

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, February 9, 2021

Time: 7:00 p.m.

*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: **145 963 5737** Password: **339CNeJiq3f**

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

Audio conference: 1-415-655-0001 Access Code: **1459635737##**

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. Public Comment **(15 minute maximum)**
3. Public Hearings
 - a. **Proposed Ordinance: File No. 20-21/104** “Amending the 1982 Zoning District Boundary Map for Town Seymour (Gary & Laurel Wehling Trust) / Discussion – Action **PAGES 2-21**
 - b. **Proposed Ordinance: File No. 20-21/106** “Amending the 1982 Zoning District Boundary Map for Town of Brunswick (Kevin D & Nichole M Mayer) / Discussion – Action **PAGES 22-36**
4. Authorization to Replace One (1.0 FTE) Administrative Associate III with One (1.0 FTE) Administrative Associate IV within the Register of Deeds Department / Discussion - Action **PAGES 37-38**
5. Fourth quarter Fiscal update / Discussion **PAGES 39-41**
6. Review of December bills / Discussion **PAGE 42**
7. Violation Status Report / Discussion **PAGE 43**
8. Review/Approval of January 26, 2021 Meeting Minutes / Discussion – Action **PAGE 44-48**
9. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting – February 23, 2021
10. Adjourn

Prepared by Cheryl Cramer

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



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0001-21 **COMPUTER NUMBERS:** 020102509000

PUBLIC HEARING DATE: February 9, 2021

STAFF CONTACT: Matt Michels, Senior Planner

OWNER/AGENT: Gary & Laurel Wehling Trust, 10305 St. Bridget Dr., Chippewa Falls, WI 54729-9622

REQUEST: Rezone 5 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to allow the property owners to sell the farm to one of their children and construct a residence on the 5-acre property to allow the owners to continue assisting with farming operations.

LOCATION: 10305 St. Bridget Dr.

LEGAL DESCRIPTION: Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 27 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin (complete legal description attached).

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

BACKGROUND

SITE CHARACTERISTICS:

- Parent parcel contains a farmstead and agricultural fields
- Property to be rezoned is cultivated for agriculture
- There is a creek with adjacent floodplains and steep slopes west of the property to be rezoned

EXISTING ZONING DISTRICT:

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

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

- G. *Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and*
- H. *Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County’s permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.*

REQUESTED ZONING DISTRICT:

A-2 Agriculture-Residential District. *This district is established to “provide an area for limited residential and hobby farm development in a rural atmosphere.”*

ZONING/LAND USE CONTEXT:

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

COMPREHENSIVE PLANS:

The Eau Claire County and Town of Seymour Future Land Use Maps both include the property in the Rural Lands (RL) planning area. Following are descriptions of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies.

Eau Claire County:

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
- **Applicable Policies:**
 1. *Farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utilities shall be established as the primary land uses within these areas. Other uses may be permitted if found to be compatible with these uses and existing uses adjacent to the property.*
 2. *The preferred housing density is one (1) unit per 20 or more acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per five (5) acres to one (1) unit per 35 acres.*
 3. *The following Eau Claire County Zoning Districts will be considered for approval within RL areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted below. The following additional policies shall apply to rezoning petitions:*
 - a. *Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm A-2 or A-3 parcels, unless rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.*

Town of Seymour:

- Rural Lands Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural land use and character of these areas. However, the term Rural Lands is not intended to imply that changes in land use will not occur in these areas.*

- Applicable Policies:
 - Farming and agricultural uses shall be established as the primary land uses within these areas. Nonfarm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.
 - The maximum gross density of new non-farm development shall be based on the zoning of the subject parcel on January 1, 2009 (except as otherwise provided below for conservation subdivisions). The following policies shall be used to determine the maximum gross density of property.
 - a. Parcels zoned for exclusive agricultural use (A-P or A-1) as of January 1, 2009 shall have a maximum gross density of one residential dwelling unit per thirty five (35) contiguous acres held in single ownership.
 - Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.
 - The following Eau Claire County zoning districts will be considered for approval within RP areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted above.

Comprehensive Plan Summary

The proposed A-2 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area.

ANALYSIS

When rezoning land, a finding should be made that the purpose of the proposed zoning district and the uses that are allowed in that district are appropriate for the location; and that the rezoning will uphold the purpose of the zoning ordinance. A finding should also be made that the rezone is consistent with the County’s Comprehensive Plan.

A-P Rezoning Standards

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

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

- **Soil Types** – There are two (2) soil types on the property to be rezoned, both of which are considered a prime agricultural soil. However, the applicant states that “minimal productive farm ground will be taken to allow for the building site consisting of a single structure, septic system and well placement.”

Soil Type	Description	Capability Class
BiB	Billett sandy loam, 1-6% slopes	3
BmA	Billett sandy loam, moderately well drained, 0-3% slopes	4

- **Historical Productivity** – The property is currently in cultivation and, except for the land needed to place the home, is intended to remain in agriculture
- **Site Location** – The property is located on St. Bridget Dr.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmland, farmsteads, and scattered woodlands

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

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

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning would impact a small area of productive farmland from cultivation, which is consistent with the Eau Claire County Farmland Preservation Plan as the plan allows up to 20% of A-P land in the county to be rezoned to another zoning district during the horizon of the plan (2015-2025).

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

The proposed rezoning will not impair or limit current or future agricultural use on surrounding parcels.

EAU CLAIRE COUNTY FARMLAND PRESERVATION PLAN:

The property is included in the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. The proposed A-2 District would exclude the property from eligibility for the aforementioned tax credits.

Comprehensive Plan Summary

The proposed A-2 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area.

Town Board Action: The Seymour Town Board considered the rezoning petition on Monday, December 14, 2020, and recommended approval (3-0 vote).

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

- The proposed rezoning is consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
- Existing uses in the area include agricultural fields, farmsteads, and scattered woodlands.

- Zoning in the area is primarily A-P, with A-2 zoning approximately one-quarter mile to the south and to the west of the subject property.

CONCLUSION

The rezone petition has been evaluated for consistency with the following:

- Eau Claire County Comprehensive Plan future land use designation
- Eau Claire County Comprehensive Plan goals, objectives, and policies
- Eau Claire County Farmland Preservation Plan
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-2 District

In addition, the following factors have also been considered:

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

FINDINGS

Findings in Favor:

1. The request is consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. The proposed rezoning will provide housing for family members who will help in the agricultural operations on the property.
3. The proposed rezoning will have minimal impact on productive farmland.
4. The property has required road frontage on St. Bridget Dr.

Finding Against:

1. A small amount of agricultural land will be impacted with this rezoning action.

2
3 -AMENDING THE 1982 OFFICAL ZONING DISTRICT BOUNDARY MAP FOR THE
4 TOWN OF SEYMOUR -

5
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 Seymour, described as follows:

10
11 A parcel of land located in the Northeast ¼ of the Southwest ¼, Section 2, Township 27
12 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin, and being more
13 particularly described as follows:

- 14 Commencing at the west ¼ corner of Section 2;
- 15 Thence S.87°27'49"E., along the East/West ¼ line of Section 2, a distance of 2023.85 feet to
- 16 the point of beginning;
- 17 Thence continuing S.87°27'49"E., along said line, a distance of 497.45 feet;
- 18 Thence S.02°32'11"W., a distance of 623.00 feet;
- 19 Thence N.87°27'49"W., a distance of 156.34 feet to the start of a meander line to the
- 20 tributary of Nine Mile Creek;
- 21 Thence N.28°13'45"W., along said meander line, a distance of 666.85 feet to the end of said
- 22 meander line;
- 23 Thence N.02°32'11"E a distance of 50.00 feet to the point of beginning.
- 24 Including all lands lying between said meander line and the ordinary high-water mark of the
- 25 tributary of Nine Mile Creek.

26
27
28 And being subject to existing easements.

29
30 Said described parcel of land containing 5 acres +/-, land and is subject to the easements and
31 restrictions of record to be reclassified from the A-P Agricultural Preservation District to the
32 A-2 Agriculture-Residential District.

33
34 SECTION 2. Where a certified survey map is required and may alter the above described
35 property description, the official zoning district map for the town shall be automatically
36 amended to reflect the property description of the certified survey map.

37
38
39 ENACTED:

40
41 I Hereby certify that the foregoing correctly
42 represents the action taken by the undersign
43 Committee on February 9, 2021 by a vote of
44 for, against.

45
46
47 _____
48 Planning and Development Committee, Chairperson

49
50 CC

51 Dated this 9th day of February 2021.



Eau Claire County, Wisconsin
Rezoning Request - County

RECEIVED

DEC 28 2020

COUNTY CLERK

<u>Permit Type:</u>	Land Use	<u>Application Fee:</u>	\$595.00
<u>Permit Number:</u>	RZN-0001-21		
<u>Issued To:</u>	Gary & Laurel Wehling Trust, 10305 St. Bridget Dr., Chippewa Falls, WI 54729-9622		

<u>Site Address:</u>	No Address Available
<u>Computer Number:</u>	020102509000
<u>Municipality:</u>	Town of Seymour

<u>Property Owner:</u>	GARY & LAUREL WEHLING TRUST 10305 ST BRIDGET DR CHIPPEWA FALLS, WI 54729-9622
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Applicable Zoning District(s):

A-P, A-2

Summary of Rezoning Request:

Request to rezone 5 acres +/- from A-P to A-2 to sell the farm to one of the applicant's children and allow the applicant to construct a single-family residence on the 5 acres.

Area to be Rezoned:

5 acres +/-

Signature: Matt Michels

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



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

KNIGHT

Application Accepted: 12/28/20
 Accepted By: Cheryl, Jared + Dean
 Application Number: 0001-21
 Town Hearing Date: 12-14-20
 Scheduled Hearing Date: 2/09/21

REZONING APPLICATION #65600

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: AP Proposed Zoning District(s): A7
 Acres to be rezoned: 5
 Property Owner Name: Gary + Laurel Wehling Trust Phone# 715-834-9826
 Mailing Address: 10305 Saint Bridget Drive, Chippewa Falls, WI 54727-9622
 Email Address: giwehling@gmail.com
 Agent Name: Gary Wehling, Laurel Wehling Phone# 715,864,8083, 715,834,9826
 Mailing Address: same (Gary) (Laurel)
 Email Address: same

RECEIVED
 DEC 28 2020
 COUNTY CLERK

SITE INFORMATION

Site Address: Saint Bridget Drive: South side of road .6 miles west of CTH UW (110th Ave)
 Property Description: NE 1/4 SW 1/4 Sec. 7, T 27 N, R 8 W, Town of Seymour
 Zoning District: Code Section(s):
 Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining
 Check Applicable
 Computer #(s): 020 - 1025 - 09 - 000

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

- Complete attached information sheet
- Contact the Town to coordinate a recommendation on the application 12-14-2020
- Provide legal description of property to be rezoned concept CSIM - enclosed
- 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) my check # 1567 12/28/2020 \$595.00

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 Gary Wehling Laurel Wehling Date 27 October, 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.

REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

Required Application Items:

- Application must be signed by the property owner(s) ✓
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
 - Describe the reason for the request
 - 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
 - Explain and justify why this particular property is under consideration for rezoning
 - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
 - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
 - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

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:

We plan to sell our farm to one of our children. Since we are still very involved with day-to-day operations, we wanted to be close by to continue to help out. Therefore, we would like to build a residence on property we already own and sell the remainder to our child. Our farming practices utilize all tillable ground for grain production. Our child will continue to do the same.

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.

Through talking with Ben Bublitz and Matt Michels in Planning & Development, we propose including a good amount of the tributary creek with flowing water, trees and vegetation to fulfill the acreage requirement. Minimal productive farm ground will be taken while observing setbacks in regard to flowing water and road frontage. This area is not in a flood plain.

Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 1) The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses;
- 2) The rezoning is consistent with any applicable comprehensive plans;
- 3) The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan; and
- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

If you are petitioning to rezone land from an A-P District to another district, please describe how the proposed change in zoning will be consistent with the four findings listed here.

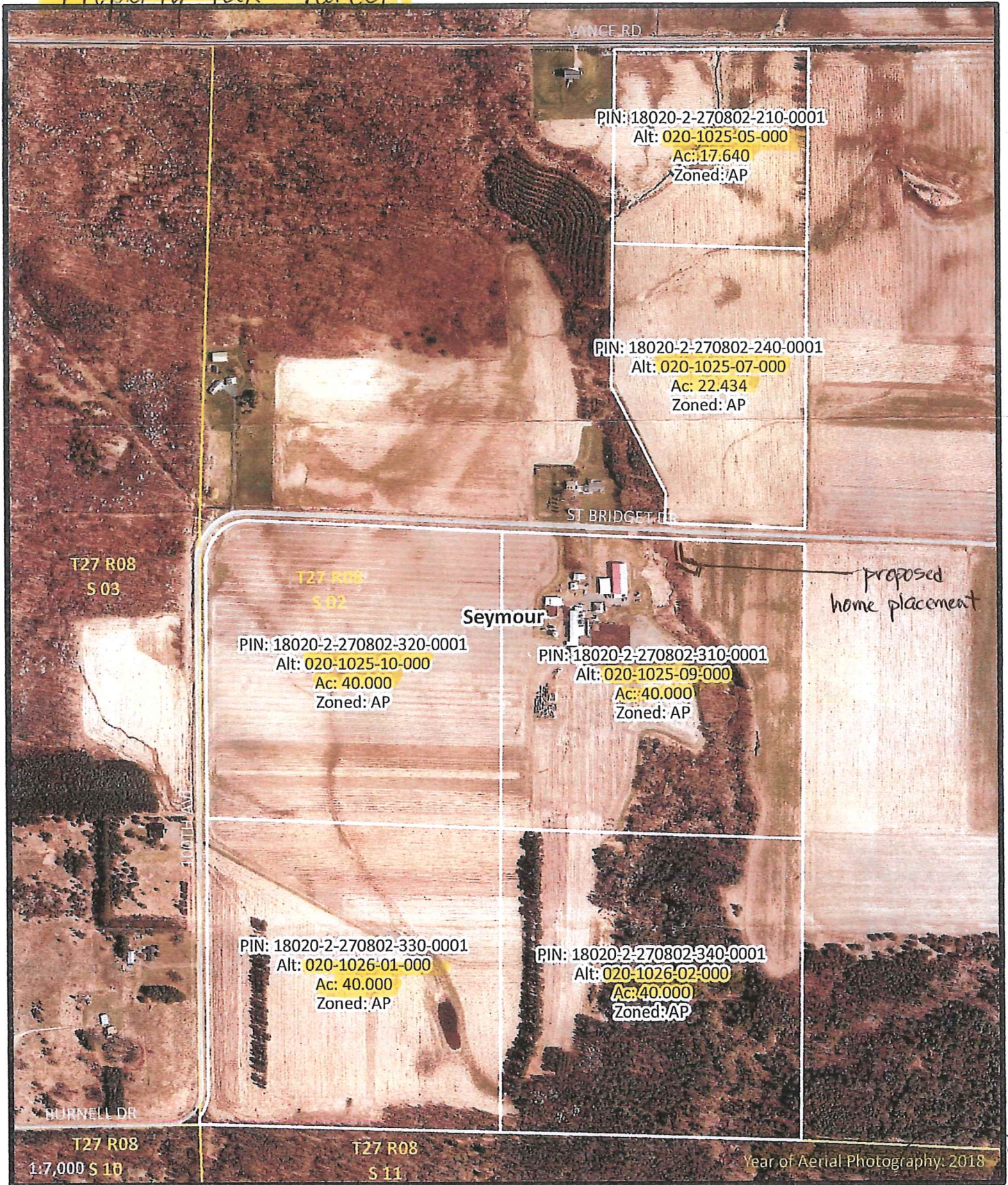
The rezoned area will include a substantial part of the tributary creek with flowing water, trees and vegetation. Minimal productive farm ground will be taken to allow for the building site consisting of a single structure, septic system and well placement. Setbacks in regard to flowing water will be observed.

Our other parcels of land will not be affected by this rezoning request. This area is not in a flood plain.

Thank you for your consideration of our request.

Gary & Laurel Wehling

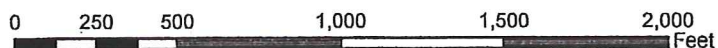
Property Tax # Parcel



Eau Claire County
Land Conservation Division
Planning & Development
721 Oxford Ave
Eau Claire, WI 54703
Phone: (715) 839-6226
Fax: (715) 831-5802
www.co.eau-claire.wi.us

Gary & Laurel Wehling Trust
10305 St Bridget Dr,
Chippewa Falls, WI 54729
715-867-8083

FPP Acres: 200.074
FPP Tax Credit: \$7.50 /ac
Annual Tax Credit: \$1,500



VOLUME ____ OF CERTIFIED SURVEY MAPS, PAGE _____

CERTIFIED SURVEY MAP, NUMBER _____

LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼,
SECTION 2, TOWNSHIP 27 NORTH, RANGE 8 WEST,
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF GARY & LAUREL WEHLING, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH
IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND
LOCATED IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 2, TOWNSHIP 27 NORTH, RANGE 8 WEST, TOWN OF
SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE WEST ¼ CORNER OF SECTION 2;
 - THENCE S.87°27'49"E., ALONG THE EAST/WEST ¼ LINE OF SECTION 2, A DISTANCE OF 2023.85 FEET TO THE POINT OF BEGINNING;
 - THENCE CONTINUING S.87°27'49"E., ALONG SAID LINE, A DISTANCE OF 497.45 FEET;
 - THENCE S.02°32'11"W., A DISTANCE OF 623.00 FEET;
 - THENCE N.87°27'49"W., A DISTANCE OF 156.34 FEET TO THE START OF A MEANDER LINE TO THE TRIBUTARY OF NINE MILE CREEK;
 - THENCE N.28°13'45"W., ALONG SAID MEANDER LINE, A DISTANCE OF 666.85 FEET TO THE END OF SAID MEANDER LINE;
 - THENCE N.02°32'11"E., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
- INCLUDING ALL LANDS LYING BETWEEN SAID MEANDER LINE AND THE ORDINARY HIGH-WATER MARK OF THE TRIBUTARY OF NINE MILE CREEK.

AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE DIVISION OF IT. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

PETER J. GARTMANN, P.L.S. NO. 2279

DATED THIS _____ DAY OF _____, 2020

CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT:

I, RODNEY J. ESLINGER, DIRECTOR OF THE EAU CLAIRE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, HEREBY CERTIFY THAT THIS CERTIFIED SURVEY MAP IS APPROVED OF AS COMPLYING WITH SUBTITLE III, SUBDIVISION CONTROL, OF TITLE 18 OF THE COUNTY CODE OF GENERAL ORDINANCES.

RODNEY J. ESLINGER

DATED THIS _____ DAY OF _____, 2020

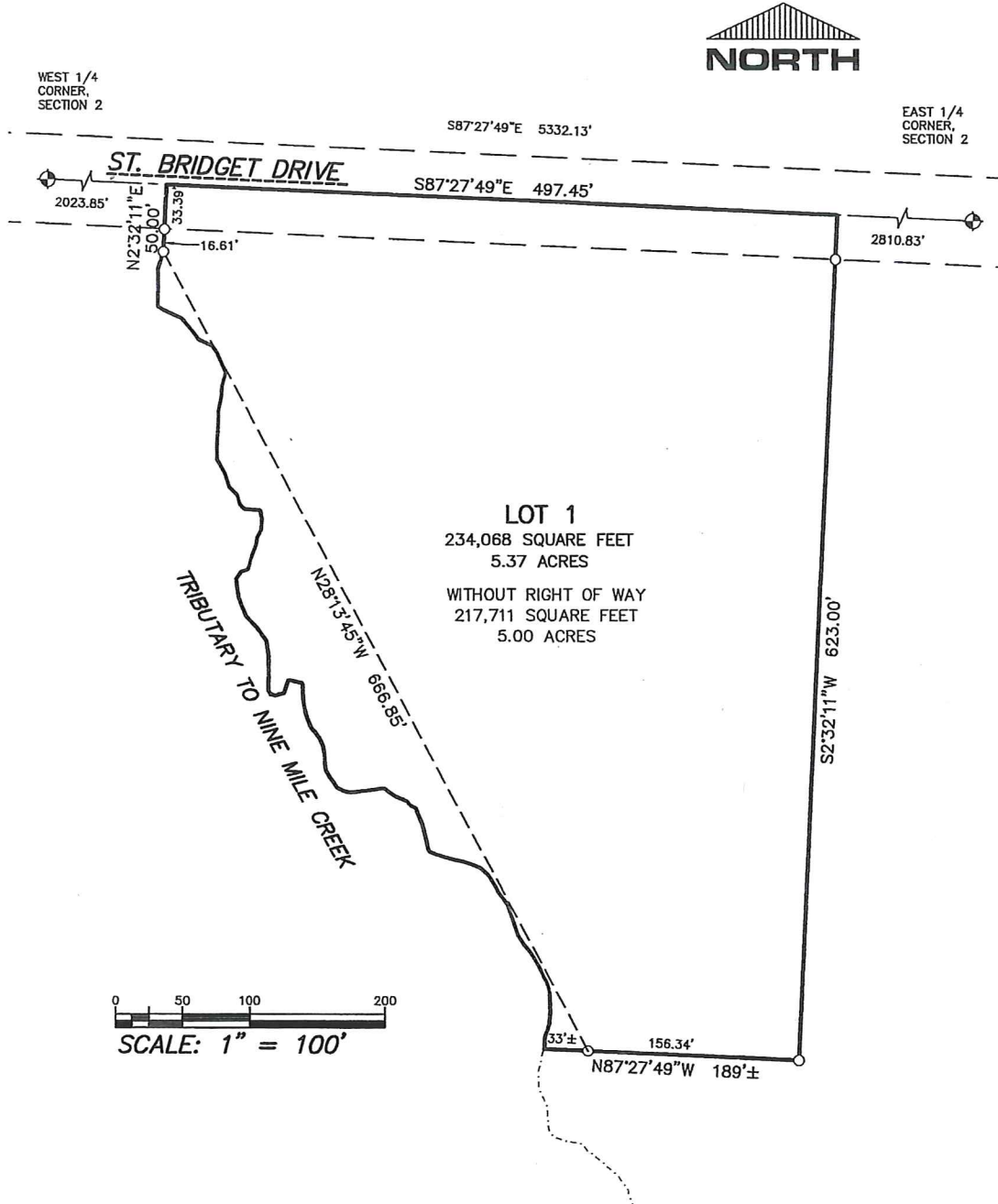
Owners:

GARY & LAUREL WEHLING TRUST
10305 ST BRIDGET DR
CHIPPEWA FALLS, WI 54729-9622

CERTIFIED SURVEY MAP, NUMBER _____

LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,
SECTION 2, TOWNSHIP 27 NORTH, RANGE 8 WEST,
TOWN OF SEYMOUR, EAU CLAIRE COUNTY, WISCONSIN

REVISED
12-2-20



REAL LAND SURVEYING, LLC
1360 INTERNATIONAL DRIVE
SUITE 2
EAU CLAIRE, WI 54701
(715)514-4116
rlswl.com
CADD No. 20461

TOWN OF SEYMOUR
BOARD MEETING NOTICE
MONDAY, December 14, 2020
7:00 PM
6500 TOWER DRIVE
EAU CLAIRE, WI 54703
715.834.4999 Office
715.834.3687 Fax
www.townofseymour.org

Jeremy Skaw
715.725.4572
concept CSM

AMENDED AGENDA

A BOARD MEETING, OF THE TOWN OF SEYMOUR, WILL BE HELD ON MONDAY, December 14, 2020 AT THE SEYMOUR TOWN HALL AT 6500 TOWER DRIVE, EAU CLAIRE, WI at 7:00 pm

DISCUSSION/POSSIBLE ACTION ON ALL AGENDA ITEMS

- 1) CALL THE MEETING TO ORDER
- 2) PLEDGE OF ALLEGIANCE
- 3) MINUTES APPROVAL
- 4) GENERAL PUBLIC WISHING TO ADDRESS THE BOARD (Comments should be restricted to agenda items and limited to 3 minutes per individual)
- 5) FINANCIAL REPORT
- 6) ROADS & BUILDINGS SUPERVISOR
- 7) BLDGS INSPECTOR REPORT
 - a) PROPOSED CHANGES TO THE BUILDING CODE
- 8) OLD BUSINESS
- 9) NEW BUSINESS
 - a) HUNTING PERMITS, if any
 - b) PROPOSED CSM FOR JOEL STOKKA- CSM-2020-45
 - c) PROPOSED ZONING CHANGE ON GARY AND LAUREL WEHLING PROPERTY
 - d) PROPOSED REMOVAL OF DESIGNATED BUILDING AREA ON LOT 91 FOR JACOB SPIES IN ST. ANDREWS PARK
 - e) JOHNSON BLOCK AUDITOR CONTRACT FOR 2021
 - f) TOWN HALL CLEANING CONTRACT
 - g) 2020 BUDGET AMENDMENT
 - h) PURCHASE OF BACKHOE/LOADER
- 10) DISCUSSION AND POSSIBLE MOTION TO CONVENE INTO CLOSED SESSION PURSUANT TO WIS STATUTES 19.85(1)(C) (*Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility*) TO REVIEW EMPLOYEE COMPENSATION FOR 2021
- 11) DISCUSSION AND POSSIBLE MOTION TO RECONVENE INTO OPEN SESSION PURSUANT TO WIS. STATUTES 19.85(2) FOR POSSIBLE ADDITIONAL DISCUSSION AND/OR ACTION CONCERNING ANY MATTER DISCUSSED IN CLOSED SESSION AND/OR ANY UNFINISHED ITEM REMAINING ON AGENDA.
- 12) BOARD MEMBERS COMMUNICATIONS/NEXT MONTH'S AGENDA ITEMS
- 13) SIGN CHECKS / VOUCHERS
- 14) ADJOURNMENT

NOTICE IS HEREBY GIVEN THAT MONDAY, DECEMBER 14 , 2020, THE TOWN BOARD MAY DISCUSS AND CONSIDER CONVENING IN CLOSED SESSION UNDER WISCONSIN STATUTES SECTION 19.85(1)(C) TO DELIBERATE ON PERSONNEL MATTERS. IMMEDIATELY FOLLOWING THE CONCLUSION OF THE CLOSED SESSION, THE BOARD WILL CONVENE IN OPEN SESSION AND MAY TAKE ACTION ON ANY ITEMS DISCUSSED IN CLOSED SESSION.

PLEASE NOTE THAT, UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT THE TOWN CLERK'S OFFICE AT 715.834.4999.

DUE TO COVID 19, THE PROTOCOL SET FORTH BY THE EAU CLAIRE COUNTY CITY/HEALTH DEPARTMENT WILL BE FOLLOWED, INCLUDING SOCIAL DISTANCING AND THE REQUIREMENT OF FACE MASKS TO BE WORN BY ALL.

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

County EAU Claire
Parcel I.D. _____
Reviewed by _____ Date _____

Personal information you provide may be used for secondary purposes (Privacy Law, s. 16.04(1)(m)).

Property Owner: Gary + Laurel Wehling
Property Location: Govt. Lot SE 1/4 SW 1/4 S 2 T 27 NR 8 E (or) W
Property Owner's Mailing Address: 10305 Saint Bridget Drive
City: Chippewa Falls State: WI Zip Code: 54729 Phone Number: 864-8083
City: City Village Town Seymour Subd. Name or CSM#: proposed 5 Acres
Nearest Road: St. Bridget Drive

New Construction Use: Residential / Number of bedrooms: 2 or 3 Code derived design flow rate: 300 GPD
 Replacement Public or commercial - Describe: _____ or 450
Parent material: SS residuum Flood Plan elevation if applicable: NA ft.
General comments and recommendations:
recommend 8" sand fill mound, 0.4 load rate, 75' rot length, 1% slope

1 Boring # Boring Pit Ground surface elev. 96.1 ft. Depth to limiting factor 29 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
1	0-13	10YR 3/2	NONE	sl	1msbt	m fr	as	3C	0.4	0.7
2	13-22	10YR 4/4		s	1csbt	m fr	gs	2f	0.4	0.7
3	22-29	10YR 5/3		sl	1msbt	m fr	gs	2st	0.4	0.7
4	29-38	10YR 6/3	c2f15R 7/8	s	2cabk	m fi	gs	-	0.6	1.0
5	38-50	10YR 6/3	c3d15R 7/8	Weakly cemented	SSR					

2 Boring # Boring Pit Ground surface elev. 96.1 ft. Depth to limiting factor 36 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
1	0-12	10YR 3/3	NONE	sl	1msbt	m fr	as	3C	0.4	0.7
2	12-20	10YR 4/4		s	1msbt	m fr	gs	2f	0.4	0.7
3	20-27	10YR 5/4		sl	2msbt	m fr	gs	2st	0.6	1.0
4	27-36	10YR 6/4		s	φ	m d	gs	-	0.7	1.6
5	36-60	10YR 6/3	c2f15R 7/8	Weakly cemented	SSR					

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 180 mg/L. * Effluent #2 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 180 mg/L.

CST Name (Please Print): Will Heidt Soil Testing Signature: William Heidt
Address: W3503 Hemlock Road Date Evaluation Conducted: December 5, 2020
Mondovi, WI 54755 Telephone Number: 579-9584
(715) 579-9584 CST Number: 227892

Wahlong

Boring # 3

Boring
 Pit

Ground surface elev. 95.8 ft.

Depth to limiting factor 28 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2
1	0-14	10YR 3/2	NOISE	sl	msdk	mfr	gs	2fzm	0.4	0.7
2	14-20	10YR 4/4	↓	sl	msbk	mfr	gs	2fzm	0.4	0.7
3	20-28	10YR 5/4	↓	sl	lusb	mfr	gs	2fzm	0.4	0.7
4	28-38	10YR 5/4	2+25YR 5/4	sl	lckbk	mfr	gs	1flm	0.4	0.7
5	38-	10YR 6/3	1+25YR 5/4	Weakly cemented			SSBn			

Boring #

Boring
 Pit

Ground surface elev. ____ ft.

Depth to limiting factor ____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2

Boring #

Boring
 Pit

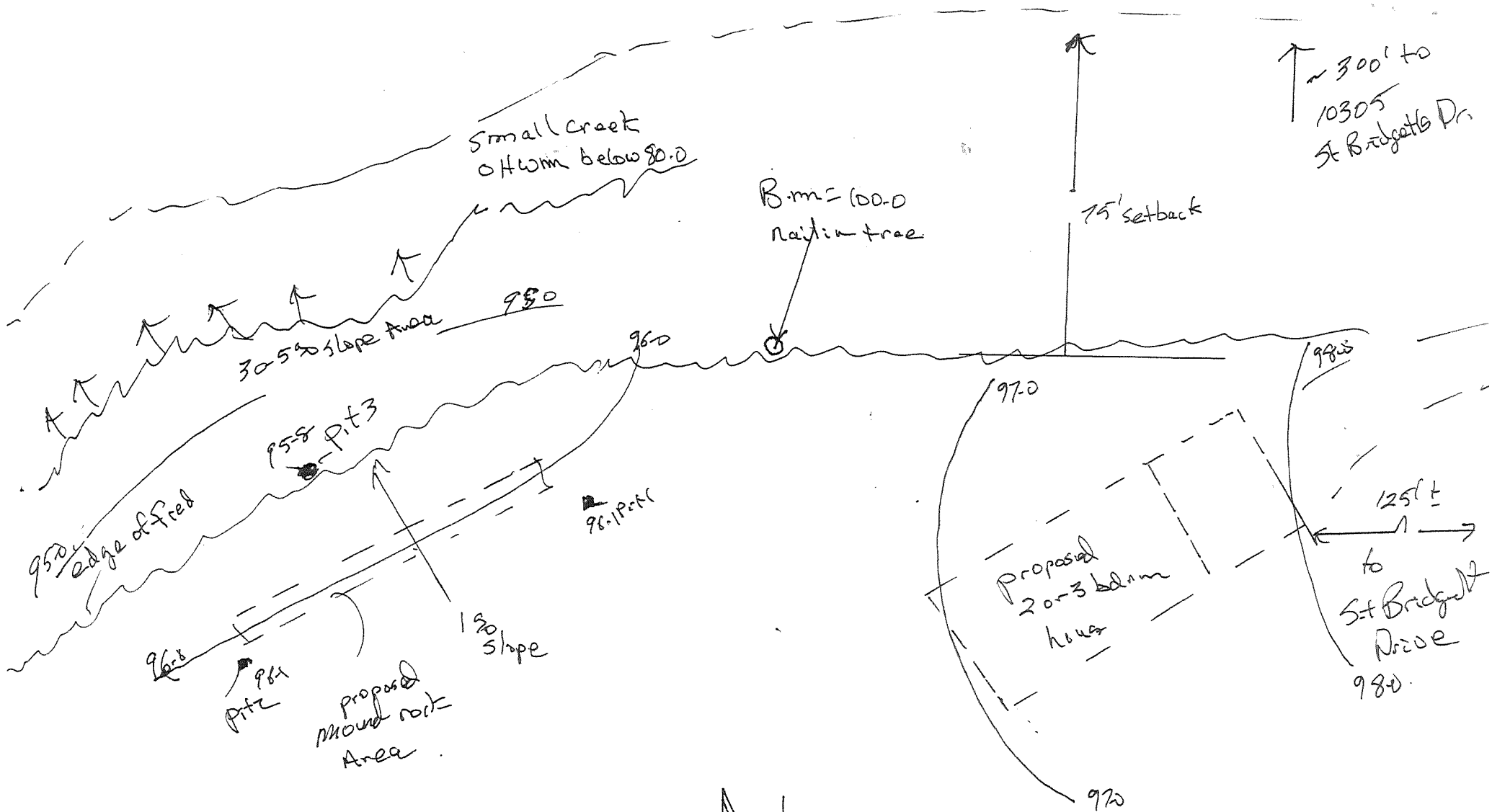
Ground surface elev. ____ ft.

Depth to limiting factor ____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/F ²	
									*Eff#1	*Eff#2

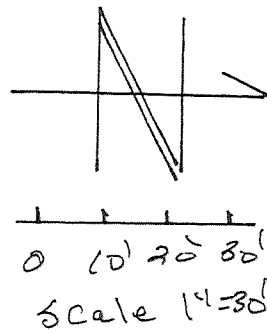
* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L



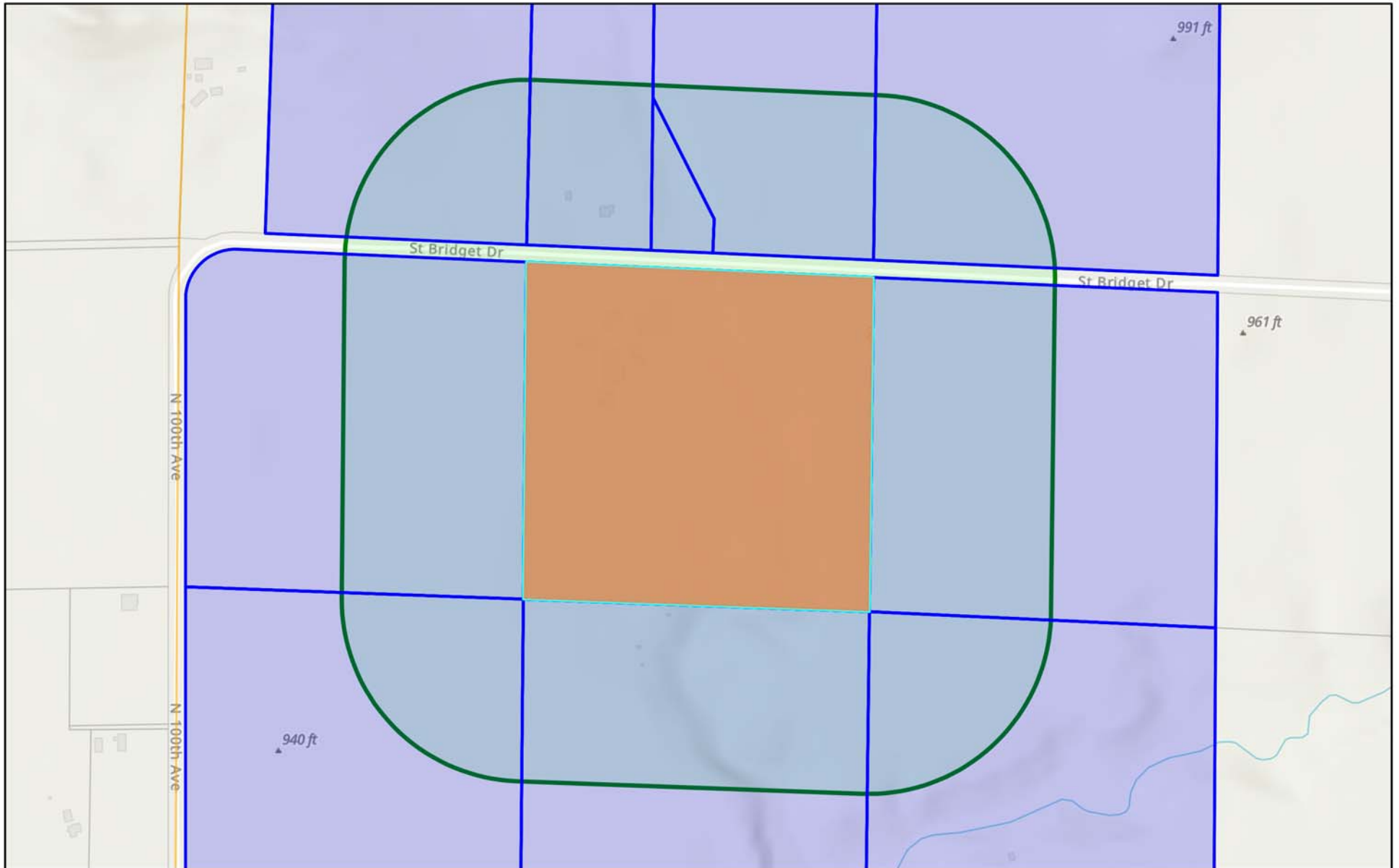
Will Heidt Soil Testing
 W3503 Hemlock Road
 Mondovi, WI 54755
 (715) 579-9584

id- no- 227872
 December 5, 2020
 William R Heidt



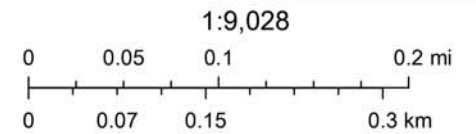
Gary + Laurel Wehling
 10305 Saint Bridget Drive
 Chippewa Falls, WI 54729
 (715) 834-9826
 864-8083
 NE/SW 2-27-8W Seymour

Public Notification



1/5/2021, 10:56:56 AM

- County Boundary
- Tax Parcel
- Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri,

Eau Claire County, WI

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

FirstName LastName	Address	City State Zip
PHILLIP STATZ	10811 VANCE DR	CHIPPEWA FALLS WI 54729-9637
JEROME E & CARLA CHRISTENSON	10300 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9604
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
JEROME E & CARLA CHRISTENSON	10300 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9604
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
DEAN ANDERSON	11206 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9605
JEROME CHRISTENSON	10300 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9604
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
GARY & LAUREL WEHLING TRUST	10305 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9622
DEAN ANDERSON	11206 ST BRIDGET DR	CHIPPEWA FALLS WI 54729-9605



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0003-21 **COMPUTER NUMBER:** 004111203000

PUBLIC HEARING DATE: February 9, 2021

STAFF CONTACT: Matt Michels, Senior Planner

OWNER/AGENT: Kevin & Nichole Mayer, 1326 Aspen Heights Dr, Eau Claire, WI 54703

REQUEST: Rezone 40 acres +/- of land from A-P (Agricultural Preservation) District to A-1 (Exclusive Agriculture) District to allow the applicant to construct a single-family residence without the agricultural income restrictions associated with the A-P District

LOCATION: West side of Cedar Road approximately three-quarters of a mile north of COH HH.

LEGAL DESCRIPTION: The NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, Wisconsin.

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

BACKGROUND

SITE CHARACTERISTICS:

- The majority of the property is currently cultivated for agriculture
- The property is rolling, with approximately 50 feet of topographic relief from the north to south
- A portion of the southern half of the property contains woodlands

EXISTING ZONING DISTRICT:

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

- Preserve and protect those areas best suited for agricultural, forestry or open-space uses by minimizing fragmentation of contiguous agricultural or forest lands for the benefit and use of current and future generations;*
- Provide for a wide range of agricultural uses typically associated with the continued production of food and fiber while recognizing that such uses may involve noise, dust, odor, or operation of heavy equipment for long periods of time;*
- Strengthen and diversify a predominately agricultural and forestry-based economy by providing for a range of economic opportunities for property owners which are generally compatible with and supportive of agriculture or forestry operations as either permitted or conditional uses;*
- Comply with standards contained in Wis. Stat. ch. 91 to permit eligible landowners to receive tax credits under Wis. Stat. § 71.09, in conjunction with their agricultural operations;*
- Preserve rural character and promote the efficient use of public infrastructure and utilities by minimizing the adverse effects of urban sprawl along with its associated expense;*
- Promote environmental quality through the use of conservation practices designed to minimize erosion of productive soils and deter the delivery of sediment and nutrients to the waters of our state;*
- Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and*

H. *Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County’s permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.*

REQUESTED ZONING DISTRICT:

A-1 Agricultural Preservation District. The A-1 Agricultural Preservation District is established to “preserve areas for farming or agricultural use and to minimize land use conflicts between farms and non-farms.” Permitted principal uses include agricultural uses, nurseries, and livestock facilities. Note that as of December 15, 2015 the A-1 zoning district is no longer a certified farmland preservation zoning district.

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-P	Agricultural Fields; Woodlands
North	A-P	Agricultural Fields; Farmstead
East	A-P	Agricultural Fields
South	A-3	Agricultural Fields
West	A-P	Single-Family Residence; Agricultural Fields Pine Plantation

COMPREHENSIVE PLANS:

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

Eau Claire County:

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
- **Applicable Policies:**
 1. *Farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utilities shall be established as the primary land uses within these areas. Other uses may be permitted if found to be compatible with these uses and existing uses adjacent to the property.*
 2. *The preferred housing density is one (1) unit per 20 or more acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per five (5) acres to one (1) unit per 35 acres.*
 3. *For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RP areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted below. The following additional policies shall apply to rezoning petitions:*
 - a. *Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm*

A-2 or A-3 parcels, unless rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.

Town of Brunswick:

- Rural Preservation Comprehensive Plan Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas. However, the term rural preservation is not intended to imply that changes in land use will not occur in these areas. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and limited low density single-family residential development. Future development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP areas and other policies included in this Plan. Any new development shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses.*
- Applicable Policies:
 - a. *Non-farm residential lots shall be a minimum of two (2) acres per unit, with the number of lots allowed being based upon a gross density of one (1) residential dwelling unit per five (5) acres held in single ownership. The balance of the land not included in the residential lots shall be placed in a permanent conservation easement for agriculture, forestry, and open space use.*
 - b. *Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*
 - c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot shall not contain Class I, II, or III soils. In addition, it is the preference of the Town of Brunswick that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

The application has been found to be substantially consistent with the intent, description, and the applicable policies of the Eau Claire County Rural Lands land use category.

FARMLAND PRESERVATION PLAN:

The property is included in the Farmland Preservation Plan Map, which potentially enables the property owner to claim Farmland Preservation tax credits. The proposed A-1 District is not a certified farmland preservation district and the proposed lot would not qualify for Farmland Preservation tax credits.

Comprehensive Plan Summary

The proposed A-1 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area.

ANALYSIS

When rezoning land, a finding should be made that the purpose of the proposed zoning district and the uses that are allowed in that district are appropriate for the location; and that the rezoning will uphold the purpose of the zoning ordinance. A finding should also be made that the rezone is consistent with the County’s Comprehensive Plan.

A-P Rezoning Standards

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

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

- **Soil Types** – There are 8 different soil types on the property to be divided, five (5) of which are considered prime agriculture soils. However, agricultural productivity is limited by topography, sandy, excessively drained soil, and sandstone ledges on the property.

Soil Type	Description	Capability Class
EIB	Eleva sandy loam, 2-6% slopes	3
EIC2	Eleva sandy loam, 6-12% slopes, eroded	3
BIC2	Billett sandy loam, 6-12% slopes, eroded	3
Ma	Eleva sandy loam, 2-6% slopes	3
NtB	Northfield silt loam, 2-6% slopes	3
PfC2	Plainbo loamy sand, 6-12% slopes, eroded	6
EmC2	Elkmound loam, 6-12% slopes, eroded	4
PdB	Plainbo loamy sand, 2-6% slopes	4

- **Historical Productivity** – According to the applicant, the property has limited productivity due to the reasons stated above. In general, land in the Town of Brunswick tend to have lower productivity than areas further east in the county due to the generally sandy soils.
- **Site Location** – The property is located on Cedar Road
- **Adjacent Land Uses** – Uses in the area include a mixture of farmlands, woodlands, and single-family residences

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

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

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* According to the applicant, the proposed rezoning would not impact productive agricultural land.

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

The proposed rezoning will not likely impair or limit current or future agricultural use.

Town Board Action: The Brunswick Town Board considered the rezoning petition on Tuesday, January 12, 2021, and recommended approval (3-0 vote).

The rezoning petition has been evaluated for consistency with the purpose of the A-1 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 woodlands, agricultural fields, and single-family residences
- Zoning in the area is predominantly A-P with A-3 adjacent to the south of the subject property

CONCLUSION

The rezone petition has been evaluated for consistency with the following:

- Eau Claire County Comprehensive Plan future land use designation
- Eau Claire County Comprehensive Plan goals, objectives and policies
- Eau Claire County Farmland Preservation Plan
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-1 District

In addition, the following factors have also been considered:

- Input of surrounding property owners. No correspondence in support or opposed to the proposed rezoning has been received, to date. The property owner to the southwest called to inquire regarding whether a land division was proposed and if more than one home would be constructed. He had no objection to the proposed rezoning, as requested.

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. No change in land use from agricultural to another use is proposed
3. According to the applicant, the property to be rezoned is not prime for agriculture
4. The property has required road frontage on Cedar Road
5. No property divisions would be enabled with this rezoning petition and no additional single-family residences would be allowed in the A-1 District than in the existing A-P District

Findings Against:

1. The majority of the surrounding properties are in the A-P Zoning District.
2. The majority of the property contains NRCS Soil Capability Class 3 soils, which are technically prime agricultural soils. However, the applicant states that agricultural productivity is limited by topography, sandy soils, and sandstone ledges on the property.

2
3 -AMENDING THE 1982 OFFICAL ZONING DISTRICT BOUNDARY MAP FOR THE
4 TOWN OF BRUNSWICK -

5
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 Brunswick, described as follows:

10
11 The Northwest ¼ of the Northeast ¼ of Section 36, Township 26 North, Range 10 West,
12 Town of Brunswick, Eau Claire County, Wisconsin.

13
14 Said described parcel of land containing 40 acres +/-, land and is subject to the
15 easements and restrictions of record to be reclassified from the A-P Agricultural
16 Preservation District to the A-1 Exclusive Agricultural District.

17
18 SECTION 2. Where a certified survey map is required and may alter the above described
19 property description, the official zoning district map for the town shall be automatically
20 amended to reflect the property description of the certified survey map.

21
22
23 ENACTED:

24
25 I Hereby certify that the foregoing correctly
26 represents the action taken by the undersign
27 Committee on February 9, 2021 by a vote of
28 for, against.

29
30
31 _____
32 Planning and Development Committee, Chairperson

33
34
35 CC

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46
47
48
Dated this 9th day of February 2021.



Eau Claire County, Wisconsin
Rezoning Request - County

RECEIVED
JAN 04 2021
COUNTY CLERK *Murray*

Permit Type:	Land Use		
Permit Number:	RZN-0003-21		
Issued To:	Kevin & Nichole Mayer, 1326 Aspen Heights Dr, Eau Claire, WI 54703	Application Fee:	\$595.00

Site Address:	No Address Available
Computer Number:	1800422610361200001
Municipality:	Town of Brunswick

Property Owner:	KEVIN D MAYER NICHOLE M MAYER 1326 ASPEN HEIGHTS DR EAU CLAIRE, WI 54703-3981
-----------------	--

Applicable Zoning District(s):

A-P, A-1

Summary of Rezoning Request:

Rezoning 40 acres +/- from A-P to A-1 to remove the agricultural income requirement for a farm residence in the A-P zoning district

Area to be Rezoned:

40 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



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:	1/4/21
Accepted By:	mm
Receipt Number:	65637
Town Hearing Date:	1/12/21
Scheduled Hearing Date:	2/9/21

REZONING APPLICATION

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: AP	Proposed Zoning District(s): A1
Acres to be rezoned: 40	

RECEIVED

Property Owner Name: Kevin & Nichole Mayer	Phone# (715) 225-3233
Mailing Address: 1326 Aspen Heights Drive, Eau Claire, WI 54703	
Email Address: kevinmayer80@hotmail.com	

JAN 04 2021

COUNTY CLERK

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

Site Address: To Be Determined	
Property Description: <u>NW</u> $\frac{1}{4}$ <u>NE</u> $\frac{1}{4}$ Sec. <u>36</u> , T <u>26</u> N, R <u>10</u> W, Town of <u>Brunswick</u>	
Zoning District:	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s):	<u>004</u> - <u>1112</u> - <u>030</u> - <u>00</u> _____ - _____ - _____ - _____ _____ - _____ - _____ - _____

GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

<input checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Contact the Town to coordinate a recommendation on the application
<input checked="" type="checkbox"/> Provide legal description of property to be rezoned	<input checked="" 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)

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 Kevin Mayer

Date 01-04-2021

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.

REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
 - Describe the reason for the request
 - 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
 - Explain and justify why this particular property is under consideration for rezoning
 - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
 - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
 - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

The rezoning procedures and details have been outlined in the rezoning brochure, which is available at the Department of Planning and Development.

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:

1. To remove requirement of \$6,000.00 of income production as required by AP zoning. This will allow us to use the land for private gardening and crops that would not be able to produce the required dollar amount.
2. Royal Credit Union has a stipulation about loans on "income" property that would prevent future lease of land to meet the income production requirement.
3. So we would not be required to lease property to others for farming crops.

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

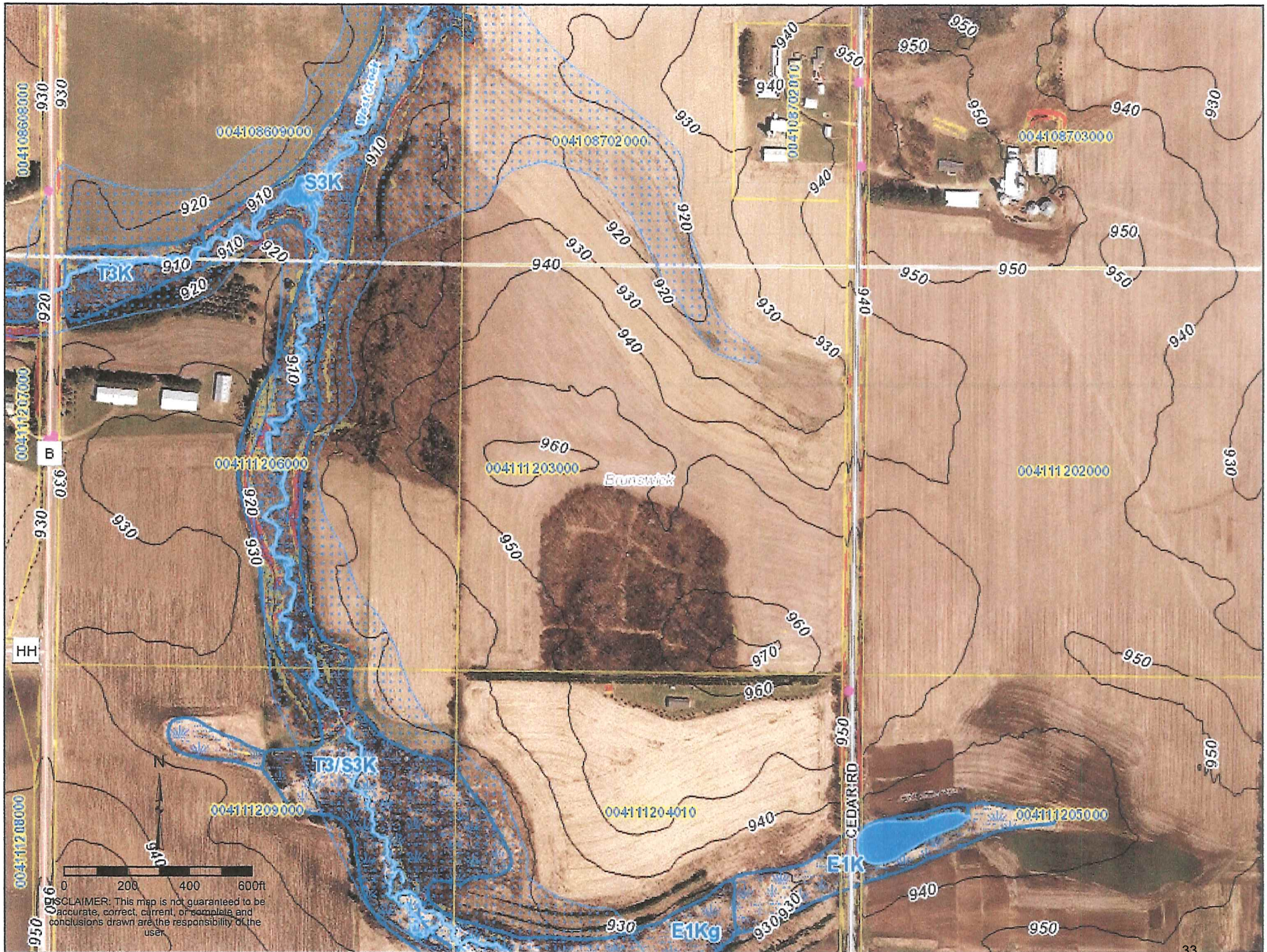
The request to move the 40 acres from Agricultural Protected to A1 will only remove the \$6,000.00 income producing requirement. All other requirements would remain the same. The move to A1 would also be in keeping with the surrounding agricultural property.

Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 1) The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses;
- 2) The rezoning is consistent with any applicable comprehensive plans;
- 3) The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan; and
- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

If you are petitioning to rezone land from an A-P District to another district, please describe how the proposed change in zoning will be consistent with the four findings listed here.

1. With the elevation changes, sandy soil and sandstone ledge, this property is not prime crop producing farmland. We are however, requesting the zoning continues to be for agriculture use, but not protected use. We do not own any adjacent properties, and this rezoning request will not affect surrounding property agricultural use.
2. We would keep the parcel as one 40 acre parcel. We do not desire to split the property, but rather build our primary residence. We also plan to use the parcel for gardening and crops. This is consistent with the comprehensive plans, as we are not asking to create multiple properties.
3. With the exception of where our house is, the remaining parcel will remain as is. We are not changing any portion of the wooded acreage as well.
4. We plan to use the property for our own agricultural use (i.e., gardening). Other cropland adjacent to ours will not be impacted.



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



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

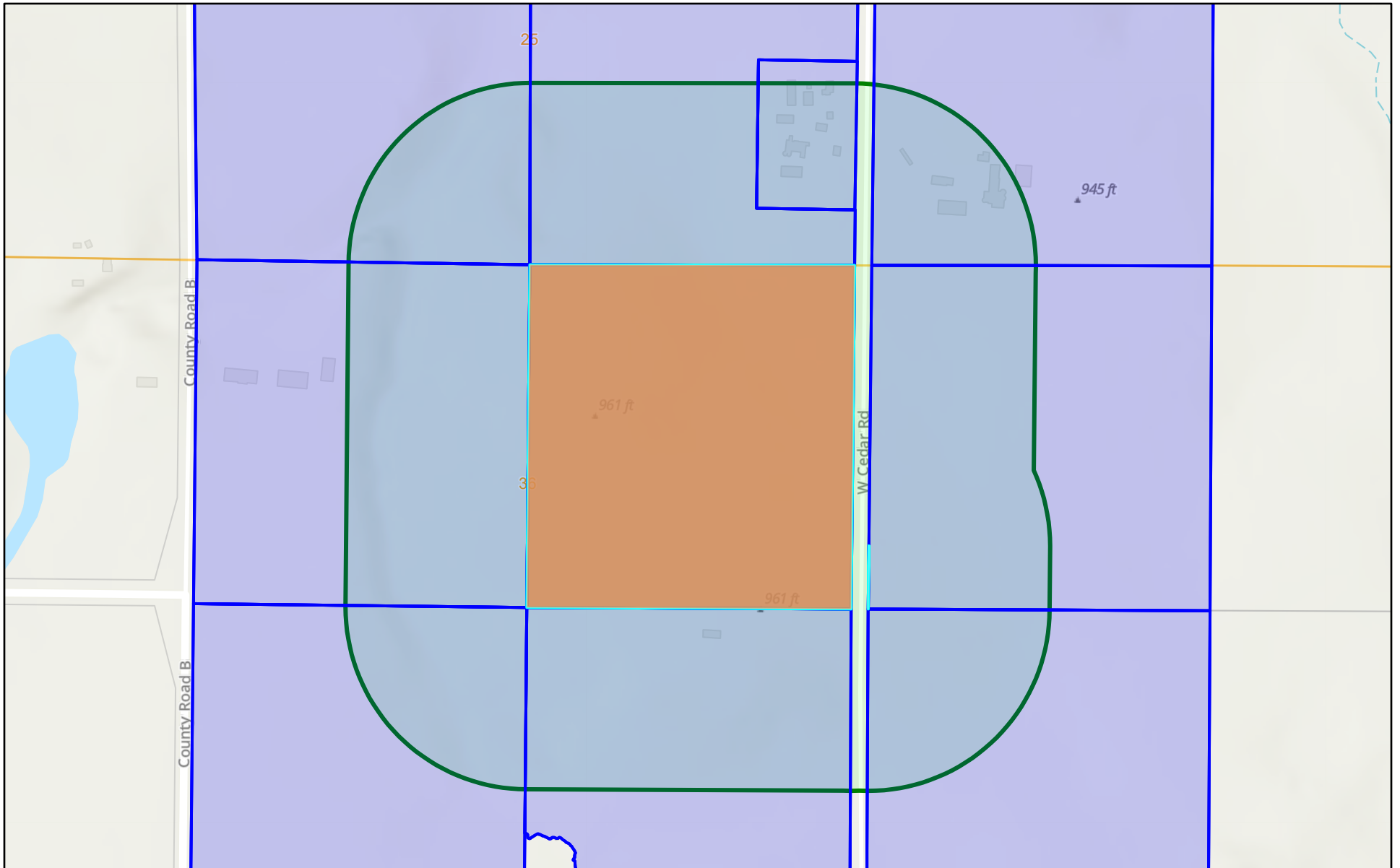
Town of Brunswick

Reminder:




February 16, 2021 Primary – Superintendent of Public Instruction

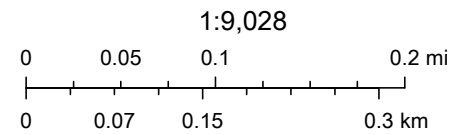
- Town of Brunswick
 - Chairman – Kevin Nelson (715) 563-6923
 - Supervisor – Don Jaquish (715) 559-6370 Supervisor John Helwig (715) 225-1389
 - Treasurer – Deb Heath (715) 225-1161 Clerk – Julie Dohms (715) 829-6453

Public Notification



1/5/2021 3:57:01 PM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri,

Eau Claire County, WI

FirstName LastName	Address	City State Zip
GARY N & AMY D ERICKSON	W 2565 CEDAR RD	EAU CLAIRE WI 54701-8693
KEVIN D MAYER	1326 ASPEN HEIGHTS DR	EAU CLAIRE WI 54703-3981
JOSHUA FETTES	W 2590 CEDAR RD	EAU CLAIRE WI 54701-8692
TROY GILBERTSON	S 8890 BETZ RD	EAU CLAIRE WI 54701-9578
GARY ERICKSON	W 2565 CEDAR RD	EAU CLAIRE WI 54701-8693
TROY GILBERTSON	S 8890 BETZ RD	EAU CLAIRE WI 54701-9578
BRIAN STEWART	7544 GRAND AVE S	RICHFIELD MN 55423-4107
THOMAS F GEARY	4424 MEADOW LN	EAU CLAIRE WI 54701-7407
JESSE SOMMERFELD	W2560 CEDAR RD	EAU CLAIRE WI 54701-8692
WILLIAM N CUMMENS	E18871 ADOLPH RD	AUGUSTA WI 54722-7649

4 - AUTHORIZING TO ABOLISH ONE (1.0 FTE) ADMINISTRATIVE ASSOCIATE III AND TO
5 CREATE ONE (1.0 FTE) ADMINISTRATIVE ASSOCIATE IV -

6 WHEREAS, the Eau Claire County Code of General Ordinances requires that all regular positions or
7 changes therein be submitted to the Board for authorization; and

8
9 WHEREAS, a classification and compensation review of the position resulted in a recommended salary
10 grade placement of pay grade E from pay grade C due to increased job duties and responsibilities; and

11
12 WHEREAS, at its regularly scheduled meetings, the Committee on Planning & Development and the
13 Committee on Human Resources respectively approved the request from the Register of Deeds Department
14 to reclassify one 1.0 FTE Administrative Associate III with one 1.0 FTE Administrative Associate IV; and

15
16 WHEREAS, the reclassification of this position has the potential annual cost of \$1,963 and an
17 immediate annual cost of \$1,336;

18
19 NOW, THEREFORE BE IT RESOLVED that the Eau Claire County Board of Supervisors hereby
20 approves to reclassify one (1.0 FTE) Administrative Associate III (Grade C) to create one (1.0 FTE)
21 Administrative Associate IV(Grade E) position.

22
23 ADOPTED:

24 _____
25 _____
26 _____
27 _____
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33 Committee on Planning & Development

34 _____
35 _____
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44 Committee on Human Resources

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46
47 Dated this ____ day of _____, 2021.
48
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FACT SHEET

TO FILE NO. 20-21/110

Background

Prior to 2018, the Administrative Associate III position within the Register of Deeds was a part time position. A request was made during the 2018 budget process to increase the position to full time. At that time, the position and job description were not reviewed. A recent review of the job description was done and updated to more align with the current job duties of the position. Prior to 2018, the position was mainly responsible for producing, accepting and maintaining vital records within the department. Over the last few years, the position has evolved to assisting with real estate documents, responding to requests and knowledge of statutes along with maintaining vital records. Knowledge of real estate documents, statues and vital records is a necessity in this position.

Request

Register of Deeds is requesting the following position modifications:

1. Abolish 1.0 FTE Administrative Associate III – Grade C, current budget at Step 5
2. Create a 1.0 FTE Administrative Associate IV – Grade E, Step 2

Fiscal Impact

2021:

Position Title	Administrative Associate III	Administrative Associate IV	Difference
Pay Grade	C	E	
Pay Step	5	2	
Salary 4/1/21-12/31/21	\$ 26,624	\$ 27,792	\$ 1,168
FICA (7.65%)	2,037	2,126	\$ 89
WRS Employer (6.75%)	1,797	1,876	\$ 79
TOTAL COST	\$ (30,458)	\$ 31,794	\$ 1,336

2022:

Position Title	Administrative Associate III	Administrative Associate IV	Difference
Pay Grade	C	E	
Pay Step	6	3	
Salary 1/1/22-12/31/22	\$ 35,088	\$ 36,819	\$ 1,713
FICA (7.65%)	2,684	2,817	133
WRS Employer (6.75%)	2,368	2,485	117
TOTAL COST	\$ (40,140)	\$ 42,121	\$ 1,963

Respectfully Submitted,

Tina Pommier
Register of Deeds

Eau Claire County - Planning & Development

Quarterly Department Report - Summary

For Period Ending: Q4, 2020

Page: 1/3

Date Ran: 1/27/21

15 - Planning & Development

Fund	Revenue:	Orig Budget 2020	Adj Budget 2020	Q1 2020	Q2 2020	Q3 2020	Q4 2020	YTD 2020	% of Budget
100	01-Tax Levy	971,979	971,979	242,995	242,995	242,995	242,995	971,979	100.00%
	04-Intergovernment Grants and Aid	282,669	282,669	1,000	20,000	1,211	7,266	29,477	10.43%
	06-Public Charges for Services	35,000	35,000	11,577	3,946	8,711	11,264	35,498	101.42%
	07-Licenses & Permits	335,670	335,670	85,165	112,271	97,876	82,855	378,166	112.66%
	09-Other Revenue	1,000	1,000	260	818	-291	1,090	1,877	187.72%
	11-Fund Balance Applied	100,000	120,650	0	0	0	0	0	0.00%
100	Total Revenue: General Fund	\$1,726,318	\$1,746,968	\$340,997	\$380,030	\$350,501	\$345,470	\$1,416,998	81.11%
202	03-Other Taxes	100,000	100,000	28,120	37,680	42,888	42,952	151,640	151.64%
202	Total Revenue: County Land Records Fund	\$100,000	\$100,000	\$28,120	\$37,680	\$42,888	\$42,952	\$151,640	151.64%
207	01-Tax Levy	10,000	10,000	2,500	2,500	2,500	2,500	10,000	100.00%
	04-Intergovernment Grants and Aid	298,079	298,079	15,120	1,107	503	1,339	18,068	6.06%
	06-Public Charges for Services	0	0	0	2,665	2,992	-2,500	3,157	0.00%
	09-Other Revenue	0	36,095	1,000	0	22,654	4,036	27,690	76.71%
	11-Fund Balance Applied	22,212	22,212	0	0	0	0	0	0.00%
207	Total Revenue: Watershed Grant Fund	\$330,291	\$366,386	\$18,620	\$6,272	\$28,649	\$5,375	\$58,915	16.08%
211	04-Intergovernment Grants and Aid	487,000	487,000	0	486,743	0	0	486,743	99.95%
	06-Public Charges for Services	859,009	859,009	277,930	169,219	176,820	179,246	803,215	93.50%
	09-Other Revenue	52,250	52,250	5,007	4,805	4,624	4,971	19,407	37.14%
211	Total Revenue: Recycling Program Fund	\$1,398,259	\$1,398,259	\$282,937	\$660,767	\$181,444	\$184,218	\$1,309,365	93.64%
	Total Revenue - Planning & Development	\$3,554,868	\$3,611,613	\$670,673	\$1,084,748	\$603,482	\$578,014	\$2,936,918	81.32%

Eau Claire County - Planning & Development

Quarterly Department Report - Summary

For Period Ending: Q4, 2020

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Date Ran: 1/27/21

Fund	Expenditures:	Orig Budget 2020	Adj Budget 2020	Q1 2020	Q2 2020	Q3 2020	Q4 2020	YTD 2020	% of Budget
100	01-Regular Wages	-1,167,052	-1,167,052	-231,713	-263,131	-267,945	-290,634	-1,053,423	90.26%
	02-OT Wages	-4,050	-4,050	-80	-144	-4	0	-229	5.65%
	03-Payroll Benefits	-319,571	-319,571	-83,585	-95,355	-112,094	-959	-291,993	91.37%
	04-Contracted Services	-114,735	-114,735	-10,779	-4,699	-23,080	-6,186	-44,745	39.00%
	05-Supplies & Expenses	-80,910	-80,910	-24,415	-4,942	-6,618	-12,133	-48,108	59.46%
	07-Fixed Charges	-6,000	-6,000	-1,293	-1,293	-1,293	-1,293	-5,173	86.22%
	09-Equipment	-32,000	-52,650	-14,225	-3,249	-75	-405	-17,954	34.10%
	10-Other	-2,000	-2,000	-1,689	0	0	0	-1,689	84.44%
100	Total Expense Fund: General Fund	-\$1,726,318	-\$1,746,968	-\$367,780	-\$372,814	-\$411,109	-\$311,610	-\$1,463,313	83.76%
202	03-Payroll Benefits	-100,000	-100,000	0	0	0	-100,000	-100,000	100.00%
202	Total Expense Fund: County Land Recor	-\$100,000	-\$100,000	\$0	\$0	\$0	-\$100,000	-\$100,000	100.00%
207	04-Contracted Services	-161,075	-161,075	-4,293	-3,107	-9,470	-46,439	-63,309	39.30%
	05-Supplies & Expenses	-169,216	-169,216	0	-4,379	-925	-8,820	-14,125	8.35%
	09-Equipment	0	-36,095	0	-36,502	0	0	-36,502	101.13%
207	Total Expense Fund: Watershed Grant Fu	-\$330,291	-\$366,386	-\$4,293	-\$43,988	-\$10,395	-\$55,259	-\$113,935	31.10%
211	01-Regular Wages	-78,008	-78,008	-14,475	-10,366	-11,598	-13,007	-49,445	63.38%
	02-OT Wages	0	0	0	0	-150	0	-150	0.00%
	03-Payroll Benefits	-19,851	-19,851	-4,124	-3,678	-3,850	-4,195	-15,846	79.83%
	04-Contracted Services	-1,259,650	-1,259,650	-199,819	-303,154	-333,912	-323,292	-1,160,177	92.10%
	05-Supplies & Expenses	-9,500	-9,500	-372	0	-259	0	-631	6.64%
	07-Fixed Charges	-4,000	-4,000	-909	-909	-909	-909	-3,636	90.91%
	10-Other	-27,250	-27,250	-633	-9,750	-6,675	-9,664	-26,721	98.06%
211	Total Expense Fund: Recycling Program I	-\$1,398,259	-\$1,398,259	-\$220,332	-\$327,856	-\$357,352	-\$351,067	-\$1,256,607	89.87%

Eau Claire County - Planning & Development

Quarterly Department Report - Summary

For Period Ending: Q4, 2020

Page: 3/3

Date Ran: 1/27/21

Fund	Expenditures:	Orig Budget 2020	Adj Budget 2020	Q1 2020	Q2 2020	Q3 2020	Q4 2020	YTD 2020	% of Budget
Total Expense - Planning & Development		-\$3,554,868	-\$3,611,613	-\$592,404	-\$744,659	-\$778,856	-\$817,936	-\$2,933,855	81.23%
Net Surplus/(-Deficit) - Planning & Development		\$0	\$0	\$78,269	\$340,090	-\$175,375	-\$239,922	\$3,063	

**Planning and Development
December 2020**

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

Dec-20

Planning

Vendor	Amount	Description	Line Item#
Office Depot	81.62	Office Depot	56920-310-000
Badgerland	424.63	RPL forms	56920-310-000
Ayres Associates	33531.5	Aerial Imagery	57730-820-000
APG	111.6	Legal Notice	56920-321-000
WLIA	200	Membership Dues	56920-324-000
WLIA	500.00	Conference fees	51740-340-743
Office Depot	583.47	supplies	56920-310-000
Office Depot	194.95	paper	51451-310-381
Voyager	152.66	Fuel - all	56920-330-000
Office Depot	167.06	Office supplies	56920-310-000
APG - Pcard	15.75	Leader Telegram	56920-320-000

Resurvey

Vendor	Amount	Description	Line Item#

Emergency Management

Vendor	Amount	Description	Line Item#
Salamander Tech	4,624.35	WI-Cams Printer	52924-390-723

Land Conservation

Vendor	Amount	Description	Line Item#
(PC) Truckaline	\$379.43	2015 Truck Suspension Upgrade	100-15-56920-241-000
(PC) Express Lube	\$41.12	2013 Oil Change	100-15-56920-241-000
(PC) Menards	\$6.09	Demo Farm accessories	207-15-56929-200-719
(PC) Menards	\$20.97	No Till Drill accessories	207-15-56930-810-720
(PC) Amazon	\$11.16	GL Planner	100-15-56920-310-000
(PC) Amazon	\$28.11	Folders	100-15-56920-310-000
(PC) Farm N Fleet	\$3.99	Demo Farm accessories	207-15-56929-200-719
(PC) Dragonfly Gardens	\$981.50	Native Plants	100-15-56922-829-701
(PC) WI DFI	\$20.00	GL Notary	100-15-56922-324-000
Matz, William	\$4,472.00	2020 SEG Payment	207-15-56924-200-707
Lake Eau Claire	\$45,584.20	Sediment Removal/Aeration	405-15-57730-820-000
Verizon	\$139.74	Phones	100-15-56924-226-000

Recycling

Vendor	Amount	Description	Line Item#
Advanced Disposal	\$4,056.32	Drop Box Service for Nov	211-15-53635-208-000
Advanced Disposal	\$38,808.72	Curbside Services Nov	211-15-53635-201-000
Boxx Sanitation	\$43,973.04	Curbside Services Nov	211-15-53635-201-000
Earthbound Environmental	\$1,780.80	Curbside Services Nov	211-15-53635-201-000
Express Disposal	\$566.04	Curbside Services Nov	211-15-53635-201-000
Waste Management	\$12,341.58	Curbside Services Nov	211-15-53635-201-000
First Choice Recycling	\$5,490.92	Electronic Sweep Sept	211-15-53636-913-745
Town of Bridge Creek	\$2,242.08	Drop Box Service for Jan-Nov	211-15-53635-208-000

Division	Totals
Planning	\$ 35,963.24
Resurvey	-
Emergency Management	4,624.35
Land Conservation	51,688.31
Recycling	109,259.50
Total	201,535.40

ViolationNum	Date Received	Date Letter Sent	Date Second Notice Sent	Date Final Sent	Date of Citation	Violation	Violator	Address/PIN
V-0004-21		2/3/2021				Second dwelling on parcel and use of a camper as a residence	Terry Davis	2521 Paulina St. / 1802222710264100017
V-0006-21		2/3/2021				Addition of a carpor on attached deck	Glenda Nelson	W3995 Langdell Rd. / 1800422610262200002
V-0007-21		2/3/2021				Use of a RV as a second residence	Dolores Weinke	W4215 Jene Rd. / 1800422610104100003
V-0005-21	1/20/2021	2/3/2021				Auto repair business on RH	Matthew Smith	5273 Olson Dr. / 1802022709123100003
V-0028-20	12/16/2020	12/16/2020			12/16/2020	Citaiton for junkyard	Michael salter	North Shore Drive
V-0029-20	12/16/2020	12/16/2020			1/26/2021	Junkyard Material	Scott Hemenway	Birch Rd.
V-0001-21	12/14/2020	1/14/2021				Multiple campers and storagesheds w/o permit in floodplain	Cynthia Olin	Hemlock Rd. / 1800422610334400001
V-0027-20	12/10/2020	12/11/2020				CUP conditions	Jeffrey Bemis	E 2960 Hageness Rd / 1801822509272400001
V-0030-20	12/9/2020	12/16/2020				Junkyard Material	Aaron Berg	S10375 CTH HHI / 1801822509012202003
V-0003-21	12/4/2020	2/3/2021				Use of a park model as a second dwelling	Jason Winter	10009 County Line Rd. / 1802222710062109001
V-0024-20	12/1/2020	12/3/2020				Land Division	Julie Pepper / Randall Casper / Dave Farr	9075 hillview Rd. / 1802422608303300001
V-0025-20	12/1/2020	12/3/2020	1/26/2021			Operation of a business/candy store	Mariam/Daniel Borntrreger	S9230 S Shale Ridge Rd. / 1801226082533000002
V-0023-20	11/11/2020	11/11/2020				Chickens		Carol/Benrud
V-0002-21	11/1/2020	2/3/2021				Operation of a commercial business on property zoned A2	Jack Raven	1007 County Line Rd. / 1802222710062109000
V-0021-20	10/2/2020	10/2/2020	11/2/2002	12/16/2020		Construction of pole shed w/o permit and not meeitng setback	Daniel Werlein / West Central Contractors	W1520 Pine Rd. / 1801822509184200002
V-0020-20	9/29/2020	9/29/2020		1/26/2021		construction of a garage after permit denial	Steven & Betty Nix	E8394 Crowe Ave. / 1800622508084402004
V-0016-20	9/24/2020	9/24/2020				Exceeding CUP	Dewitz Auto	9830 Deer Perk Rd. / 1802222710311200004
V-0014-20	9/1/2020					Construction w/o permit	Daniel Werlein / West Central Contractors	W1520 Pine Rd. / 1801822509184200002
V-0018-20	7/29/2020	9/29/2020				Business w/o cup (Benson Electric)	William Benson	7247 Nine Mile Creek Rd. / 1802422708301109000
V-0019-20	7/7/2020	9/29/2020				Operation of a private race track w/o CUP	Jordan Sanford	
V-0028-19	6/19/2020					Junk	Ronald Herrick	4680 Tower Dr. / 1802022709114300019
V-0009-20	5/20/2020	5/1/2020	9/29/2020			Contractors bussiness (Tubbs Tree Service) in RH	Daniel Tubbs	2910 Kern Dr. / 1802422609153402017
V-0003-20	5/14/2020					Construction w/o permit	Ammon Wagler	E20382 Dolotta Rd. / 1800222506332400001
V-0060-19	11/21/2019					Build over property line	Thomas Metcalfe	7754 Blue Valley Rd. / 1802222710324202004
V-0057-19	11/11/2019			1/26/2021		Junk	Knute Forest	4312 Tower Dr. / 1802022709113409004
V-0052-19	10/15/2019					Stockpile on county property	American Express LLC.	W4505 State HWY 85 / 180422610101200004
V-0050-19	10/9/2019					CUP conditions	David Steindl	1633 S72nd Ave. / 1802022708083109000
V-0041-19	8/19/2019					Draintile in shoreland-wetland overlay	Rudy Gingerich	CTH M / 1800222506214300001
V-0031-19	6/19/2019					Addition with no permit/floodplain	Shawn holden	S12820 US HWY 53 / 1800622507144300005
V-0004-18	11/30/2018					Acessory structure with no Pricipal	Gene Schleusner	1597 S 82nd Dr. / 1802422608284300001
V-0007-18	4/11/2018					Junk	Jonathan & Jessica Smalstig	7403 Bernhardt Rd. / 1802422608212200006
V-0005-18	2/18/2018					Floodplain	Robert & Vanetta Knutson	W5381 CTH ZZ / 1800822510162100001
V-0032-17	8/29/2017					Convert garage into residence	Amy & Kelly Sather	9060 STH 53 / 1802422608284300001
V-0064-15	10/16/2015					Junk	Wayne Peters	7911 Partidge Rd. / 1802222710087700001

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, January 26, 2021

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: **145 514 0900** Password: **bRmFnex9A24**

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

Audio conference: 1-415-655-0001 Access Code: **1455140900##**

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: Choose an item., Choose an item.

Ex officio Present: Nick Smiar

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

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)

Click here to enter text.

4. Public Hearings

- a. **Proposed Ordinance: File No. 20-21/101** “Amending the 1982 Zoning District Boundary Map for Town Brunswick” (Trudy Valleau/Todd Husom) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County presented the staff report. 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. Matt reviewed an aerial map, site plan, the current zoning and planning designations, floodplain map, and adjacent land uses with the committee. Mr. Michels noted that the similar development patterns exist on adjacent lots in the neighborhood. The town of Brunswick supported the request. Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning.

Trudy Valleau, applicant, spoke in favor of the request.

No one else in favor or in opposition of the petition.

Action: Motion by James A. Dunning to approve the Proposed Ordinance: File No. 20-21/101. Motion carried on a roll call vote: 5-0-0.

- b. **Proposed Ordinance: File No. 20-21/102** “Amending the 1982 Zoning District Boundary Map for Town of Lincoln” (Randy Volbrecht/Eric Knauf) / Discussion – Action

Matt Michels presented the staff report to the committee. The applicant has petitioned to rezone 73.45 acres of land from the from A-P, Agricultural-Preservation District to the A-3 Agricultural District to allow the applicant to divide the property into to lots to construct a single-family home on each lot. There will not be any further land division of the parcel due to access and the environmental features on the property. The land uses in this area are primarily ag. in nature. The property is accessed off of County Highway D. 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 Lincoln Town Board met on January 12, 2021 and recommended approval.

Eric Knauf, agent for the applicant, spoke in favor of the request.

Randy Volbrecht, property owner, spoke in favor of the request and confirmed that he had already secure driveway access approval from the County Highway Department.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve the Proposed Ordinance: File No. 20-21/102. Motion carried on a roll call vote: 5-0-0.

- c. **Proposed Ordinance: File No. 20-21/105** “Amending the 1982 Zoning District Boundary Map for Town Washington” (LaVerne Stewart/Craig Wurzer/Orchard Hills) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the petition to the committee. The applicant is requesting to rezone 215 acres of property from the from A-1, Exclusive Agricultural District to the R-H, Rural Homes District to allow the development of a 117-lot residential subdivision. Matt noted that the northerly 19 acres of the applicant’s property is already zoned RH and therefore is not considered with this application. This property is located in portions of sections 8 and 9 of T26N-R9W, Town of Washington. Matt reviewed the site characteristics, aerial maps, proposed site development plan, proposed conservation easements, the current zoning and planning designations, and adjacent land uses with the committee. He summarized the town and the county’s rural transition descriptions and polices with the committee. He also reported on the County’s Farmland Preservation Plan as it relates to the request. A short video of the property was presented. Mr. Michels reviewed his staff findings with the committee and gave his recommendation to approve the rezoning. The Town of Washington Town Board recommended approval of the request on a vote of 5-0.

Paul Holzinger, builder and a Orchard Hills development team member, spoke in favor of the proposed rezoning petition.

Mark Erickson, owner of Everyday Surveying and Engineering, LLC., spoke in favor of the proposed rezoning petition.

Brian Binczak, neighbor and lives at 1815 Susan Drive, spoke in opposition of the rezoning petition. Mr. Binczak presented a power point presentation that outlined the neighborhood's concerns over the proposed Orchard Hills Development in the Town of Washington. The main stated concerns included safety, inadequate traffic analysis, high density development in a rural atmosphere, and the development proposal lacked sufficient information.

Other neighbors that spoke in opposition to the rezoning petition:

Jim Fey, 1113 Rainetta Drive

John Sleizer, Lot 4 of CSM V. 12, Pg. 143 off Rainetta Drive

Leslie Duff, 5440 Woodcrest Highland Road

Tina Ball, 5999 Cater Road

Brad Flores, 1109 Rainetta Drive

Drew Brandenburg, 5505 Woodcrest Highland Road

Cynthia Hunt, 2125 Andrew Drive

Marc Hagel, 1129 Rainetta Drive

Glenn Reynold, 55335 Mischler Road

No one else spoke in favor or against the request.

Action: Motion by Dane Zook to approve the Proposed Ordinance: File No. 20-21/105. Motion failed on a roll call vote: 2-3-0.

- d. A conditional use permit request for a 122-lot planned unit development in the RH and A1 Districts (Town of Washington) CUP-0002-21 / Discussion – Action

Jared Grande recommended that the matter be postponed to February 23, 2021 committee meeting based on the outcome of the vote of the rezoning petition by the County Board at its meeting on February 17, 2021.

Action: Motion by Robin Leary to postpone the conditional use permit request for a residential planned unit development to the committee's regularly scheduled meeting on February 23, 2021. Motion carried on a roll call vote: 5-0-0.

- e. A conditional use permit request to contractor's offices and storage yards in the C3 District (Town of Washington) CUP-0001-21 / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the conditional use permit request for a contractor's office and storage yard in the C-3 Highway Business District. He reviewed the application materials, site plan, zoning, and location map with the committee. On January 21, 2021, the Town of Washington Town Board met to discuss this request and recommended approval of the request.

Staff concluded with a recommendation of approval subject to the conditions outlined in the staff report and stated the request complies with the standards for granting a conditional use permit and is consistent with the purpose of the code.

Tony Tanner, applicant and owner, spoke in favor of the request.

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

Action: Motion by Nancy Coffey to approve the conditional use permit. Motion carried on a roll call vote: 5-0-0.

- f. A conditional use permit request for housing the elderly and handicapped in the A-2 District (Town of Brunswick) CUP-0021-20 / Discussion – Action

Jared Grande, Land Use Manager, introduced the request for housing the elderly and handicapped in the A-2 District. Mr. Grande presented the background information regarding the request. He indicated that the applicant's mother would reside in the manufactured home that is proposed to be placed on the property. He noted that there are wetlands in the area where the home is proposed to be placed and that it would need to meet the wetland setbacks. The Town of Brunswick approved the conditional use permit request at its meeting on December 8, 2020. Staff reviewed the application request and recommended approval subject to the conditions in the staff report.

Larry Wertz, applicant and owner, spoke in favor of the request. Mr. Wertz indicated that the manufactured home was a 2021 and cost \$70,000. He said that the home would be served by a new septic and well.

Supervisor Zook and Leary asked questions regarding the well and septic.

Mark Jensen, neighbor, expressed concern over what happen in the event the property is sold and whether a second address would be assigned to the property.

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

Action: Motion by Dane Zook to approve the conditional use permit. Motion carried on a roll call vote: 5-0-0, subject to the applicant having to properly abandon one of the wells and POWTS on the property within 60 days upon removal of the manufactured home.

- g. A conditional use permit request to amend existing conditional use permit CUP-0019-19 to include a new parcel and proposed freestanding sign (Town of Union) CUP-0023-20 / Discussion – Action

Jared Grande presented the request to the committee regarding the amendment to conditional use permit #CUP-0019-19 to add another parcel into the planned unit development and for a second free standing sign in the C-2 District. Mr. Grande presented the background information regarding the request. The request includes the Menards new employment center into an existing building on the parcel to be included in the PUD. The Town of Union recommended approval of the amendment at its town board meeting on January 12, 2021. Staff reviewed the application request and recommended approval subject to the conditions in the staff report.

Nick Brenner, agent for the applicant, spoke in favor of the request. Mr. Brenner clarified for the committee the reason for moving the existing employment center out of its current location and into the new building. He also noted that the signs will be over 1,000 feet apart.

No one else spoke in favor or in opposition.

Action: Motion by James A. Dunning to approve the conditional use permit. Motion carried on a roll call vote: 5-0-0.

- h. A conditional use permit request for a Columbarium in the Town of Union (Town of Union) CUP-0022-20
WITHDRAWN

The applicant withdrew the conditional use permit request prior to the meeting. No discussion was held on the matter.

5. Preliminary for Orchard Hills Plat / Discussion – Action

Jared Grande recommended that the matter be postponed in conjunction with the CUP request to February 23, 2021 committee meeting.

Action: Motion by Nancy Coffey to postpone the Preliminary Plat for Orchard Hills to the February 23, 2021 Planning and Development Committee meeting. Motion carried on a roll call vote: 5-0-0.

6. 2020-2040 Eau Claire County Comprehensive Plan / Discussion – Action

Matt Michels, Senior Planner, explained that the amendment was a simple text amendment. He noted the Corporation Counsel requested amendment to the ordinance because the original ordinance did not reference title 19 of the County Code. Corporation Counsel wanted the committee to reaffirm its previous decision with the proper reference to the County Code before it was presented to the board.

Action: Motion by James A. Dunning to approve the amendment to the File no. 20-21/087 - 2020-2040 Eau Claire County Comprehensive Plan. Motion carried on a roll call vote: 5-0-0.

7. Review/Approval of December 8, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the December 8, 2020 meeting minutes.

Action: Motion by Robin Leary to approve the December 8, 2020 Planning & Development Committee meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – February 9, 2021

9. Adjourn

Action: Meeting adjourned by unanimous consent at 10:13 p.m.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development