

Additional Packet Items

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, January 26, 2021

Time: 7:00 p.m.

1. Orchard Hills – Correspondence letters **PAGES 2-16**
2. VALLEAU Town of Brunswick minutes / 20-21/050 **PAGE 17**
3. VOLBRECT Town of Lincoln meeting minutes / 20-21/102 **PAGE 18**
4. Meeting Minutes – December 8, 2020 **PAGES 19-20**

Prepared by:

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

CDPG Developers LLC

1/21/2021

5750 Old Town Hall Road
Eau Claire, WI 54701-6759

To the Members of the Town of Washington Zoning Board:

Thank you all for reviewing our proposal for a Conditional Use Permit and the Rezone Request for the Orchard Hills Development. As members of the development team, we are writing this letter to formally support this subdivision. There are many reasons this area which is located on the north side of Highway II – Deerfield Road, between Cater Road to the west, and Mischler Road to the east, is well suited for this type of development. Our reasons for choosing to develop this land include:

- The location of this property
- The need for affordable single family residential lots
- Similar residential housing to nearby neighborhoods
- Easy access from multiple directions
- SMART growth ideals

This location is ideal for this type of development. The subdivision as proposed offers slightly larger lots than the current average lot size of the surrounding area (reference Eau Claire County Zoning report on average lot size). The average density of the surrounding area is 0.5 acres per lot of land is slightly less dense than the current average density. This land is in a desirable part of the Eau Claire area, with quick access to local businesses and services.

There is a strong demand for residential lots across a broad price range. Housing inventory in our region is low, and the development of this area would provide opportunities to build new homes. As new custom homes are constructed in this area, other homes in the region will be offered for sale, providing a wide price range of housing availability either directly or indirectly.

This development reflects the rural characteristics of the surrounding area. Housing density in the proposed development is slightly less dense than the adjacent existing neighborhoods. Lot size as well as lot width along road frontage was carefully considered throughout the planning process to maintain areas that residents find appealing long term.

Ease of access is always an important element of design, and this location offers multiple roadways for commuting to Eau Claire. Because there are numerous entrances and exits to the development and quality continuity through those roads, new residents will have many choices for commuting. Highway 93, County Roads F and B, as well as Lowes Creek Road provide four unique major routes to the city. Traffic analysis indicates Highway II will also easily accommodate the new subdivision. As a secondary benefit, the roadways within the subdivision will provide safe areas for new and surrounding residents to walk and enjoy the natural landscape.

Commercial development in Eau Claire and the surrounding area in the last several years has brought new professionals and their families to the area who want and need housing. This development provides SMART residential growth:

- Safe and Healthy
 - A community septic system that will constantly monitor the discharged water, will be regularly maintained & will be kept up to date to ensure that the system releases water that will meet and exceed all DNR “Safe Water” Requirements.
 - Adding 5 public town roads of low volume & slow traffic which will provide more safe areas for people to walk, and decrease the pedestrian traffic on County Rd II, which has a higher volume of fast moving traffic.

-
- Minimize Added Traffic
 - Four unique routes from this site into Eau Claire.
 - Traffic studies show no additional road improvements will be needed for the current road infrastructure based upon the size of this development.
 - Agriculturally Friendly
 - One acre and larger lots, with two acre average lot size for the entire development, uses land resources wisely.
 - Roadway design preserves environmentally sensitive areas.
 - Rural Character
 - 35% of the land in this subdivision will remain undeveloped.
 - Minimal impact on existing trees due to intelligent design and thoughtful setback requirements.
 - Large lot widths emulate desirable neighborhoods. See photos attached of Halsey Street in the Town of Washington, where lots sizes are one acre.
 - Town of Washington
 - This development works withing the current guidelines of the township to provide for local housing demand increase.
 - Responsible use of land by offering 1-2 acre lots. Larger lot sizes would ultimately use more land for the same number of households.

Thank you again and we look forward to working with you on this project!

Sincerely,

CDPG Developers LLC



Aerial Image of Halsey Street in Town of Washington. 1 Acre parcels



Street View of Halsey Street. 1 Acre Parcels

From: [leslie duffy](#)
To: [Rod Eslinger](#); [Matt Michels](#); [Jared Grande](#)
Cc: [christina@cvhomebuilders.com](#); [kevin_anderson@lymanlumber.com](#)
Subject: Orchard Hills Development
Date: Monday, January 25, 2021 12:03:48 PM
Attachments: [Screen Shot 2020-11-06 at 5.05.31 AM.png](#)
[Screen Shot 2021-01-25 at 11.01.31 AM.png](#)

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

To all,

I just wanted to clarify that we have had very little contact with the developers. It's almost as if... wait for it, they don't give a damn about our input. I also emailed Christina Thrun last week and have heard no response. So, I included her and Kevin Anderson in on this email as well. And, the TOW. My main concern with a development of this size originally was where are all of these people coming from? We want REAL information about growth rates of EC and TOW. Furthermore, isn't this developer already building other 'affordable' houses in other places around EC?

Not only have we had little interaction with these developers but, a very unprofessional response on our public forums. It's hard to believe that the Chippewa Valley Home Builders Association would support this type of behavior. Furthermore, CVHBA are either being lied to by the developers or lying to everyone else about the developers "addressing our concerns." The developers had ONE public meeting about septics... that is all. Although this was nifty information, we have made little stink about the septic issues. No pun intended. Nothing further was discussed with us.

This land out here in TOW is cherished by all of these neighbors. We have had SLOW and SUSTAINABLE growth in this area over the last 50+ years. That is responsible and SMART growth. Not 117, 120, 122 houses (I have literally seen this written 4 different ways in multiple proposals.) It makes you wonder if they actually know what the hell they are doing. Sure, let's just allow them to practice building the largest development in EC out here on a cornfield/Wetlands and see what happens. You all are wanting to put THE LARGEST development on a back country road. Why not on 93? This development would have been better suited behind the Corner Store.... Located VERY close to 93 and 94.

There is a solution to this but it requires compromise. This issue is escalating quickly and if no compromises are offered I'm sure it will continue to escalate.

If this was about 30-50 new houses in a development you wouldn't be hearing from us.

DO THE RIGHT THING. Work with the neighbors.

[See 18 previous comments](#)



Wendy Thoren • Priory Land



It puts food on my table so bring on the development!! 😂 I'm assuming none of you live in subdivisions? I imagine people cried & fought against your homes being built too. Good luck! And for the record, he purchased more than 160 acres. Go team Wurzer! ❤️💪

2 days ago [Like](#) [Reply](#)



Leslie Duffy • Lowes Creek Park



We aren't fighting the development. Just the size of the development for health and safety Go team healthy neighbors! ❤️

2 days ago [Like](#) [Reply](#)



Pete Sandborg • Putnam Glenn Place





Chippewa Valley Home Builders Association
4319 Jeffers Road, Suite 103, Eau Claire, WI 54703
P: (715) 835.2526 F: (715) 835.2905 www.cvhomebuilders.com
info@cvhomebuilders.com

January 21, 2021

To Town of Washington Board of Directors:

We are writing to provide support for the rezoning request from A-1 to RH for the Orchard Hills Development, applicant Craig Wurzer, located on the northwest corner of Mischler Road and Deerfield Road. The Chippewa Valley Home Builders Association's mission is to build a better housing industry through promotion, advocacy and education. We are in support of this project because we believe that this development will enhance the housing industry in the Chippewa Valley by providing much needed housing supply that corresponds to the housing in the surrounding community. The housing inventory in our region is low and developments such as this are critical to helping address this issue.

The developers of this project have displayed their due diligence and integrity in working with Eau Claire County and the Town of Washington to create a housing development that meets the needs of the community, fits into the comprehensive plan, and is similar to the surrounding developments. They met with neighbors to address their concerns early on in the planning process and have incorporated feedback from that meeting into the development plans.

In reviewing the complaints of the neighbors, we noticed that one of the key themes was the concern for high density housing and their desire to keep the rural feel in the Town of Washington. However, in conversations with the engineer, Mark Erickson, and in reviewing the plans ourselves, we see that the development and lot sizes are comparable to other neighborhoods in the Town of Washington. Some of the neighbors have requested larger lot sizes, however these lot sizes are similar to others in the area and make these homes more affordable for the homeowners purchasing the lots. We understand that new developments create change for the neighbors, and it can be difficult to lose trees, wildlife and other benefits. However, we believe that the Orchard Hills development is well thought out and takes into consideration the rural setting and addresses the technical concerns of the neighbors.

We thank you for your consideration.

Sincerely,

Handwritten signature of Kevin Anderson in black ink.

Kevin Anderson

Handwritten signature of Christina Thrun in black ink.

Christina Thrun

From: [Janelle Henning](#)
To: [Mike Peterson](#); [Michael Stacy](#); [Karen Tomesh](#); [Jane Mueller](#); [Bob Solberg](#)
Cc: [Rod Eslinger](#); [Matt Michels](#); [Jared Grande](#)
Subject: FW: New Submission: Contact Form
Date: Monday, January 25, 2021 8:54:24 AM

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

From: Website [mailto:noreply@jbtowns.com]
Sent: Thursday, January 21, 2021 8:24 PM
To: vold@townofwashington.org
Subject: New Submission: Contact Form

New Contact Form Submission

Date Submitted	1/21/2021 8:23pm
First Name	Adam
Last Name	Duffy
Company Name	
Phone	(715) 828-3833
E-mail Address	adamfrancisduffy@fastmail.com
Contact Method	E-mail
Comments	I found myself wondering...did anyone speaking in favor of destroying our homes and safety tonight testify to what level of profit exceeds our concerns? I don't recall anyone answering that. I also don't understand why you let everyone have visual aids...except for those opposed? Please answer promptly. It's 1-21-2021...let us see how long this takes.

From: [Janelle Henning](#)
To: [Mike Peterson](#); [Michael Stacy](#); [Karen Tomesh](#); [Jane Mueller](#); [Bob Solberg](#)
Cc: [Rod Eslinger](#); [Matt Michels](#); [Jared Grande](#)
Subject: FW: New Submission: Contact Form
Date: Monday, January 25, 2021 8:53:10 AM

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

From: Website [mailto:noreply@jbtowns.com]
Sent: Friday, January 22, 2021 12:49 PM
To: vold@townofwashington.org
Subject: New Submission: Contact Form

New Contact Form Submission

Date Submitted	1/22/2021 12:48pm
First Name	Tom
Last Name	Koziol
Company Name	
Phone	(715) 225-7290
E-mail Address	vidajk76@gmail.com
Contact Method	E-mail

January 22, 2021

To the Zoning & Land Management Offices of the
Town of Washington and Eau Claire County:

This is a follow-up to my earlier letter to your offices of this week. Last night's local news reported that both the Township and the County have both already decided to approve the rezoning of the farmland on the corner of Deerfield Road and Michler Road, with a final decision tabled for a March meeting.

As I had expected, the will of the township, the county, the Chippewa Valley Homebuilders Association and the Wurzer Developer & Building Company have made up their minds to move forward with this enormous housing project over the objections and concerns of the adjoining and nearby residents next to this proposed subdivision site who will be forced to have a sudden enormous quantity of houses, people, cars & trucks disrupt and interfere with their otherwise quiet and peaceful rural residential living - such as it has been up until now.

It would appear that the will of the neighbors and citizens regarding this intrusive sized project are being ignored and invalidated in favor of corporate profit making and enlarging the township and country's residential property tax base. While this proposed project will benefit those upper middle class folks that are looking for brand new luxury homes, this of course will have zero benefit to those already living in this area. In fact it will have negative impacts of those folks. This project also doesn't address the more pressing need for low cost housing.

So once again, big money wins and the citizens lose? Urban sprawl will be allowed to keep on taking away beautiful, functional farmlands, orchard lands and unspoiled rolling hillsides. But that's why this developer so badly wants this land; to shove as many houses as they can build all in one place on some very beautiful and desirable land there.

I pray that the Wisconsin Department of Agriculture has some say in preventing more farmland being taken away from our already shrinking and suffering Agriculture industry. Will the DNR have a voice in this project allowing 122 new wells and septic systems being concentrated all within that acreage? What will happen to the groundwater supply for all of us in the area? Can more sewage of that volume be absorbed in that land area?

What was first reported as being a 116 house development on 235 acres, has now been reported to be a 122 house project on 215 acres? I see the proposal calls for "about 1 acre sized lots" for these houses. I had believed that rural residential zoning laws were calling for 2 acre minimum sized lots, but after reading Zoning Regulation 18.07.040, it does in fact allow for a minimum of one acre sized lots. This is an attempt to prevent rural residential neighborhoods from being converted into metropolitan type city neighborhoods.

Comments

With the number of homes and the population of people that will fill these 122 homes on this 215 acres of land, this will have a population at or greater than the entire city of Gilman, Wisconsin, my wife's hometown! Good Lord folks!

It looks like my neighbors and citizens of this township are simply powerless to have any ability to stop this development from happening. With very

little citizen hearings, and the Covid pandemic preventing us from having in-person Town Hall meetings with the boards in charge of this development oversight and permit process, I'm afraid that those older folks who are not technology savvy in dealing with virtual on-line meetings will not be heard and cheated out of their chance to voice their concerns properly.

So, as this project will be permitted and is already pre-approved by all the powers that be, can we at least ask that the Town of Washington and County of Eau Claire Zoning and land management officials take a closer look at the Zoning Regulations as they would apply and be in possible conflict with regulation number 18.01.010 subsection "B" concerning Agricultural land use & ground water concerns, and subsection "D" that talks about overcrowding the land with undue congestions of too many residential properties in one place, next subsection "F" regarding the limit and intentions of rural road use, and subsection "G" which talks about the incompatible conversion of orchard and Ag land in relation to the existing nearby orchards and Ag land next to, and around this proposed residential area.

And finally, with Wurzers already established current development project behind the Corner Store on HWY 93 & Cty II....were they ones that were really pushing for Eau Claire City Water and Sewer lines to be extended all the way to their new building area? ... thereby forcing all businesses along HW 93 to be tied in to those, and have their property taxes jacked up very high in order to pay for that? Then that requires annexation of business and residential township land and property owners to suddenly be forced into the City of Eau Claire? I'm afraid it won't be limited to just the HWY 93 corridor. If the City of EC is to spend millions of dollars running water and sewer infrastructure and a new lift station down HWY 93, you can bet they will also want to reach as far as they can east and west of the highway to include all the area's residential neighborhoods. If that happens - we would no longer be able to afford the new property tax imposed on us, and we would be priced off our homes and land.

All I'm asking, all my neighbors are asking you for, Is to slow down, be much more careful and mindful of your citizens, friends and neighbors concerns in our township community. This 122 house

instant subdivision imposed into our former quiet and spacious rural way of life could be more agreeable if only it were properly downsized into something more reasonable such as 2 to 5 acre lots in better preserving the natural resources and beauty of this land.

Thank you for your kind attention! Sincerely, Tom
Koziol 6135 Wild Rose Lane T.O.W.

January 25, 2021

Eau Claire Planning and Development Committee Members

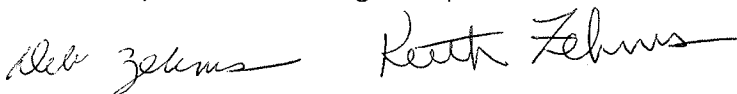
Re: Opposing Rezoning Property from A-1 Exclusive Agricultural to RH-Rural Homes and the Conditional Use Permit (CUP) for the Proposed Orchard Hills Subdivision

Dear Committee Members,

We are residents of the Town of Washington, owning 5 ½ acres of land abutting Rainetta Drive and Kathryn Drive, and have lived at 1134 Kathryn Drive since November 1993. We oppose rezoning the property currently owned by LaVern Stewart from A-1 to R-H and CUP to create Orchard Hills Subdivision, as submitted, for many reasons including the following:

1. This is a high density development, and would be the largest subdivision development in Eau Claire County which is much more consistent with a subdivision found within city limits than one found in a rural setting.
2. The traffic study provided by the developers ignored safety issues obvious to the neighbors, was reviewed by the Highway Commissioner who recommended substantial changes (pages 230-231) that should solve the issues involving county roads and we thank him for his work. Now the developer must pay for these changes, a burden that would have fallen on taxpayers if the plan would have been approved as it was submitted.
3. What has NOT been addressed is the impact on town roads (including South Lowes Creek Road, Cater, Sindelar, Evergreen and Mischler) and the safety of current town residents for walking, biking and driving as well as others who use these roads for recreation. A quality traffic analysis needs to be done so that this impact is fully understood and steps can be taken so that the safety and quality of life of the current residents is not negatively impacted by this influx of traffic. In the interest of the safety of its citizens, the Town of Washington should require a more comprehensive, independent analysis, and the developer should pay for the study and any necessary modifications.
4. According to the City-County Health Department, there is a significant issue with the septic plan as submitted. As it stands now, the effluent plume from two of the proposed community septic systems would likely flow towards existing homes on Rainetta Drive which could lead to future private well contamination (page 232). The Planning and Development review also took issue with the sanitary system pipes being located under a wetland area. Both departments agree that two of the proposed community septic systems will need to be relocated (page 232, page 228 #18).
5. The Planning and Development report also questions whether there is room for the required storm water management ponds within the plan as submitted (page 28 #19).
6. While we have highlighted these problems, many more are outlined in the reports submitted by the City-County Health Department (page 232) and the Department of Planning and Development (pages 226-229). We truly appreciate their efforts.

Make no mistake, we are not opposed to change. A subdivision of a more reasonable density level with issues of traffic safety and environmental protection addressed, would be an acceptable addition to our area. Thank you for considering our input.



Keith and Deb Zehms

January 25, 2021

Eau Claire Planning and Development Committee Members


Re: Opposing Rezoning Property from A-1 Exclusive Agricultural to RH-Rural Homes and the Conditional Use Permit (CUP) for the Proposed Orchard Hills Subdivision

Dear Committee Members,

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Keith and Deb Zehms



Town of Brunswick

Eau Claire County, Wisconsin

Town Board Meeting Minutes

January 12, 2021

7:00 P.M.

Brunswick Fire Station

Present: Chairman Nelson, Supervisor Jaquish, Supervisor Helwig, Clerk Dohms, Treasurer Heath

- Call to order at 7:30 p.m. by Chairman Nelson
- Motion made to approve the December 8, 2020 meeting minutes was made by Supervisor Jaquish and 2nd by Supervisor Helwig. Motion carried
- Informal comment time: Clerk Dohms announced the new posting board is now up at the Little Red School Site.
- Valleau/Husom Site (W2365 Cedar Road) rezone was discussed. Turdy Valleau and Attorney John Manydeeds spoke to the rezone. Motion was made by Supervisor Jaquish to recommend approval of the rezone. 2nd by Supervisor Helwig. Motion carried.
- Mayer Site (west on Cedar Road and East of County Rd B) rezone was discussed. Land owner Kevin Mayer spoke to the rezone. Motion was made by Chairman Nelson to recommend approval of the rezone. 2nd by Supervisor Jaquish. Motion carried.
- Operators License issued to Julie Winberg (Welcome Matt)
- Motion to approve Bill was made by Supervisor Helwig. 2nd by Supervisor Jaquish. Motion carried
- Motion to approve the Treasurer report was made by Supervisor Jaquish. 2nd by Supervisor Helwig. Motion carried.
- Motion to adjourn was made by Supervisor Helwig. 2nd by Supervisor Jaquish. Motion carried. Adjournment at 7:45 p.m.

Posted January 13, 2021

Julie Dohms

Town of Brunswick

Reminder:

February 16, 2021 Primary – Superintendent of Public Instruction

- Town of Brunswick
 - Chairman – Kevin Nelson (715) 563-6923
 - Supervisor – Don Jaquish (715) 559-6370 Supervisor John Helwig (715) 225-1389
 - Treasurer – Deb Heath (715) 225-1161 Clerk – Julie Dohms (715) 829-6453

RECEIVED

JAN 25 2021

RECEIVED

JAN 25 2021

TOWN OF LINCOLN

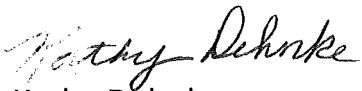
Eau Claire County

January 20, 2021

Randy Volbrecht was before our board concerning the property he has purchased in the township.

Mr. Volbrecht was asking to rezone 73.45 acres of land from AP to A3.

The board has no objection to it.



Kathy Dehnke

Clerk

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, December 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: **145 423 7202** Password: **5KbT6QV2T3V**

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

Audio conference: 1-415-655-0001 Access Code: **1454237202##**

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, Robin Leary, James A. Dunning, Dane Zook

Members Absent:

Ex officio Present:

Staff Present: Rodney J. Eslinger, Matt Michels, Jared Grande

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. 20-21/087** “Update Chapter 19 of the Comprehensive Plan of the County Code” / Discussion – Action

Matt Michels, Senior Planner, presented the Comprehensive Plan update to the committee. He noted that the notification process followed as required by law. He reviewed the highlights of the plan amendments with the committee and he indicated that “this update puts the county more in sync with the town’s comprehensive plane than before the update”. Mr. Michels answered the committee’s questions after his presentation. The committee encouraged a supplemental training for the County Board on how the plan is to be utilized by the board in their decision-making process.

Action: Motion by Robin Leary to approve the Proposed Ordinance: File No. 20-21/087. Motion carried on a roll call vote: 5-0-0.

5. Request to Amend “Building Pad Location” on Lot 91 of recorded plat “Third Addition to St. Andrews Park”. (Spies/Gartmann) Town of Seymour / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the staff report for the request to amend the building pad location for lot 91 of the Third Addition to the Plat of St. Andrews Park. Mr. Grande indicated that city planning staff recommended approval of the request. This approval was necessary as the plat is located within the 3-mile exterritorial platting jurisdiction (ETJ) to the City of Eau Claire. Jamie Everly, builder, spoke in favor of the request. No one else spoke in favor or in opposition.

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

6. Screening on Property Lines / Discussion

Jared Grande, Land Use Manager, presented information on screening of property lines for conditional use approvals. Committee and staff had a brief discussion on the matter.

7. Review of November bills / Discussion

The committee reviewed the November bills.

8. Review/Approval of November 17, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the November 17th meeting minutes.

Action: Motion by James A. Dunning to approve the November 17, 2020 Planning & Development meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

9. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – January 26, 2021 (meeting changed from January 12th to the 26th.)

10. Adjourn

Action: Meeting adjourned by unanimous consent at 7:45 p.m.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development