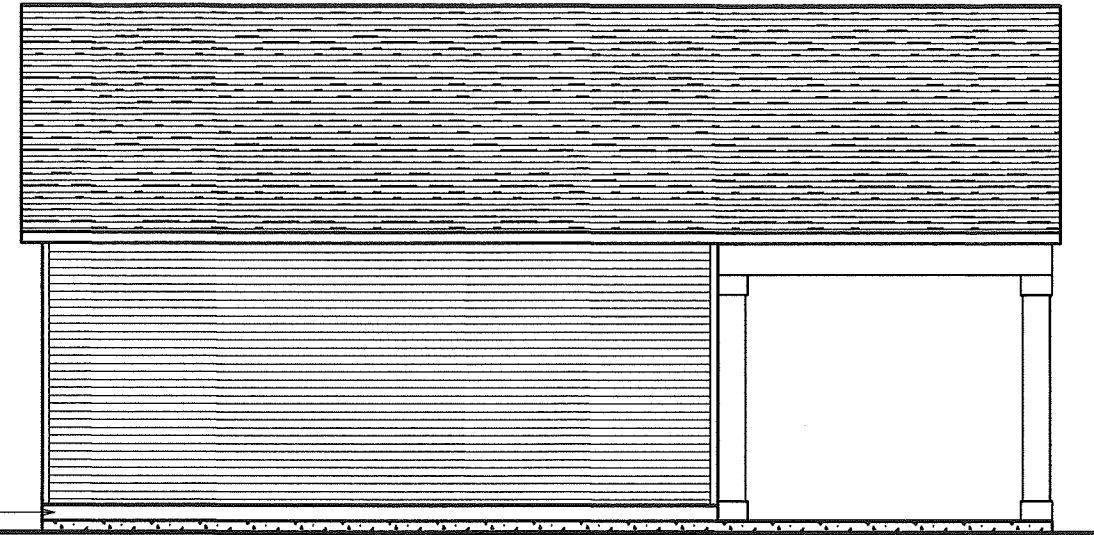
FLOOR PLAN
12' WALLS



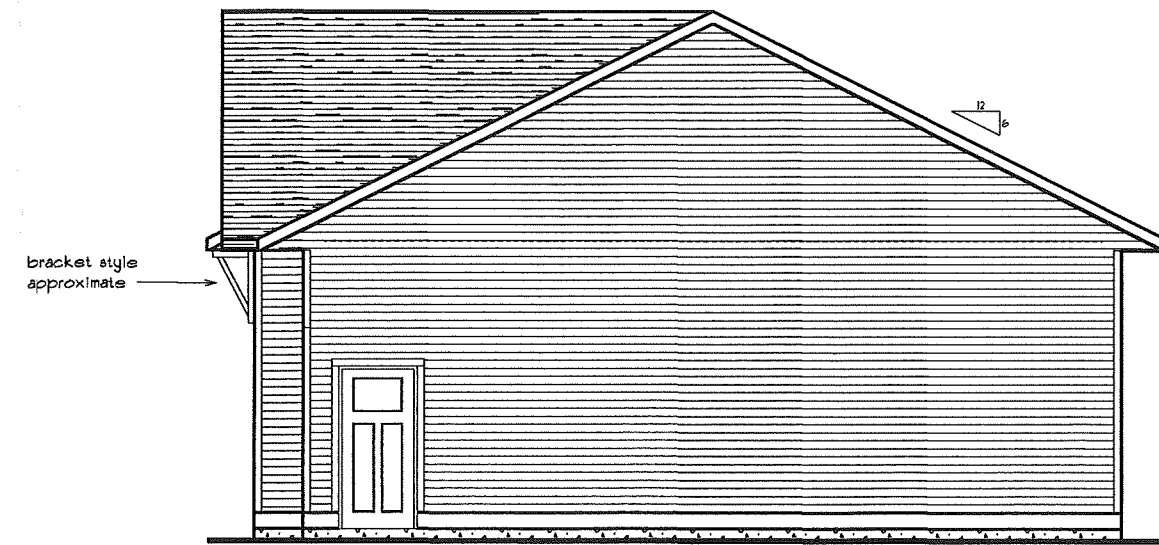
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

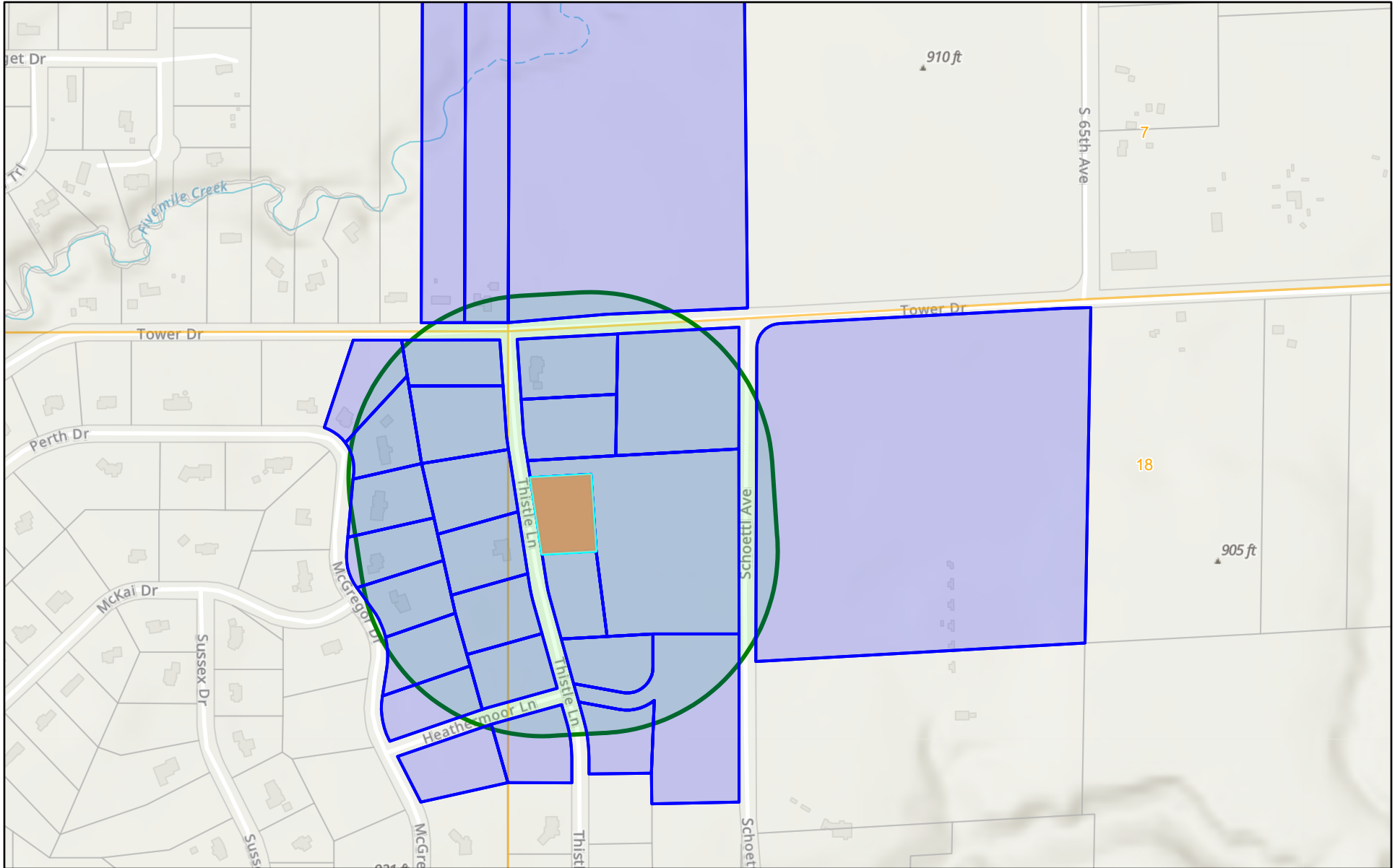


RIGHT ELEVATION

P LUMBER 249 N. Main Street Coventry, VT 05427 Ph. 715.289.3204	PROJECT: 42 x 36 x 12 GARAGE SPECIES NFP PROPERTIES	SCALE: 1/4" = 1'-0" (24 x 36 sheet) 1/8" = 1'-0" (11 x 11 sheet)	REVISIONS: PRELIMINARY 8-26-20 rev. roof 8-27-20 rev. roof & elevations	PAGE NO. 1 OF 1
	DATE: 8-15-20 DRAWN BY: Jose			

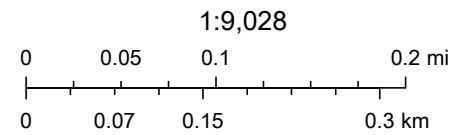
FirstName LastName	Address	City State Zip
THOMAS G & AUDREY E PLUCKER	5864 PERTH DR	EAU CLAIRE WI 54703-2194
JASON & JENNIFER PLANTE	1187 MCGREGOR DR	EAU CLAIRE WI 54703-2028
TYLER MOLDENHAUER	N 1033 COUNTY ROAD H	MONDOVI WI 54755-8808
BRIAN R & LAURIE L MYHRE	5935 HEATHERMOOR LN	EAU CLAIRE WI 54703-3960
KASEY LEMKE	13669 42ND AVE	CHIPPEWA FALLS WI 54729-5697
WALDEMAR HURT III	5972 HEATHERMOOR LN	EAU CLAIRE WI 54703-3960
MATTHEW BRIGGS	961 THISTLE LN	EAU CLAIRE WI 54703-6351
DAVID DRAPER	10661 ESSEX SQUARE BLVD	FORT MYERS FL 33913-2612
GLEN BRYSON	1224 THISTLE LN	EAU CLAIRE WI 54703-6311
ARDITH KELLY	6129 OLSON DR	EAU CLAIRE WI 54703-9718
ROBERT C & CHERI A SNOBL	6002 TOWER DR	EAU CLAIRE WI 54703-8722
NICK RINECK	5940 TOWER DR	EAU CLAIRE WI 54703-2038
TERRY A & MARY J LUER	1253 MCGREGOR DR	EAU CLAIRE WI 54703-2188
JANE LOUDEN	1217 MCGREGOR DR	EAU CLAIRE WI 54703-2188
KEITH A & JENNIFER A SCHILLING	991 MCGREGOR DR	EAU CLAIRE WI 54703-3925
CALE NEWTON	1198 THISTLE LN	EAU CLAIRE WI 54703-6339
KURT TRUNKEL	1924 SLOAN ST	EAU CLAIRE WI 54703-6322
JOHN HENSLEY JR	977 MCGREGOR DR	EAU CLAIRE WI 54703-3925
PATRICIA ANDERSON	1164 THISTLE LN	EAU CLAIRE WI 54703-6338
THEODORE JOAS	2326 WELSH CT	EAU CLAIRE WI 54703
MITCHELL PERZICHILLI	11592 46TH AVE N	CHIPPEWA FALLS WI 54729-6786
CHRISTINE K BURG	1275 THISTLE LN	EAU CLAIRE WI 54703-6311
STEVEN O'BRIEN	5979 HEATHERMOOR LN	EAU CLAIRE WI 54703-3960
EC ROD & GUN CLUB	PO BOX 1572	EAU CLAIRE WI 54702-1572
JACOB SPIES	1185 THISTLE LN	EAU CLAIRE WI 54703-6339
JEREMY MCNULTY	W11798 SPRING CREEK RD	BLACK RIVER FALLS WI 54615-5932
ANDREW ANDERSON	1001 THISTLE LN	EAU CLAIRE WI 54703-3970

Public Notification



10/20/2020, 2:24:43 PM

- County Boundary
- Tax Parcel
- Section



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,



**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

MEMO

To: Committee on Planning & Development
From: Tyler Esh
Date: October 28, 2020
RE: Local Emergency Planning Committee Membership Appointment

There is currently a vacancy on the Local Emergency Planning Committee. Committee members must represent the following groups:

- Group 1:** Elected state and local officials
- Group 2:** Representatives from Law Enforcement, civil defense, firefighting, first aid, health, transportation, hospitals, and local environmental groups
- Group 3:** Broadcast and print media
- Group 4:** Community groups
- Group 5:** Owners and operators of facilities subject to the requirements of SARA Title III

Diane Hunter, Interim Director of Risk Management & Safety for the University of Wisconsin – Eau Claire, has applied for a position on the committee. Ms. Hunter would serve under the Group 4 classification. The term would expire in April 2021.

Attachment: Diane Hunter application

Samuel Simmons

From: Admin
Sent: Tuesday, October 20, 2020 1:55 PM
To: Tyler Esh; Samuel Simmons
Subject: FW: *NEW SUBMISSION* Application for Appointment to County Boards and Commissions

From: Eau Claire County <co.eau-claire.wi.us@enotify.visioninternet.com>
Sent: Tuesday, October 20, 2020 12:37 AM
To: Admin <admin@co.eau-claire.wi.us>
Subject: *NEW SUBMISSION* Application for Appointment to County Boards and Commissions

WARNING!! This email originated outside Eau Claire County. Do not click any links or attachments unless you know the sender.

Application for Appointment to County Boards and Commissions

Submission #: 602133
IP Address: 71.87.94.160
Submission Date: 10/20/2020 12:37
Survey Time: 48 minutes, 51 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Today's Date

10/19/2020 06:00 PM

Name of Board or Commission You are Applying For:

Please select one from the list below.

Local Emergency Planning Committee

If applying for County Board of Supervisors, which district?

Wisconsin

The majority of Boards/Commissions/Councils and Committees meet on a monthly basis (date and time is determined by the committee.) Can you commit to attending meetings in accordance with the schedule of the Boards/Commissions/Councils and Committees you are applying for?

Yes

Section Break

Full Name

Interim Director of Risk Management & Safety Diane Hunter

Age 18 or Older

Yes

Residence Address

215 West Fillmore Avenue
Eau Claire WI 54701

Home Phone Number

7158352775

Business/Cell Phone Number

7155592856

Email

hunterd@uwec.edu

Do you currently reside/live within Eau Claire County limits?

Yes

Number of Years:

24

Education

Master of Science: Risk Control from UW-Stout, Bachelor of Science: Industrial Technology/Manufacturing Engineering, Minor: Physics

Do you have relatives employed or appointed to serve in Eau Claire County?

No

If yes, please list name, department, and relationship.

Please describe any potential conflicts of interest (or list n/a)

n/a

List County Boards, Commissions, or Committees on which you have served

Previously served on the Local Emergency Planning Committee for an interim period

Please describe how you are qualified for the position of interest

-Prepared and maintained emergency plans, such as COOP and Emergency Contingency Plan -Assisted in the coordination of emergency preparedness and response exercises -Managed a hazardous waste program -Participated in Dunn County Local Emergency Planning Committee meetings -Tracked Title V air emissions -Identified hazardous materials used within a company and prepared plans for controlling chemical spills and releases

If selected, how would you work to better our community?

By using my education and working knowledge of chemicals and emergency planning, I hope to be an asset to the committee as I review and offer suggestions to various emergency response plans, thus ensuring a healthier and safer community.

Thank you,
Eau Claire County

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**Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
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Eau Claire, Wisconsin 54703-5212
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Building Inspection
839-2944
Emergency Management
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Geographical Information Systems
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Land Conservation
839-6226
Land Records
839-4742
Land Use Management
839-4743
Planning
839-5055
Recycling
839-2756

MEMO

To: Committee on Planning & Development
From: Peter Strand, Land Information Officer
Date: November 11, 2020
RE: Land Information Council Membership Appointment

There is currently a vacancy on the Eau Claire County's Land Information Council. As set forth in Wis. Stat. 59.72(3m) the council shall consist of 9 members as follows:

- Register of Deeds or designee
- County Treasurer or designee
- Real Property Lister or designee
- A member of the county board
- A representative of the land information office
- A realtor or member of the Realtor Association employed within the county
- A public safety or emergency communications representative employed within the county
- The county surveyor
- A member of a City of Eau Claire agency

The council recommends the appointment of Bruce King to fill the vacant realtor seat.

The term would expire in April 2022.

Attachment: Bruce King's application

Application for Appointment to County Boards and Commissions

Submission #: 551700
IP Address: 71.95.84.152
Submission Date: 09/21/2020 4:02
Survey Time: 9 minutes, 52 seconds

You have a new online form submission.

Note: all answers displaying "*****" are marked as sensitive and must be viewed after your login.

Read-Only Content

Today's Date

09/21/2020 03:55 PM

Name of Board or Commission You are Applying For:

Please select one from the list below.

Land Information Council

If applying for County Board of Supervisors, which district?

The majority of Boards/Commissions/Councils and Committees meet on a monthly basis (date and time is determined by the committee.) Can you commit to attending meetings in accordance with the schedule of the Boards/Commissions/Councils and Committees you are applying for?

yes

Section Break

Full Name

Mr. Bruce King

Age 18 or Older

Yes

Residence Address

1216 Briggs Ave
Eau Claire WI 54703

Home Phone Number

7158281976

Business/Cell Phone Number

7158281976

Email

bruce@ranww.org

Do you currently reside/live within Eau Claire County limits?

Yes

Number of Years:

34

Education

1979 Graduate Durand High School

Do you have relatives employed or appointed to serve in Eau Claire County?

No

If yes, please list name, department, and relationship.

Please describe any potential conflicts of interest (or list n/a)

none

List County Boards, Commissions, or Committees on which you have served

Eau Claire County LEPC 1990-2001

Please describe how you are qualified for the position of interest

Currently Government Affairs Director for REALTORS® Association of Northwestern Wisconsin based in Eau Claire and Lake Superior Area REALTORS® based in Duluth. Hold certificated from national association in diversity and communications. Served numerous times on State and Local Issues Planning committee with NAR, work extensively with local units of governance within jurisdiction on housing, workforce housing, diversity and density issues, write grants to secure dollars thru NAR to help local governments and communities with projects. Former elected official to Eau Claire and Durand School Boards and CESA 10 and CESA 11 Boards of Control

If selected, how would you work to better our community?

Work with all stakeholders to increase quality of housing, address workforce and low-income issues, diversity issues and expand those discussions to communities throughout the county. I have a 35 year track record of working to better the Eau Claire committee thru non-profit and community based projects.

Thank you,

Eau Claire County

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**Planning and Development
October 2020**

Oct-20

Planning

Vendor	Amount	Description	Line Item#
Verizon	-272.7	Cell phone	56920-226-000
APG Media	50.31	Legal Notice	56920-321-000
APG Media	152.44	Legal Notice	56920-321-000
ATT	337.4	Cell phone	56920-226-000
Highway	148.24	Fuel	56920-330-000
Voyager	124.56	Fuel	56920-330-000

Resurvey

Vendor	Amount	Description	Line Item#
ATT	50.52	Cell Phone	51740-226-200

Emergency Management

Vendor	Amount	Description	Line Item#
Verizon	(3.22)	Cell Phone	56924-226-000
ATT	83.92	Cell Phone	56924-226-000

Land Conservation

Vendor	Amount	Description	Line Item#
Berge, Chad	\$ 9.05	Mileage	56920-330-000
Berge, Chad	\$ 5.69	Tire Gauge	56920-390-000
Norhtland Excavating	\$ 451.85	Gorell Pit Closure CCS BD-01-20	207-15-56924-483-703
Norhtland Excavating	\$ 6,325.90	Gorell Pit Closure BND BD-01-20	207-15-56924-200-706
Schumacher, Joy	\$ 287.50	WA-09-20 Well Abandonment	207-15-56924-483-703
Schmidt, Dave	\$ 275.25	WA-08-20 Well Abandonment	207-15-56924-483-703
Paulseth, Andrea	\$ 287.50	WA-10-20 Well Abandonment	207-15-56924-483-703
Real Land Surveying	\$ 80.00	Fee Waiver Parr Refund	46820-000-000

Recycling

Vendor	Amount	Description	Line Item#
Advanced Disposal	\$4,803.85	Drop Box Service for Sept	211-15-53635-208-000
Advanced Disposal	\$39,330.24	Curbside Services Sept	211-15-53635-201-000
Boxx Sanitation	\$43,715.46	Curbside Services Sept	211-15-53635-201-000
Earthbound Environmental	\$1,790.32	Curbside Services Sept	211-15-53635-201-000
Express Disposal	\$566.04	Curbside Services Sept	211-15-53635-201-000
Waste management	\$12,354.30	Curbside Service-Sept	211-15-53635-201-000
Village of Fairchild	\$122.40	Drop Box Service for Sept	211-15-53635-208-000
Town of Wilson	\$82.08	Drop Box Service for Sept	211-15-53635-208-000
WRR Environmental	\$15,658.96	Clean Sweep-Sept	211-15-53636-200-745

Division	Totals
Planning	\$ 540.25
Resurvey	50.52
Emergency Management	80.70
Land Conservation	7,722.74
Recycling	118,423.65
Total	126,817.86

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, October 27, 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: **145 246 9605** Password: **jmTcd22DRs4**

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

Audio conference: 1-415-655-0001 Access Code: **145 246 9605**

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:

Staff Present: Rodney J. Eslinger, Matt Michels, 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. 20-21/074** “Amending the 1982 Zoning District Boundary Map for the Town of Pleasant Valley” (Troy Schneider) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report for the request. The applicant has petitioned to rezone 35 acres of land from the from A-P, Agricultural-Preservation District to the A-1 Exclusive Agricultural District to allow the applicant to construct a single-family home and pole shed without the annual agricultural income requirement. There will not be any further land division of the parcel. The land uses in this area are a mix of woodlands, ag. fields, and single-family residences. The property is accessed off Cedar Road. Matt reviewed an aerial map, site plan, the current zoning and planning designations, with the committee. Matt reviewed staff findings with the committee and gave his recommendation to

approve the rezoning. The Town of Pleasant Valley Town Board met on October 12, 2020 and recommended approval. Supervisor Coffey inquired about the road access to the lot.

Troy Schneider, applicant and owner, spoke in favor of the request and confirmed that he had already secure driveway access approval from the town and that the driveway would be located along the common boundary shared with the existing 5 acre lot.

No one else spoke in favor or against the request.

Action: Motion by James A. Dunning to approve the Proposed Ordinance: File No. 20-21/074. Motion carried on a roll call vote: 5-0-0.

- b. **Proposed Ordinance: File No. 20-21/076** “Amending the 1982 Zoning District Boundary Map for the Town of Otter Creek” (Paul & Joella Roach) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the petition to the committee. The applicant is requesting to rezone 10.7 acres of property from the from A-P, Agricultural-Preservation District to the A-2, Agriculture-Residential District to divide the existing single-family residence and outbuildings from the remainder of the property. The balance of the land will remain in agricultural production and zoned A-P. Matt explained that if the applicant could have kept the size of the parcel to 5 acres or less it would have qualified as a farmland consolidation, but due to the building location on the parcel that was not possible. Matt 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 already a residence located on each lot. Matt presented a short video of the property. Mr. Michels reviewed his staff findings with the committee and gave his recommendation to approve the rezoning. The Otter Creek Town Board recommended approval of the request.

Paul Ranch, applicant and owner, spoke in favor of the petition and indicated that they have an accepted offer already who cash crops in Otter Creek.

No one else spoke in favor or against the request.

Action: Motion by Nancy Coffey to approve the Proposed Ordinance: File No. 20-21/076. Motion carried on a roll call vote: 5-0-0.

- c. **Proposed Ordinance: File No. 20-21/081** “Amending the 1982 Zoning District Boundary Map for the Town of Brunswick” (Dana P & Sheryl L Turner/Peter Gartmann) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the petition to the committee. The applicant is requesting to rezone 43 acres of property from the from A-P, Agricultural-Preservation District to the A-2, Agriculture-Residential District to allow the development of a six-lot agricultural residential subdivision. Matt noted that the northerly 5 acres has already been sold to an adjacent owner and is consider a sale to an adjoining property. This property is located in portions of the SW ¼ of the SW ¼ of section 8 and portion of the NW ¼ of the NW ¼

of Section 17, T26N-R10W, Town of Brunswick. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses with the committee. He noted that the soils are sandy in nature and generally are not considered productive soils. Matt presented a short video of the property. Mr. Michels reviewed his staff findings with the committee and gave his recommendation to approve the rezoning. The Brunswick Town Board recommended approval of the request on a vote of 3-0.

Dana Turner, applicant and owner, spoke in favor of the petition and indicated that the soils are not productive at all. He feels the residential development is compatible with the existing development patterns in the neighborhood.

Jeremy Shaw with Real Land Surveyor, agent, spoke in favor of the request.

Melissa Meier, neighbor, asked about the proposed lot layout. Matt showed the layout that was provided with the application.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve the Proposed Ordinance: File No. 20-21/081. Motion carried on a roll call vote: 5-0-0.

5. Resolution 20-21/079 Supporting the Public Safety Answering Point (PSAP) Grant – Discussion / Action.

Mr. Eslinger briefed the committee on resolution 20-21/079.

Action: Motion by Nancy Coffey to approve the Proposed Resolution 20-21/079. Motion carried on a roll call vote: 5-0-0.

6. Violation Status Report / Discussion

Ben Bublitz, Eau Claire County's Land Use Technician presented the zoning violation report to the committee.

7. Fall Clean Sweep Update / Discussion

Matt Michels, Senior Planner, presented the fall clean sweep and electronic collection numbers to the committee. He noted that these events cost around \$20,000 to fund. Supervisor Zook and Gibson encouraged more exposure of these events to the eastern part of Eau Claire County and noted to engage with the school district communities.

8. 2021 Meeting Schedule / Discussion – Action

Mr. Eslinger presented the 2021 committee meeting schedule to the committee.

Action: Motion by Robin Leary to approve the 2021 Meeting schedule as presented. Motion carried on a roll call vote: 5-0-0.

9. Quarterly Departmental Report/Fiscal Report / Discussion

Mr. Eslinger presented the 3rd quarter fiscal report with the committee. He noted financially the department is scheduled to meet or surpass its projected revenues and the overall expenditures are down.

10. Review of September bills / Discussion

The committee reviewed the September bills.

11. Review/Approval of September 22, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the September 22, 2020 meeting minutes.

Action: Motion by Dane Zook to approve the September 22, 2020 Planning & Development meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

12. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – November 17, 2020

13. Adjourn

Action: Meeting adjourned by unanimous consent at 8:46 p.m.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development