



AGENDA

Eau Claire County Board of Supervisors
Tuesday, March 2, 2021 at 7 pm
Virtual Meeting via Webex

For those wishing to make public comment (verbal or written), you must fill out your information on the following link and click “Submit” **at least 60 minutes prior** to the start of the meeting. Verbal comments are called in the order received. Comments are limited to 3 minutes/person – session has a 30-minute maximum. Link: [County Board Electronic Comment Form](#)

Public Access:

LIVE Streaming on YouTube: <https://www.youtube.com/user/EauClaireCounty>

Via Webex Online (registration required):

Link:

<https://eauclairecounty.webex.com/eauclairecounty/onstage/g.php?MTID=e3c15ca4e9431c81ee8d12b39afe49fe8>

Password: sNvPipUP359

Dial in Number: 1-415-655-0001

Access Code: 145 637 9484

**Mute personal devices upon entry*

- (1) Indicates 1st Reading
- (2) Indicates 2nd Reading

1. Call to Order
2. Honoring of the Flag and Moment of Reflection by: Supervisor Gatlin
3. Call of the Roll
4. Approval of the Journal of Proceedings from February 17, 2021 *Pages 1-3*
5. **PUBLIC COMMENT (30-minute session - 3 minutes per speaker)**
6. **REPORTS TO THE COUNTY BOARD UNDER 2.04.320**

Oral Reports

- Overview of the Comprehensive Plan from Rod Eslinger – Director of Planning and Development and Matt Michels – Senior Planner
 - [Link to draft plan](#)
 - [Link to maps](#)
- Report on Plowing Policy from Jon Johnson – Highway Commissioner

Written Reports

7. **PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS**

- Letter from the Town of Washington RE: Forensic Audit of the Department of Health and Human Services *Page 4*

8. **FIRST READING OF ORDINANCES BY COMMITTEES**

9. **FIRST READING OF ORDINANCES AND RESOLUTIONS BY MEMBERS**

10. **REPORTS OF STANDING COMMITTEES, COMMITTEES, COMMISSIONS AND BOARDS UNDER 2.04.160 AND SECOND READING OF ORDINANCES**

Highway Committee

File No.

20-21/117 (1) Resolution – Abolish 1.0 (FTE) Parts and Inventory Support Position, create 1.0 (FTE) Mechanic Position *Pages 5-6*

Committee on Planning and Development

File No

20-21/087 (2) Ordinance - To amend section 19.01.010 of the Code: Adoption of the Eau Claire County Wisconsin Comprehensive Plan *Pages 7-12*

20-21/113 (1) Ordinance – Amending the 1982 official zoning district boundary map for the Town of Pleasant Valley *Pages 13-23*

11. **APPOINTMENTS**

- Chippewa – St. Croix Rail Commission Appointment
 - Supervisor Jim Dunning

OFFICIAL PROCEEDINGS OF THE COUNTY BOARD OF SUPERVISORS
Tuesday, February 17, 2021

The County Board of Supervisors of the County of Eau Claire convened remotely via Webex Events on Wednesday, February 17, 2021, and was called to order by Chair Nick Smiar at 7:00 p.m. The Board honored the flag with the pledge of allegiance.

Moment of reflection was presented by Supervisor Chris Hambuch-Boyle

Roll Call: 27 present: Supervisors Gary G. Gibson, Sandra McKinney, Joe Knight, Stella Pagonis, Dane Zook, Kevin Stelljes, Donald Mowry, Nancy Coffey, Ray L. Henning, Colleen Bates, Connie Russell, Judy Gatlin, Nick Smiar, Chris Hambuch-Boyle, Martha Nieman, James A. Dunning, Gerald Wilkie, Nathan Anderson, Mark Beckfield, Katherine Schneider, Robin Leary, Heather DeLuka, Melissa Janssen, Tami Schraufnagel, Zoe Roberts, Kimberly Cronk, Missy Christopherson

2 absent: Supervisors Steve Chilson and Carl Anton

*Supervisors Chilson and Anton joined later in the meeting.

JOURNAL OF PROCEEDINGS (February 17, 2021)

On a motion by Supervisor Schneider, seconded by Supervisor Beckfield, the Journal of Proceedings for both January 19, 2021 and February 2, 2021 were approved, via voice vote.

PUBLIC COMMENT

The following persons spoke to the Board:

The following persons spoke "against" Ordinance 20-21/105 Rezoning request in the town of Washington: Leslie Duffy, Cynthia Hunt, Drew Brandenburg, Matthew O'Meara, and Michael O'Meara

The following persons spoke "against" the proposed 7 Mile Creek Landfill expansion: Dennis Campbell, Kathy Campbell, and Roxanne Backowski

REPORTS TO THE COUNTY BOARD UNDER 2.04.320

The following oral reports were presented:

-Pre-sale reports for the 2021B and 2021C Bond Issues by Sean Lentz, Ehlers

*Supervisor Chilson arrived at this time.

-2020 General Fund Projection by Norb Kirk, Finance Director

-Communicable Disease Taskforce Update by Nick Smiar, County Board Chair -List of Taskforce members

-Open Record Requests to County Board Supervisors by Tim Sullivan, Corporation Counsel

-General County Administrator Updates by Kathryn Schauf, County Administrator

The following written reports were presented:

-2020 Contingency Fund

-2021 Contingency Fund

-January vouchers over \$10,000

PRESENTATION OF PETITIONS, CLAIMS AND COMMUNICATIONS

Chair Smiar read a proclamation proclaiming March 21 through March 27, 2021 "Fair Housing Week" in the County of Eau Claire.

Motion by Supervisor Schneider, seconded by Supervisor Bates for approval.

Supervisor Cronk proposed an amendment to add "conviction history" to the first paragraph of the proclamation.

After further discussion, Supervisor Cronk withdrew the amendment.

The proclamation was approved, as originally presented, via voice vote.

A letter was received from the Town of Pleasant Valley Board RE: Forensic Audit of the Department of Health and Human Services.

A letter was received from the Seymour Town Board RE: Forensic Audit of the Department of Health and Human Services.

A report regarding a rezoning request in the Town of Brunswick was received for Kevin D. and Nichole M. Mayer, owners and applicants.

A report regarding a rezoning request in the Town of Pleasant Valley was received for Daniel L and Patricia L Green, owners and applicants.

FIRST READING OF ORDINANCES BY COMMITTEES

Committee on Planning and Development

*Supervisor Carl Anton joined the meeting.

Ordinance 20-21/087 TO AMEND SECTION 19.01.010 OF THE CODE: ADOPTION OF THE EAU CLAIRE COUNTY WISCONSIN COMPREHENSIVE PLAN

Action on said ordinance was referred to a future meeting of the County Board.

REPORTS OF STANDING COMMITTEES, COMMITTEES, COMMISSIONS AND BOARDS UNDER 2.04.160 AND SECOND READING OF ORDINANCES

Committee on Administration/Human Resources/Finance and Budget

Resolution 20-21/114 AUTHORIZING A 2021 BUDGET AMENDMENT TO REINSTATE THE 2020 ANNUAL EMPLOYEE STEP INCREASE

On a motion by Supervisor Gatlin, seconded by Supervisor Wilkie, the resolution was unanimously adopted via roll call vote.

Committee on Administration

Resolution 20-21/108 REAUTHORIZATION OF SELF INSURANCE

On a motion by Supervisor Leary, seconded by Supervisor Anderson, the resolution was adopted via voice vote.

Committee on Human Resources

Resolution 20-21/110 AUTHORIZING TO ABOLISH ONE (1.0 FTE) ADMINISTRATIVE ASSOCIATE III AND TO CREATE ONE (1.0 FTE) ADMINISTRATIVE ASSOCIATE IV

On a motion by Supervisor Hambuch-Boyle, seconded by Supervisor Dunning, the resolution was adopted via voice vote.

Committee on Planning and Development

Ordinance 20-21/105 AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF WASHINGTON—This ordinance was withdrawn by the developer.

Ordinance 20-21/101 AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF BRUNSWICK

On a motion by Supervisor Leary, seconded by Supervisor Beckfield, the ordinance was enacted via voice vote.

Ordinance 20-21/102 AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF LINCOLN

On a motion by Supervisor Beckfield, seconded by Supervisor Coffey, the ordinance was enacted via voice vote.

Ordinance 20-21/104 AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF SEYMOUR

On a motion by Supervisor Schraufnagel, seconded by Supervisor Gatlin, the ordinance was enacted via voice vote.

Ordinance 20-21/106 AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE TOWN OF BRUNSWICK

On a motion by Supervisor Beckfield, seconded by Supervisor Bates, the ordinance was enacted via voice vote.

Committee of Finance and Budget

Resolution 20-21/115 INITIAL RESOLUTION AUTHORIZING THE BORROWING OF NOT TO EXCEED \$24,350,000; AND PROVIDING FOR THE ISSUANCE AND SALE OF GENERAL OBLIGATION HIGHWAY FACILITY BONDS THEREFORE

On a motion by Supervisor Henning, seconded by Supervisor Wilkie, the resolution was adopted unanimously via roll call vote.

Resolution 20-21/116 INITIAL RESOLUTION AUTHORIZING THE BORROWING OF NOT TO EXCEED \$7,405,000; AND PROVIDING FOR THE ISSUANCE AND SALE OF GENERAL OBLIGATION PROMISSORY NOTES THEREFORE

On a motion by Supervisor Wilkie, seconded by Supervisor Leary, the resolution was adopted unanimously via roll call vote.

Resolution 20-21/109 AUTHORIZING THE SALE OF TAX DEED PROPERTY TO THE VILLAGE OF FAIRCHILD, FOR \$2,125.08; DIRECTING CORPORATION COUNSEL TO PREPARE A QUIT CLAIM DEED ON THE DESCRIBED PROPERTY; DIRECTING THE COUNTY CLERK TO EXECUTE SAID QUIT CLAIM DEED ON BEHALF OF EAU CLAIRE COUNTY

On a motion by Supervisor Gibson, seconded by Supervisor Dunning, the resolution was adopted via voice vote.

Resolution 20-21/111 AUTHORIZING A 2020 CARRYFORWARD OF FUNDS FROM THE 2020 BUDGET INTO THE 2021 BUDGET AND REALLOCATING CAPITAL PROJECTS FUNDS FOR HIGHWAY

On a motion by Supervisor Bates, seconded by Supervisor Gatlin, the resolution was unanimously adopted via roll call vote.

The meeting was adjourned at 9:41 p.m.

Respectfully submitted,

Sue McDonald
County Clerk



TOWN OF WASHINGTON ♦ EAU CLAIRE COUNTY, WISCONSIN
5750 Old Town Hall Road ♦ Eau Claire WI 54701
(715)834-3257 ♦ Fax (715)834-3325 ♦ www.townofwashington.org

February 11, 2021

RECEIVED

FEB 23 2021

Administration

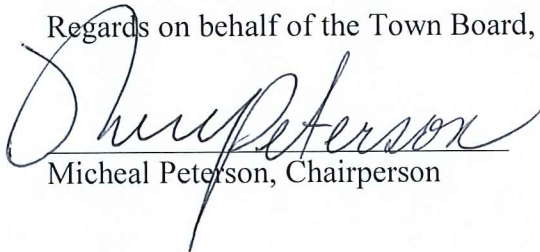
Eau Claire County Board
721 Oxford Ave
Eau Claire WI 54703

RE: Forensic Audit of the Department of Health and Human Services

The Town of Washington Town Board supports the investigation and forensic audit currently being conducted by the Eau Claire County Sheriff's Department into the activities of the Eau Claire County Health and Human Services Department. Our understanding is that the initial investigation may have disclosed some criminal conduct and financial mismanagement.

We urge all of the Eau Claire County employees and the Eau Claire County Board to cooperate fully with the Sheriff's Department investigation and any further investigations that may need to be conducted.

Regards on behalf of the Town Board,



Micheal Peterson, Chairperson

FACT SHEET

TO FILE NO. 20-21/117

Positions are reviewed when they become vacant to determine if any amendments should be made to reflect changes in duties and responsibilities that have occurred over time or are anticipated due to changing requirements in the department. The changes in the highway department shop structure, new technology, and future needs assessment performed by the Highway Commissioner, Assistant Highway Commissioner and Shop Superintendent demonstrate the following change in staffing.

One new position is being requested and one existing position is being abolished. The new position request is for the addition of a shop mechanic. The position being abolished is a parts and inventory support position. The shop assessment that was completed showed that the standardization of our fleet has enabled us to reduce our inventory need and become more efficient with our parts and inventory operations. New computer system automation of our future highway facility will also allow more efficient operations of our fuel and lube system administration.

Adding another mechanic position will enable our lead mechanic to manage our preventative maintenance program rather than repairing equipment on the shop floor. Currently we are not able to administer and manage our preventative maintenance program with only our shop superintendent position.

Fiscal Impact: There is no levy impact. The fiscal impact of this change is a cost of \$1,188.00 to our shop operations account. This work gets charged out through the repairs and work completed by the mechanic.

Jon Johnson

Respectfully Submitted,
Jon Johnson
Highway Commissioner

1 Enrolled No.

2 RESOLUTION

3 File No. 20-21/117

4 -ABOLISH 1.0 (FTE) PARTS AND INVENTORY SUPPORT POSITION, CREATE 1.0 (FTE)
5 MECHANIC POSITION

6
7 WHEREAS, the Highway Department evaluates position vacancies as part of long range
8 and strategic plans as well as organizational structure; and
9

10 WHEREAS, our fleet operations have changed in many ways in the recent years due to
11 technology, logistics, and program development; and
12

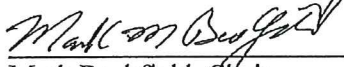
13 WHEREAS, our parts and inventory systems have seen gains in efficiency through the
14 standardizing of fleet, just in time delivery, and software development; and
15

16 WHEREAS, abolishing the vacant parts and inventory position aligns with long term
17 planning of continued investment in standardizing equipment and increase preventative
18 maintenance of equipment; and
19

20 WHEREAS, creating an additional mechanic position aligns with our need of improved
21 preventative maintenance and fleet support for operations;
22

23
24 NOW THEREFORE BE IT RESOLVED that the Eau Claire County Board of
25 Supervisors hereby approves the Abolish of 1.0 (FTE) Parts and Inventory Support position, and
26 Creation of 1.0 (FTE) Mechanic position
27

28
29
30 I certify that the foregoing correctly represents the
31 action taken by the undersigned committee
32 on February 12, 2021 by a vote of 5 for, 0 against.
33

34 

35 Mark Beckfield, Chair
36 Human Resources

37 Reviewed by Finance Dept.
38 for Fiscal Impact
39

40 I certify that the foregoing correctly represents the
41 action taken by the undersigned committee
42 on February 18, 2021 by a vote of 5 for, 0
43 against.
44

45 

46 Ray Henning, Chair
47 Highway
48

49
50 APPROVED BY
51 CORPORATION COUNSEL
52 AS TO FORM

FACT SHEET
File No. 20-21/087

TO: Eau Claire County Board of Supervisors
FROM: Planning & Development Department
RE: Eau Claire County ten-year comprehensive plan update
DATE: March 2, 2021

RECOMMENDATION The Committee on Planning & Development, the County Comprehensive Plan Update Steering Committee, and the Eau Claire City-County Board of Health, recommend adoption of the Comprehensive Plan update

Draft plan available here: tinyurl.com/y63tzmnj and maps here: tinyurl.com/yxan22a9

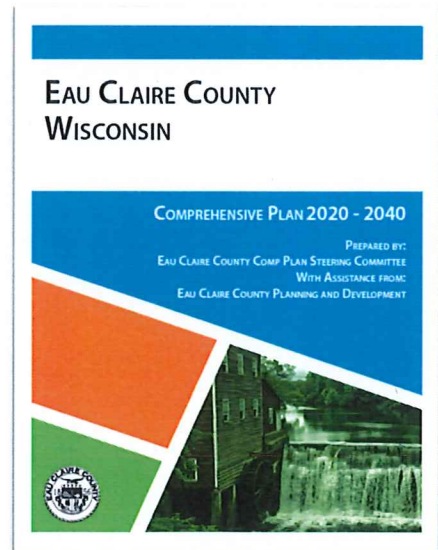
BACKGROUND

The County Comprehensive Plan provides a 20 year vision for the development of the County, with a focus on land use. The plan is comprehensive and general in scope, and provides goals, objectives, policies, maps, and programs (actions) to help guide development of the County. Per State Statute, certain ordinances, such as rezonings and other land use decisions, must be consistent with the comprehensive plan. The plan provides guidance and direction to help the County make rational, consistent decisions that further County objectives, such as sustainability, public health, preservation of agricultural land and conservation of environmentally sensitive lands, and that are harmonious with the values and desires of the residents.

By state law (Wisc. Statutes §66.1001), every municipality in Wisconsin, including towns and counties, are required to adopt a Comprehensive Plan that includes, at a minimum, nine (9) required elements and to update said plan at least every ten (10) years. The 9 required elements are:

1. Issues and Opportunities
2. Housing
3. Transportation
4. Utilities and Community Facilities
5. Agricultural, Natural and Cultural Resources
6. Economic Development
7. Intergovernmental Cooperation
8. Land Use
9. Implementation

The County's existing comprehensive plan was adopted on April 20, 2010 and is valid for 10 years. The county appointed a steering committee composed of town and city leaders to work with the community and County planning staff to evaluate and update the plan. This process entailed public outreach and involved a review and discussion of each element, including the Future Land Use Map, which incorporates map updates from town plans. The intent is to ensure that the plan accurately reflects the vision, values, and desires of the community, incorporating county-wide goals as well as local, grassroots Town-level planning objectives.



PUBLIC PARTICIPATION

Following is a summary of the strategies the County took to inform, engage, and involve the public in the development, review, and adoption of the Comprehensive Plan update:

- 11 Steering Committee meetings from June 2019 to November 2020
- Community survey in Fall, 2019
- Public open house on March 10, 2020
- County website – including agendas, plan drafts, and email contact to ask questions or provide comments

SUMMARY OF PROPOSED AMENDMENTS

While numerous updates and amendments are proposed, overall the plan organization, policies, and future land use categories remain largely unchanged since the steering committee felt that it was judicious to retain the portions of the plan that have proven to work well during the 10-year lifespan of the existing plan.

Text Updates/Amendments

1. Conducted SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analysis (Chapter 1)
2. Updated, more concise Vision Statement (Chapter 2)

Eau Claire County is a healthy, safe, prosperous, and diverse community that seeks to balance sustainable, high-quality growth and economic development with the protection and conservation of agriculture and natural resources. Residents value their high quality of life and investments that further opportunities for all county residents. Chief among these values and quality of life indicators are a strong and diverse economy, world-class education, a range of quality housing choices, year-round recreation, a healthy community, and an appreciation of and participation in arts and culture.

3. Reviewed and updated goals, policies, and objectives of the plan (Chapter 2)
4. Reviewed and updated Future Land Use designations and policies (Chapter 3)
5. Revised and reformatted implementation actions to implementation matrix (Chapter 4)
Updated background report and demographic information (Chapter 5)
 - Population, age – population growing & getting older; household size lower
 - Housing – housing prices increasing over 7x faster than wages
 - Employment & Income – median family incomes in County up 20.1% from 2007-2017, but still slightly behind Wisconsin median
 - Energy – renewable energy (i.e. solar, biogas (methane from landfill), and other sources) hold potential in Eau Claire County
 - Agriculture – fewer farms and less land in agriculture; higher values per farm
 - Surface and Groundwater Resources – need to evaluate, monitor, manage, and conserve
6. Included 2019 community survey and results (Appendix A)
 - Opportunity to “take pulse” of community and gauge how residents feel about development and conditions in the County. For the most part, responses reflect a generally positive, “cup half full” view of quality of life and support for County Board priorities, such as protecting groundwater, improving roads, preserving agricultural lands, increasing range of housing opportunities and working increasing sustainability

Map Updates & Amendments

1. Utilize parcel-based mapping, wherein all Future Land Use Designations conform to parcel boundaries (e.g. no parcels with more than one future land use designation)
2. Updated the Future Land Use Map to reflect changes to town maps, existing land use, and to match parcel lines (Appendix B – Map 9)
3. Updates to County Future Land Use Map (Map 9) based on Town comprehensive plan amendments (including Washington, Union, Seymour, Lincoln) since the effective date of the County Comprehensive Plan:
 - Highway 93 corridor, including NE corner of Hwy 93 & Walnut Rd.
 - Highway 12 corridor, including NW corner of Hwy 12 & Elco Rd.
 - Area north of Hwy SS near Eau Claire River from RR to RL
 - New Park & Recreational area in Trillium subdivision
 - Southeast corner Hwy 93 & II – match RC area east and south of Corner Store with Official Map

Miscellaneous

1. Reformatted plan using Adobe InDesign
2. New plan cover
3. Added chapter tabs
4. New photography throughout plan
5. Updated quote boxes throughout plan with community survey data

EAU CLAIRE CITY-COUNTY BOARD OF HEALTH ACTION

On July 22, 2020, the Eau Claire County Board of Health unanimously (7-0 vote) supported the adoption of the updated county comprehensive plan (see attached minutes).

COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE ACTION

On November 2, 2020 the Eau Claire County Comprehensive Plan Update Steering Committee unanimously (4-0 vote) adopted a resolution (attached) recommending that the County Committee on Planning and Development approve a resolution recommending approval of the updated county comprehensive plan to the County Board.

COMMITTEE ON PLANNING & DEVELOPMENT ACTION

The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, December 8, 2020 regarding the plan amendment. On a vote of 5 in favor and 0 against, the Committee recommends approval of the plan amendment to the County Board.

Fiscal Impact: None

Respectfully submitted on behalf of the Committee on Planning and Development,



Matt Michels, AICP
Senior Planner

**EAU CLAIRE COUNTY
COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE**

RESOLUTION

RE: ADOPTION OF THE RECOMMENDED COMPREHENSIVE PLAN UPDATE AS PREPARED BY THE EAU CLAIRE COUNTY COMPREHENSIVE PLAN UPDATE STEERING COMMITTEE

WHEREAS, Eau Claire County established a steering committee composed of public officials from county municipalities and other stakeholders for the purposes of reviewing and updating Comprehensive Plan for Eau Claire County; and

WHEREAS, numerous persons involved in local planning provided information at regular meetings called by the Eau Claire County Department of Planning & Development; and

WHEREAS, members of the public were invited to attend and make comments at said meetings; and

WHEREAS, the Eau Claire County Comprehensive Plan Steering Committee has reviewed the recommended Comprehensive Plan update at a regular monthly meeting; and

WHEREAS, members of the public, adjacent and nearby local governmental units, and Eau Claire County will be given a 30-day review and comment period prior to the public hearing, which will be conducted by the Eau Claire County Committee on Planning & Development for the Comprehensive Plan; and

WHEREAS, after said public hearing, the Eau Claire County Board of Supervisors will decide whether to adopt by ordinance the updated Comprehensive Plan; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, county zoning ordinances (§ 59.69 (5), Wis. Stats.), zoning of shorelands or wetlands in shorelands under (§ 59.692, Wis. Stats.), and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of Eau Claire County, such as rezoning of property under § 66.1001(3), Wis. Stats.; and

WHEREAS, this Comprehensive Plan may from time to time be amended, extended, or added to in greater detail.

NOW, THEREFORE BE IT RESOLVED, by the Eau Claire County Comprehensive Plan Steering Committee that the recommended Comprehensive Plan is hereby recommended for adoption pursuant to § 59.69 and § 66.1001, Wisconsin Statutes and that the Plan Commission recommends said Comprehensive Plan to the County Board for adoption by ordinance, after a 30-day public review and comment period and public hearing.

Dated this 2nd day of November, 2020



Matt Michels, Chair
Eau Claire County Comprehensive Plan Steering Committee

FACT SHEET
File No. 20-21/087

RE: Amendment to Ordinance 20-21/087

At the request of Eau Claire County Corporation Counsel, this item is to amend the ordinance adopting the updated county comprehensive plan to include reference to Chapter 19 of the County Code, which includes the comprehensive plan.

This amendment is simply a minor text and no other changes, edits, or amendments to the plan document or ordinance are proposed.

1 Enrolled No.

ORDINANCE

File No. 20-21/087

2
3 TO AMEND SECTION 19.01.010 OF THE CODE: ADOPTION OF THE EAU CLAIRE
4 COUNTY WISCONSIN COMPREHENSIVE PLAN
5

6 WHEREAS, Pursuant to Wisconsin Statutes §59.69(2) Eau Claire County is authorized to
7 prepare and adopt a comprehensive plan as defined in Wisconsin Statutes §66.1001(1)(a) and
8 §66.100(2); and,
9

10 WHEREAS, written procedures designed to foster public participation in every stage of
11 the preparation of the comprehensive plan have been adopted as required by Wisconsin Statutes
12 §66.1001(4);and,
13

14 WHEREAS, the Eau Claire County Comprehensive Plan Update Steering Committee, by
15 has adopted a resolution recommending to the Eau Claire County Board the adoption of the
16 document entitled "Eau Claire County, Wisconsin Comprehensive Plan 2020-2040" containing all
17 the elements specified Wisconsin Statutes §66.1001(4); and,
18

19 WHEREAS, the Eau Claire County Committee on Planning and Development has held a
20 public hearing on this ordinance, in compliance with the requirements of Wisconsin Statutes
21 §66.1001(4)(d); and,
22

23 WHEREAS, adoption of this ordinance by the Eau Claire County Board of Supervisors
24 will formally adopt the document entitled: "Eau Claire County, Wisconsin Comprehensive Plan
25 2020-2040" pursuant to Wisconsin Statutes §66.1001(4).
26

27 **The County Board of Supervisors of the County of Eau Claire does ordain as follows:**
28

29 SECTION 1. That Section 19.01.01 of the code be amended to read:
30

31 19.01.010 Adoption of the Eau Claire County Wisconsin Comprehensive Plan. Pursuant
32 to Wis. Stat. § 66.1001(4)(c), the Eau Claire County Board of Supervisors does, by enactment of
33 this ordinance, adopt the document entitled "Eau Claire County Wisconsin Comprehensive Plan
34 ~~2010-2030~~ 2020-2040," including all maps and descriptive materials contained therein, and on
35 file at the Eau Claire County Clerk's office. ~~A copy of the Eau Claire County Wisconsin~~
36 ~~Comprehensive Plan is herein attached as Appendix A.~~
37

**Reviewed by Finance Dept.
for Fiscal Impact**

38 ENACTED:
39
40

**APPROVED BY
CORPORATION COUNSEL
AS TO FORM**

**Reviewed by Finance Dept.
for Fiscal Impact**

I hereby certify that the foregoing
correctly represents the action of the
Committee on Planning and Development
on January 26, 2021, by a vote of 5
for, and 0 against.



Gary Gibson, Chair
Committee on Planning and Development

FACT SHEET
File No. 20-21/113

RE: Rezone 5.73 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agriculture-Residential) District to provide a home site for one of the applicant's children.

Legal Description and Location: Portion of the SE¼ SE¼ of Section 1, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin (complete legal description attached).

Size of area to be rezoned: 5.73 acres +/-

ADJACENT ZONING & LAND USES:

LOCATION	ZONING	LAND USE
Subject	A-P	Undeveloped; Agricultural
North	A-P	Single-family Residence; Agricultural
East	A-2	Single-Family Residence; Agricultural
South	A-P	Agricultural
West	A-2	Undeveloped; Agricultural

LAND USE PLANS: The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Pleasant Valley Future Land Use Map includes the property in the Rural Preservation (RP) planning area.

Eau Claire County Rural Lands (RL) 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.*

Staff Conclusions and Recommendation: Staff finds that the proposed rezoning request substantially conforms with the Eau Claire County Comprehensive Plan. The Eau Claire County Comprehensive Plan recognizes that the proposed A-2 zoning district is consistent within the mapped future land use designation.

Town Board Action: The Pleasant Valley Town Board considered the rezoning petition on Monday, February 8, 2021, and recommended approval of the rezoning (2-0 vote).

Committee Action: The Eau Claire County Committee on Planning and Development conducted the required public hearing on Tuesday, February 23, 2021 regarding the proposed rezoning. On a vote of 5 in favor and 0 against, the Committee recommends approval of the rezoning from A-P to A-2 to the County Board. The committee considered the applicant's testimony as well as the Town Board's and staff's recommendations in their deliberations. No residents spoke against the proposal and no correspondence was received in opposition to the proposal.

Fiscal Impact: None

Respectfully submitted on behalf of the Committee on Planning and Development,



Matt Michels, AICP
Senior Planner

1 Enrolled No.

ORDINANCE

File No. 20-21/113

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

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 Pleasant Valley, described as follows:

10
11 A parcel of land being part of the Southeast ¼ of the Southeast ¼ , Section 1, Township
12 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin
13 described as follows:

14
15 Commencing at the Southeast corner of said Section 1, thence N.00°29'23"E. along the
16 East line of said Southeast ¼ a distance of 491.68 feet to the point of beginning;

17
18 Thence N.89°31'18"W. 552.36 feet;

19
20 Thence N.00°26'34"E. 476.02 feet more or less to the centerline of Evergreen Road;

21
22 Thence S.84°34'25"E. along said centerline a distance of 554.81 feet to the said East line
23 of the Southeast ¼;

24
25 Thence S.00°29'23"W. along said East line a distance of 428.17 feet to the point of
26 beginning.

27
28 Said described parcel of land containing 5 acres +/-, land and is subject to the
29 easements and restrictions of record to be reclassified from the A-P Agricultural
30 Preservation District to the A-2 Agriculture-Residential District.

31
32 SECTION 2. Where a certified survey map is required and may alter the above described
33 property description, the official zoning district map for the town shall be automatically
34 amended to reflect the property description of the certified survey map.

35
36
37 ENACTED:

38
39
40 **Reviewed by Finance Dept.**
41 **for Fiscal Impact**
42 -----

I Hereby certify that the foregoing correctly
represents the action taken by the undersign
Committee on February 23, 2021 by a vote of

43 5 for, 0 against.

44 *Gary Erb*
45 _____

46 Planning and Development Committee, Chairperson

47 SS

48
49 Dated this 23rd day of February, 2021.
50 ORDINANCE 20-21/113

APPROVED BY
CORPORATION COUNSEL
AS TO FORM



Eau Claire County, Wisconsin
Rezoning Request - County

RECEIVED

FEB 02 2021

COUNTY CLERK

<u>Permit Type:</u>	Land Use	<u>Application Fee:</u>	\$595.00
<u>Permit Number:</u>	RZN-0004-21		
<u>Issued To:</u>	DANIEL GREEN E6295 EVERGREEN RD ELEVA, WI 54738-9405		

<u>Site Address:</u>	E 6295 EVERGREEN RD
<u>Parcel Number:</u>	1801822509014409000
<u>Municipality:</u>	Town of Pleasant Valley

<u>Property Owner:</u>	DANIEL P & PATRICIA L GREEN E6295 EVERGREEN RD ELEVA, WI 54738- 9405
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Applicable Zoning District(s):

A-1, A-2

Summary of Rezoning Request:

Rezoning 5 acres +/- from A-1 to A-2 to provide a building site for the applicant's daughter

Area to be Rezoned:

5 acres +/-

<u>Signature:</u>	<u>Matt Michels</u>
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Department of Planning and Development

Eau Claire County Courthouse
721 Oxford Avenue, Room 3344
Eau Claire, Wisconsin 54703
(715) 839-4741



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Office Use Only *Sup Dist 7: Steve Chilson*

Application Accepted:	<i>1/28/21</i>
Accepted By:	<i>MM</i>
Application Number:	<i>RZN-0004-21</i>
Town Hearing Date:	<i>2/8/21</i>
Scheduled Hearing Date:	<i>2/23/21</i>

REZONING APPLICATION receipt: *65742*

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: *A1* Proposed Zoning District(s): *A-2 5 ACRE*
 Acres to be rezoned: *5*

Property Owner Name: *DANIEL GREEN* Phone# *715-577-9951*
 Mailing Address: *E6295 EVERGREEN RD ELEVIA WI 54738*
 Email Address: *GWHP@AOL.COM*

Agent Name: *SAME* Phone#
 Mailing Address:
 Email Address:

SITE INFORMATION

Site Address: *SAME, SW CORNER OF HILLVIEW RD. AND EVERGREEN*
 Property Description: *SE 1/4 SE 1/4 Sec. 1, T 26 N, R 9 W, Town of PLEASANT VALLEY*
 Zoning District: *A1* Code Section(s):
 Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining
 Check Applicable
 PIN #(s): *018* - - - - -

COMPUTER #(S): *018-1004-05-000*

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

- | | |
|--|---|
| <input type="checkbox"/> Complete attached information sheet | <input type="checkbox"/> Contact the Town to coordinate a recommendation on the application |
| <input type="checkbox"/> Provide legal description of property to be rezoned | <input type="checkbox"/> Provide \$595.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$525.00 application processing fee and \$75.00 mapping surcharge fee) Acceptable forms of payment are check or online payment. Visit the Planning & Development website to pay online. |

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 *Daniel Green* Date *1-27-21*

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

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

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

Describe the reason(s) for your rezoning request:

TO PROVIDE A HOME SITE FOR MY DAUGHTER,

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.

THERE ARE NOW SEVERAL A-2 SITES IN THAT AREA, (2)
THAT ARE ADJACENT TO THE PROPOSED SITE. IT DOES
FIT THE TOWN OF PLEASANT VALLEY COMPREHENSIVE PLAN.
IT IS A HILLTOP AREA WITH A GENTLE SLOPE TO THE
SOUTH. THE MAJORITY OF THIS PARCEL IS NOT TILLABLE.
IT HAS SEVERAL LARGE SANDSTONES AT THE SURFACE.

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

Re-zone Description:

Being part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, section 1, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire WI, described as follows:

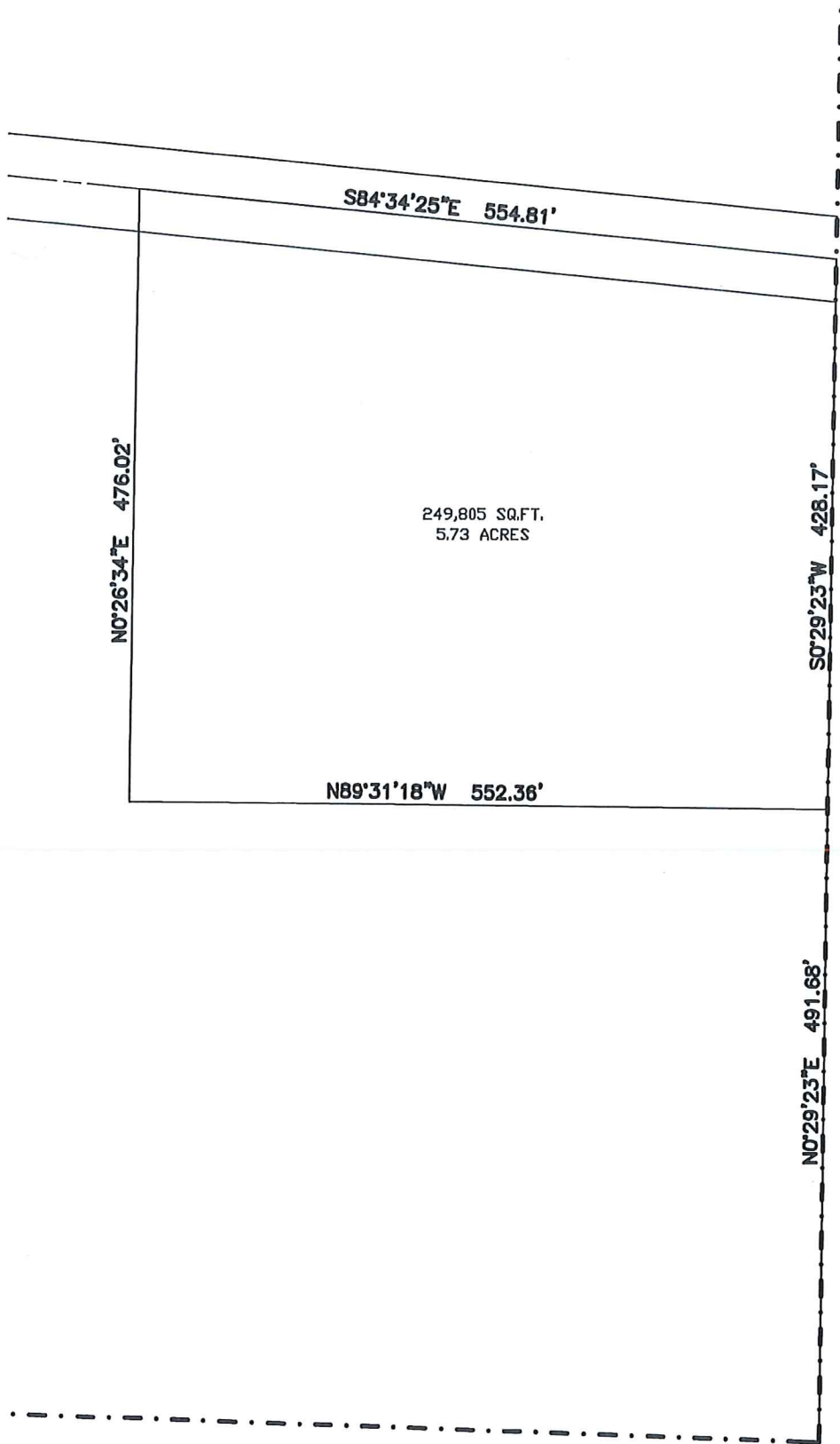
Commencing at the Southeast corner of said Section 1, thence N.00°29'23"E. along the East line of said Southeast $\frac{1}{4}$ a distance of 491.68 feet to the point of beginning;

Thence N.89°31'18"W. 552.36 feet;

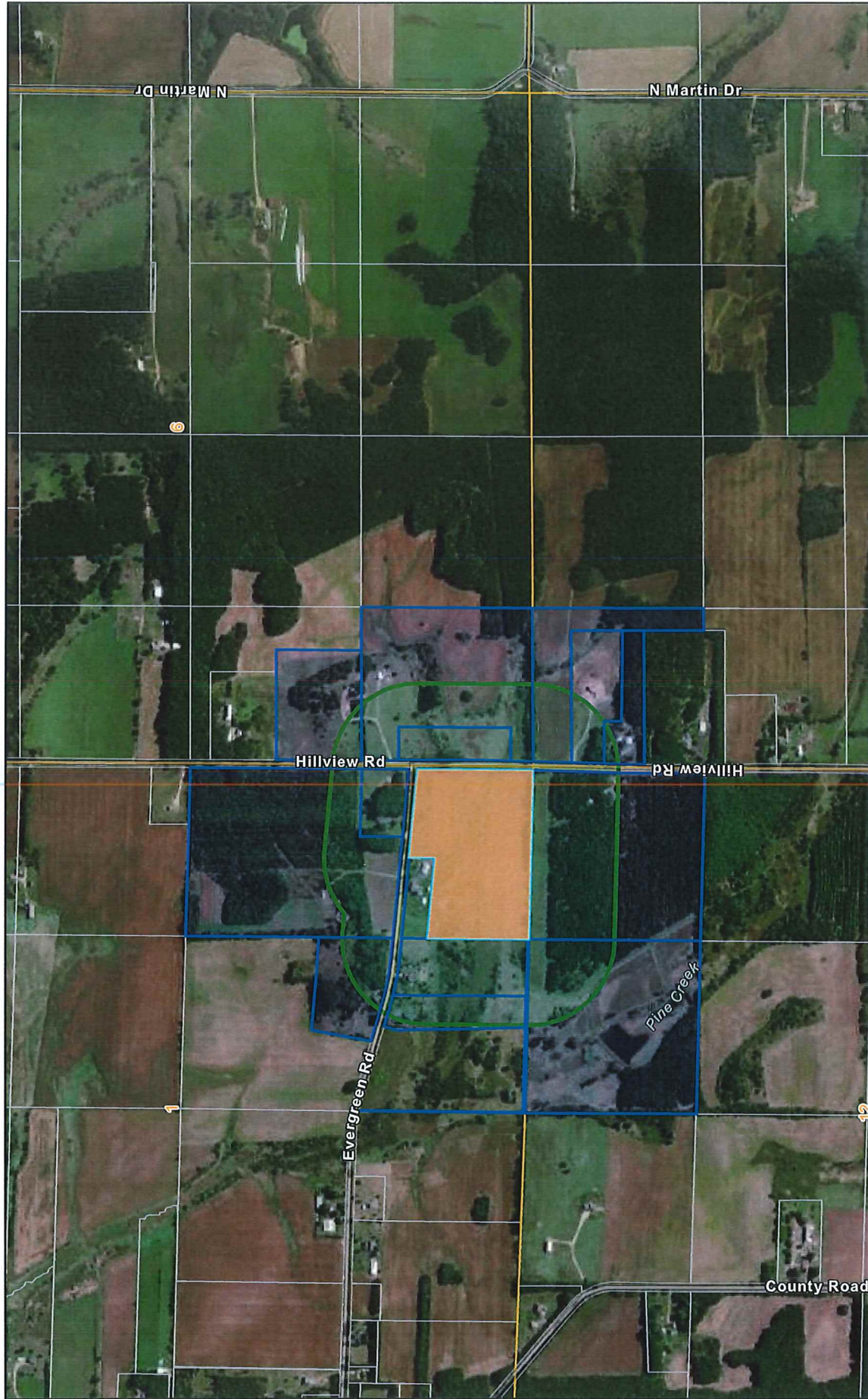
Thence N.00°26'34"E. 476.02 feet more or less to the centerline of Evergreen Road;

Thence S.84°34'25"E. along said centerline a distance of 554.81 feet to the said East line of the Southeast $\frac{1}{4}$;

Thence S.00°29'23"W. along said East line a distance of 428.17 feet to the point of beginning.



Public Notification



2/2/2021, 1:54:58 PM

-  County Boundary
-  Tax Parcel
-  Section

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

USDA FSA, GeoEye, Maxar, Esri Community Maps Contributors, Esri, Eau Claire County, WI
USDA FSA, GeoEye, Maxar | Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METINASA, USGS, EPA, NPS, US Census Bureau, USDA |

FirstName LastName	Address	City State Zip
RACHEL ARFSTROM	S 10987 HILLVIEW RD	ELEVA WI 54738-2620
DANIEL P & PATRICIA L GREEN	E 6295 EVERGREEN RD	ELEVA WI 54738-9405
LEE WYSS	E 6322 EVERGREEN RD	ELEVA WI 54738-9129
DANIEL P & PATRICIA L GREEN	E6295 EVERGREEN RD	ELEVA WI 54738-9405
CHAD HOLLENBECK	E 6035 EVERGREEN RD	ELEVA WI 54738-9456
EDDIE A & KAREN L VENESS	S 11100 HILLVIEW RD	ELEVA WI 54738-9157
DANIEL P & PATRICIA L GREEN	E 6295 EVERGREEN RD	ELEVA WI 54738-9405
ROBERT ZILLMER	S 11101 HILLVIEW RD	ELEVA WI 54738-9157
WADE MORSE	S 10835 HILLVIEW RD	ELEVA WI 54738-9156
WADE MORSE	S10835 HILLVIEW RD	ELEVA WI 54738-9156
SCOTT A MCELROY	7244 S DOVER HILL CT	FRANKLIN WI 53132-9053
KATHRYN NULK TRUST	E 6070 EVERGREEN RD	ELEVA WI 54738-9129
PETER A & WYNDE K DAY	E 6125 EVERGREEN RD	ELEVA WI 54738-9418
CHAD M & MELISSA M GREEN	E 6272 EVERGREEN RD	ELEVA WI 54738-9129
EDDIE A & KAREN L VENESS	S 11100 HILLVIEW RD	ELEVA WI 54738-9157