

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, April 13, 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: **145 084 2426** Password: **K3BrwaAJj28**

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

Audio conference: 1-415-655-0001 Access Code: **1450842426##**

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. 20-21/126** “Amending the 1982 Zoning District Boundary Map for Town of Lincoln (Mark K & Barbara A Goings) / Discussion – Action **PAGES 2 - 22**
 - b. A conditional use permit (CUP-0006-21) request to amend CUP-0002-15 with proposed changes deemed substantial. Town of Pleasant Valley (Jeffery A Bemis) / Discussion – Action **PAGES 23 - 105**
4. Review of March bills / Discussion **PAGE 106**
5. Review/Approval of March 23, 2021 Meeting Minutes / Discussion – Action **PAGES 107 - 108**
6. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting -April 27, 2021
7. Adjourn

Prepared by: Samuel Simmons, Administrative Specialist III, Planning & Development

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-0005-21 **COMPUTER NUMBER:** 012105609000

PUBLIC HEARING DATE: April 13, 2021

STAFF CONTACT: Matt Michels, Senior Planner

OWNER/AGENT: Mark K & Barbara A Goings, E 17450 County Rd V, Augusta, WI 54722

REQUEST: Rezone 34.68 acres +/- of land from A-3 (Agricultural) District to A-P (Agricultural Preservation) District to allow the applicant to participate in farmland preservation.

LOCATION: E 17450 County Rd V, Augusta WI 54722

LEGAL DESCRIPTION: Part of the Southeast ¼ of the Northwest ¼ Ex Lot 1 of CSM V 3 Page 95 (#567), Section 24, Township 26 North, Range 7 West, Town of Lincoln, Eau Claire County, Wisconsin

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

BACKGROUND

PROPERTY HISTORY:

- In 1987, the southwest 5.32 acres of the property was divided from the original 40-acre parent parcel. Around 2000, the remaining 34.68 acres was rezoned from A-1 (Exclusive Agriculture) to A-3 (Agricultural), and a home was later constructed on the property.
- The applicant currently owns the 5.32-acre parcel as well as the property adjacent to the north. Therefore, although the subject property is slightly below the 35 acres required in the A-P District, their ownership of adjacent A-P zoned properties meets the requirements of the zoning district since the "zoning lot" exceeds 35 acres.
- The manufactured home and septic on the 5.32-acre parcel have been removed and the well has been capped
- The applicant has provided a more detailed narrative in their application

SITE CHARACTERISTICS:

- Property is developed with a single-family residence and outbuilding
- A significant portion of the property contains pine woodlands
- There is a pond on the north side of the property

EXISTING ZONING DISTRICT:

- A-3 Agricultural District. *This district is established to protect the agricultural base of the county; preserve the county's natural resources and open space; provide an area for limited residential and hobby farm development in a rural atmosphere; and minimize urban sprawl and its associated public costs.*

PROPOSED ZONING DISTRICT:

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

- A. *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;*
- B. *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;*
- C. *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;*
- D. *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;*
- E. *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;*
- F. *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.*

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-P	Single-family residential; Woodlands
North	A-P	Woodlands
East	A-P	Agricultural Fields
South	A-P	Agricultural Fields
West	A-P	Woodlands

COMPREHENSIVE PLANS:

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Lincoln 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 Lincoln:

- Rural Preservation 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. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and existing non-farm single-family residences. 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.*
- Applicable Policies:
 1. *Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm 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.*
 2. *Agriculturally related businesses, cottage industries, utility, recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Eau Claire County base zoning districts for RP areas.*
 3. *Proposals for any new non-farm residential development shall be consistent with the following policies:*
 - a. *The maximum gross density for non-farm residential lots shall be one (1) unit per five (5) acres held in single ownership, except as otherwise provided below for conservation subdivisions. The minimum lot size for non-farm residential lots shall be one (1) acre. The balance of the land not included for 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 Highly Productive Soils as defined in this plan. In addition, it is the preference of the Town of Lincoln 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 not currently included in the Farmland Preservation Plan Map, which potentially enables the property owner to claim Farmland Preservation tax credits. However, the proposed A-P District, as the County's certified farmland preservation district, would allow the applicant to claim Farmland Preservation tax credits.

Comprehensive Plan Summary

The proposed A-P zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area as it is an agricultural district that conserves farmland and limits non-farm residential development and associated land use conflicts.

ANALYSIS

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

Town Board Action: The Lincoln Town Board considered the rezoning petition on March 8, 2021 and recommended approval (3-0 vote).

The rezoning petition has been evaluated for consistency with the purpose of the A-P 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 substantially 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
- All surrounding parcels are in the A-P Zoning District

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-P 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 substantially 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. This rezone increases agricultural protection and allows the applicant to participate in the Farmland Preservation program.
3. The proposed A-P zoning is consistent with surrounding parcels

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

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 Lincoln, described as follows:

10
11 A parcel of land being part of the Southeast ¼ of the Northwest ¼ Ex Lot 1 of CSM
12 Volume 3 Page 95 (#567), also deed restriction as recorded in 1218/444, Section 24,
13 Township 26 North, Range 7 West, Town of Lincoln, Eau Claire County, Wisconsin

14
15 Said described parcel of land containing 34.68 acres +/-, of land and is subject to the
16 easements and restrictions of record to be reclassified from the A-3 Agricultural District
17 to the A-P Agricultural Preservation District.

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

22
23
24 ENACTED:

25
26 I Hereby certify that the foregoing correctly
27 represents the action taken by the undersigned
28 Committee on April 13, 2021 by a vote of

29
30 for, against.

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34 _____
35 Planning and Development Committee, Chairperson

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39 SS

40 Dated this 13th day of April, 2021.

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ORDINANCE 20-21/126

20-21/126

SUP. DIST 6 - Dane Zook



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

RECEIVED

MAR 16 2021

COUNTY CLERK

Rezoning Petition

Application Accepted:	03/16/2021
Accepted By:	Matt Michels
Receipt Number:	66008
Town Hearing Date:	03/08/2021
Scheduled Hearing Date:	04/13/2021
Application No:	RZN-0005-21
Application Status:	Applied

Owner/Applicant Name(s):

Owner: MARK K & BARBARA A GOINGS

Applicant:

Telephone: (715) 559-6580

EMail: goingsm@weac.org

Site Address(es):

E 17450 COUNTY ROAD V

Property Description: Sec 24 Twn 26 Rge 07
Town of Lincoln

Zoning District(s):

A3 - Agricultural District

Lot Area(s) - Acres:

34.68

Overlay District(s):

PIN 1801222607242400001	Legal (partial) SE-NW EX LOT 1 OF CSM V 3 PG 95, ALSO DEED RESTRICTION AS REC IN 1218/444
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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 following Zoning District from:

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.



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

Office Use Only

Application Accepted:	3/15/21
Accepted By:	mm receipt
Application Number:	RZN0005-21; 66008
Town Hearing Date:	3/8/21
Scheduled Hearing Date:	4/13/21

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: A-3	Proposed Zoning District(s): A-P
Acres to be rezoned: 34.68	

Property Owner Name: Mark and Barbara Goings	Phone# 715-559-6580
Mailing Address: E17450 County Road V, Augusta, WI 54722	
Email Address: goingsm@weac.org	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

Site Address: E17450 County Road V, Augusta, WI 54722

Property Description: SE ¼ NW ¼ Sec. 24, T26N, R7W, W, Town of Lincoln

Zoning District: Code Section(s):

Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining

PIN #(s):

COMPUTER #(S): 012 - 1056 - 09 - 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 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 \$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 Mark Goings Barbara Goings Date 3/11/2021

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

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:

	see attached sheet
	see attached sheet
	see attached sheet
	see attached sheet
	see attached sheet
	see attached sheet

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.

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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.

see attached sheet

Describe the reason(s) for your zoning request:

Around 1987, the farm we currently live on was foreclosed upon and the home lot was split from the farmland, resulting in two separate parcels. Over the years, we have been able to purchase both parcels and would now like to reunite them. We are applying to rezone the 5.32 ac. lot and 34.68 ac. parcel so they are once again zoned A-P as one 40-acre parcel. Once it is A-P, we plan to put this parcel into Farmland Preservation like the rest of our farmland. The deed restriction would also be dropped as we would have met the intent of limiting housing on this land.

◆ 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.

Based on the Comprehensive Plan, these parcels are part of an Agricultural Preservation District. After much time and expense, we have removed the house, buildings, and an enormous amount of junk from the 5.32 acre parcel. This spring, we are having the well capped, the septic removed, and the electricity cutoff. We have already contacted contractors and Eau Claire Energy to make this happen. We have been working with Eau Claire FSA and NRCS and much of the 5.32 will be planted into a CRP tree planting this April/May (3,300 seedlings have been ordered through the DNR state nursery). The old house site and one of the former barn sites (which now grows clover) will be maintained as field access points and will eventually serve as landing sites for sorting logs on years when we have harvests on the greater tree farm.

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.

We are requesting to do the opposite. Our request is to rezone two parcels *into* A-P. This should only strengthen the purpose of the greater A-P Agricultural Preservation District according to the Comprehensive Plan.

TOWN OF LINCOLN
 LORI BECHARD, 715-877-1348
 E10850 COUNTY RD I
 FALL CREEK, WI 54742

EAU CLAIRE COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2020
 REAL ESTATE

GOINGS, MARK K & BARBARA A



Parcel Number: 1801222607242409000
 Alternate Number: 012105609010
 Bill Number: 52017

52017/1801222607242409000
 MARK K & BARBARA A GOINGS
 E 17450 COUNTY ROAD V
 AUGUSTA WI 54722-7473

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.
 Location of Property/Legal Description
 E 17350 COUNTY ROAD V
 Sec. 24, T26N, R7W
 LOT 1 OF CSM VOL.3 PG.95 (#567) LYG IN THE SE-NW
 5.3200 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 12,400	ASSESSED VALUE IMPROVEMENTS 28,100	TOTAL ASSESSED VALUE 40,500	AVERAGE ASSMT. RATIO 0.863883175	NET ASSESSED VALUE R,ATP 0.01959383	NET PROPERTY TAX 719.83
ESTIMATED FAIR MARKET VALUE LAND 13,900	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 32,500 <i>See Reverse, Use Value Assessment</i>	TOTAL ESTIMATED FAIR MARKET VALUE 46,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	(Does NOT reflect credits) School taxes also reduced by school levy tax credit 86.45	Recycling Fee 12.00
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
EAU CLAIRE COUNTY	72,914	68,655	206.11	206.58	0.2%
TOWN OF LINCOLN	176,167	176,159	143.98	144.19	0.1%
SCHL-AUGUSTA	239,952	240,986	427.13	400.34	-6.3%
CVTC	101,062	106,339	37.59	42.44	12.9%
TOTAL	590,095	592,139	814.81	793.55	-2.6%
FIRST DOLLAR CREDIT			-79.65	-73.72	-7.4%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			735.16	719.83	-2.1%
TOTAL DUE:					\$731.83
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: JANUARY 31, 2021					
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.					
Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CVTC	12,287	5.37	2040				

PAY 1ST INSTALLMENT OF: \$371.92
 BY JANUARY 31, 2021
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF LINCOLN
 LORI BECHARD, 715-877-1348
 E10850 COUNTY RD I
 FALL CREEK, WI 54742

PARCEL #: 1801222607242409000
 ALTERNATE #: 012105609010
 GOINGS, MARK K & BARBARA A
 BILL NUMBER: 52017



INCLUDE THIS STUB WITH YOUR PAYMENT

PAY 2ND INSTALLMENT OF: \$359.91
 BY JULY 31, 2021
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 Eau Claire County
 721 Oxford Ave, Suite 1250
 Eau Claire, WI 54703

PARCEL #: 1801222607242409000
 ALTERNATE #: 012105609010
 GOINGS, MARK K & BARBARA A
 BILL NUMBER: 52017



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LINCOLN
 LORI BECHARD, 715-877-1348
 E10850 COUNTY RD I
 FALL CREEK, WI 54742

**EAU CLAIRE COUNTY - STATE OF WISCONSIN
 PROPERTY TAX BILL FOR 2020
 REAL ESTATE**

GOINGS, MARK K & BARBARA A



Parcel Number: 1801222607242400001
 Alternate Number: 012105609000
 Bill Number: 52016

52016/1801222607242400001
 MARK K & BARBARA A GOINGS
 E 17450 COUNTY ROAD V
 AUGUSTA WI 54722-7473

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
 E 17450 COUNTY ROAD V
 Sec. 24, T26N, R7W
 SE-NW EX LOT 1 OF CSM V 3 PG 95, ALSO DEED RESTRICTION AS REC IN 1218/444
 34.6800 ACRES

Please inform treasurer of address changes.

ASSESSED VALUE LAND 19,600	ASSESSED VALUE IMPROVEMENTS 213,000	TOTAL ASSESSED VALUE 232,600	AVERAGE ASSMT. RATIO 0.863883175	NET ASSESSED VALUE RATE 0.01959383	NET PROPERTY TAX 4,303.14
ESTIMATED FAIR MARKET VALUE LAND 25,500	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 246,600 <i>See Reverse, Use Value Assessment</i>	TOTAL ESTIMATED FAIR MARKET VALUE 272,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	(Does NOT reflect credits) School taxes also reduced by school levy tax credit 496.49	SC SEWAGE 10.00 Recycling Fee 12.00
TAXING JURISDICTION	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2019 NET TAX	2020 NET TAX	% TAX CHANGE
STATE OF WISCONSIN	0	0	0.00	0.00	
EAU CLAIRE COUNTY	72,914	68,655	1,184.24	1,186.43	0.2%
TOWN OF LINCOLN	176,167	176,159	827.26	828.10	0.1%
SCHL-AUGUSTA	239,952	240,986	2,454.13	2,299.27	-6.3%
CVTC	101,062	106,339	215.97	243.73	12.9%
TOTAL	590,095	592,139	4,681.60	4,557.53	-2.7%
FIRST DOLLAR CREDIT			-79.65	-73.72	-7.4%
LOTTERY AND GAMING CREDIT			-221.00	-180.67	-18.2%
NET PROPERTY TAX			4380.95	4303.14	-1.8%
TOTAL DUE:					\$4,325.14
FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY: JANUARY 31, 2021					
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
CVTC	12,287	30.86	2040				

PAY 1ST INSTALLMENT OF: \$2,083.24
 BY JANUARY 31, 2021
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 TOWN OF LINCOLN
 LORI BECHARD, 715-877-1348
 E10850 COUNTY RD I
 FALL CREEK, WI 54742

PAY 2ND INSTALLMENT OF: \$2,241.90
 BY JULY 31, 2021
 AMOUNT ENCLOSED _____
 MAKE CHECK PAYABLE AND MAIL TO:
 Eau Claire County
 721 Oxford Ave, Suite 1250
 Eau Claire, WI 54703

PARCEL #: 1801222607242400001
 ALTERNATE #: 012105609000
 GOINGS, MARK K & BARBARA A
 BILL NUMBER: 52016

PARCEL #: 1801222607242400001
 ALTERNATE #: 012105609000
 GOINGS, MARK K & BARBARA A
 BILL NUMBER: 52016



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF LINCOLN

Eau Claire County

March 9, 2021

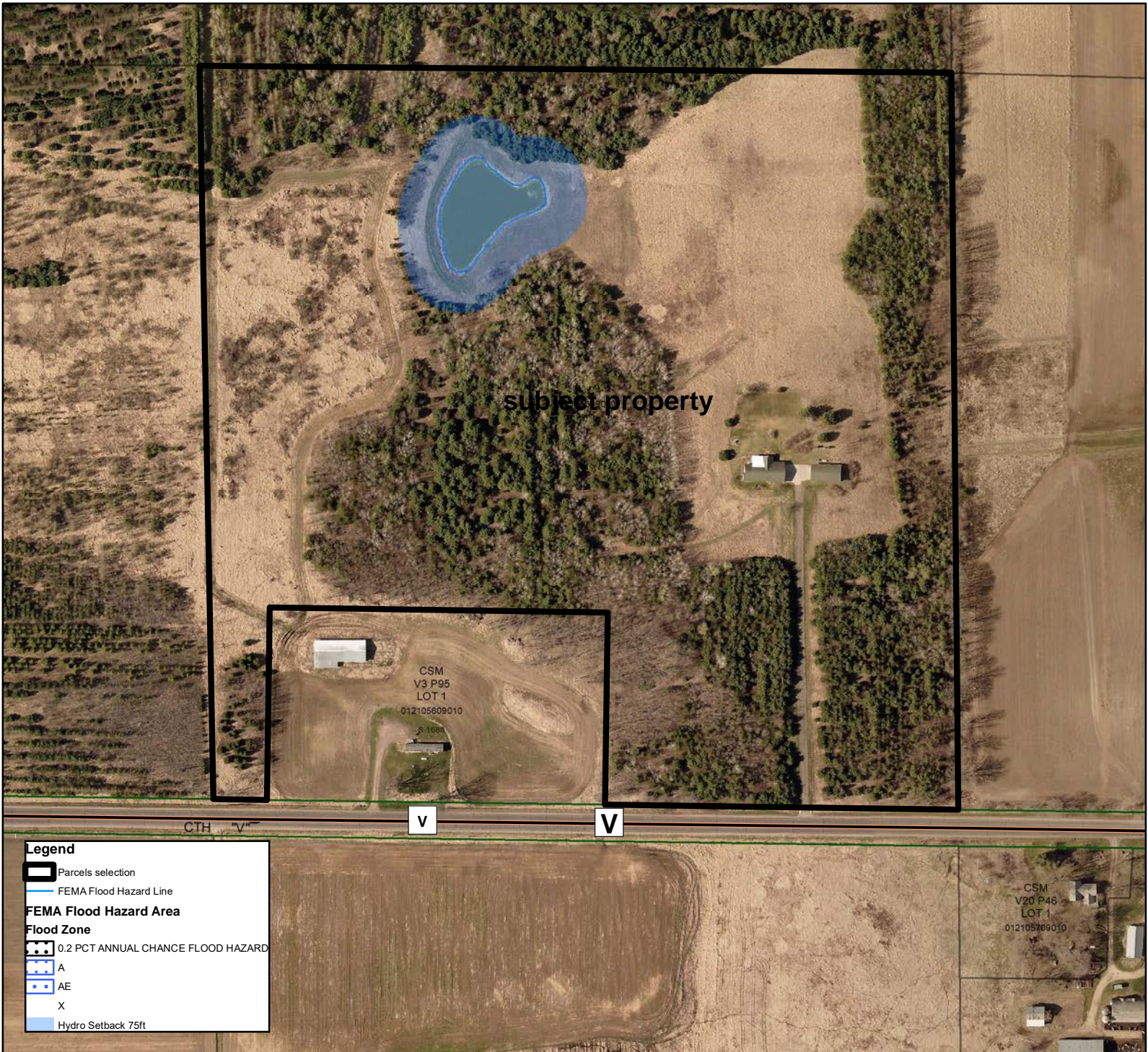
Mark and Barbara Goings were before the Town of Lincoln board last night (March 8) asking the board to approve rezoning their property at E17450 County Road v, Augusta, WI. After looking at the application, survey map and the information the Goings provide it was agreed to rezone to A-P and join the 2 partials.



Kathy Dehnke

Clerk

GOINGS REZONE AERIAL-FLOODPLAIN MAP



Legend

- Parcels selection
- FEMA Flood Hazard Line

FEMA Flood Hazard Area

Flood Zone

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X
- Hydro Setback 75ft

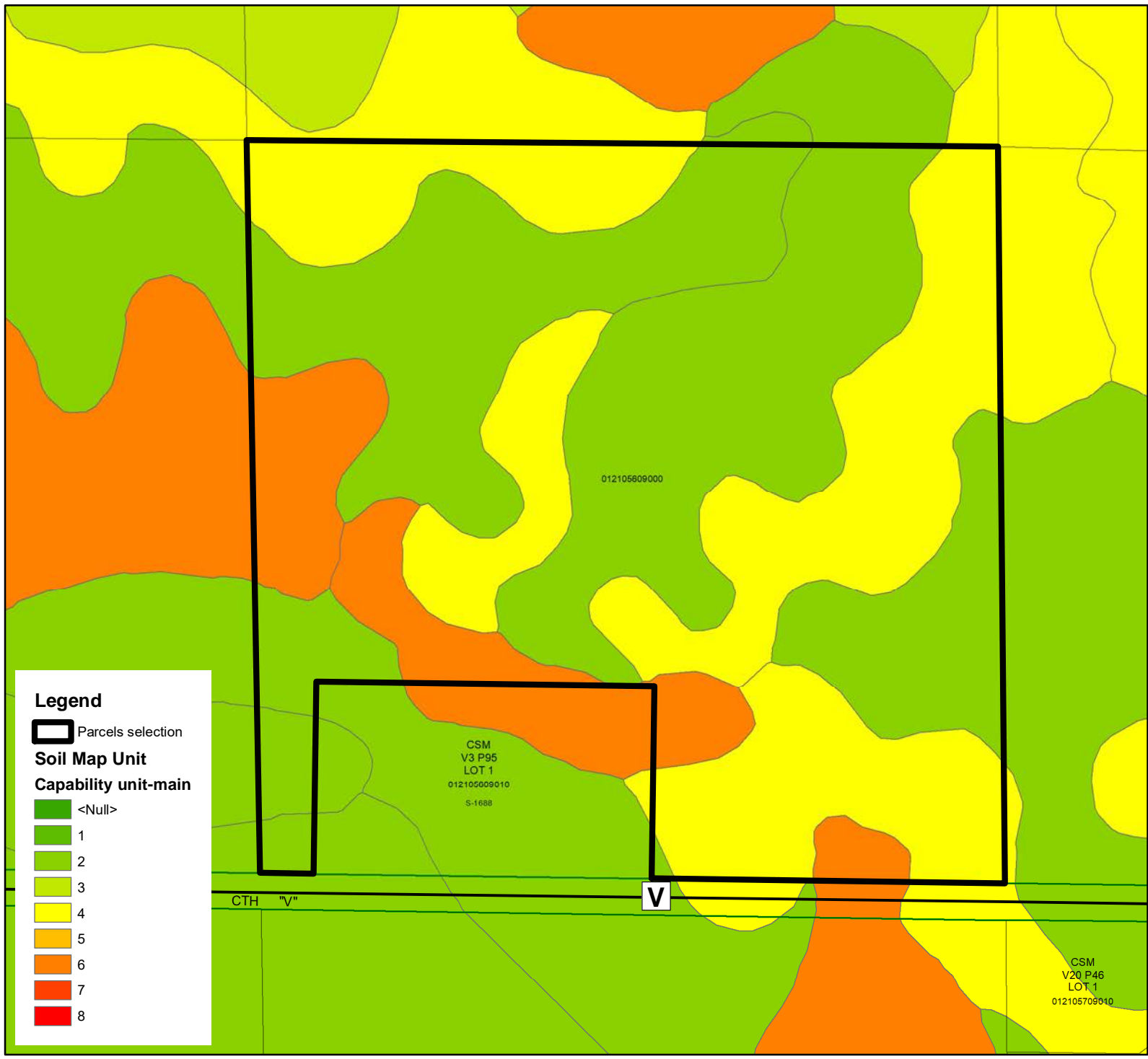
Parcel Mapping Notes:
 The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.



GOINGS SOILS MAP



Parcel Mapping Notes:

The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

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Goings Rezoning: RZN-0005-21

Existing Zoning

1 inch = 666.666667 feet

Future Land Use

1 inch = 667 feet

- Legend**
- ▣ Parcels selection
 - A1 - Exclusive Agricultural District
 - A2 - Agriculture-Residential District
 - A3 - Agricultural District
 - AP - Agricultural Preservation
 - AR - Floating Agricultural-Residential District
 - C1 - Neighborhood Business District
 - C2 - General Business District
 - C3 - Highway Business District
 - F1 - Exclusive Forestry District
 - F2 - Forestry District
 - I1 - Nonsewered Industrial District
 - I2 - Sewered Industrial District
 - R1L - Single-Family Residential District, Large Lot
 - R1M - Single-Family Residential District
 - R2 - Two-Family Residential District
 - R3 - Multiple-Family Residential District
 - RH - Rural Homes District

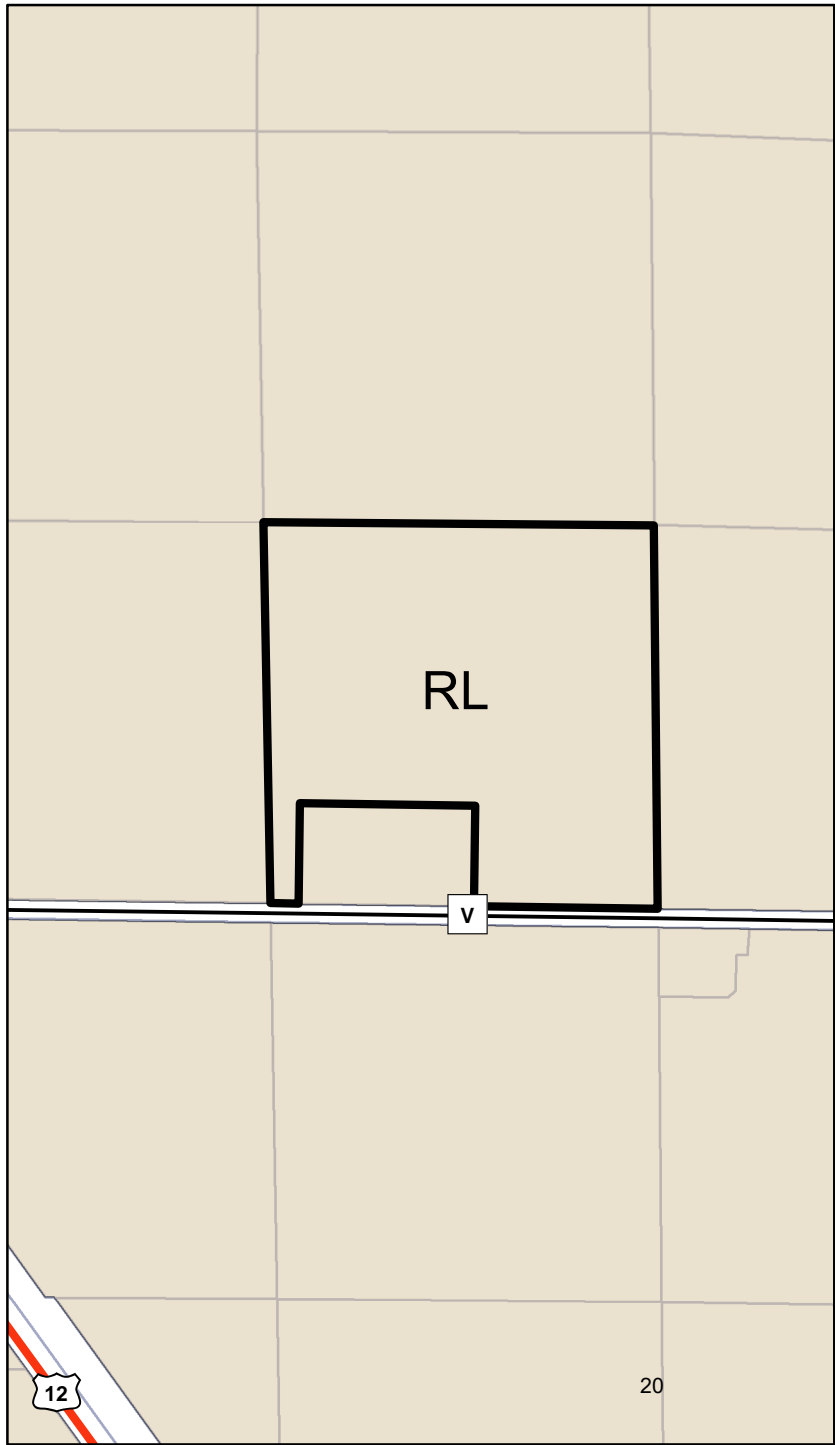
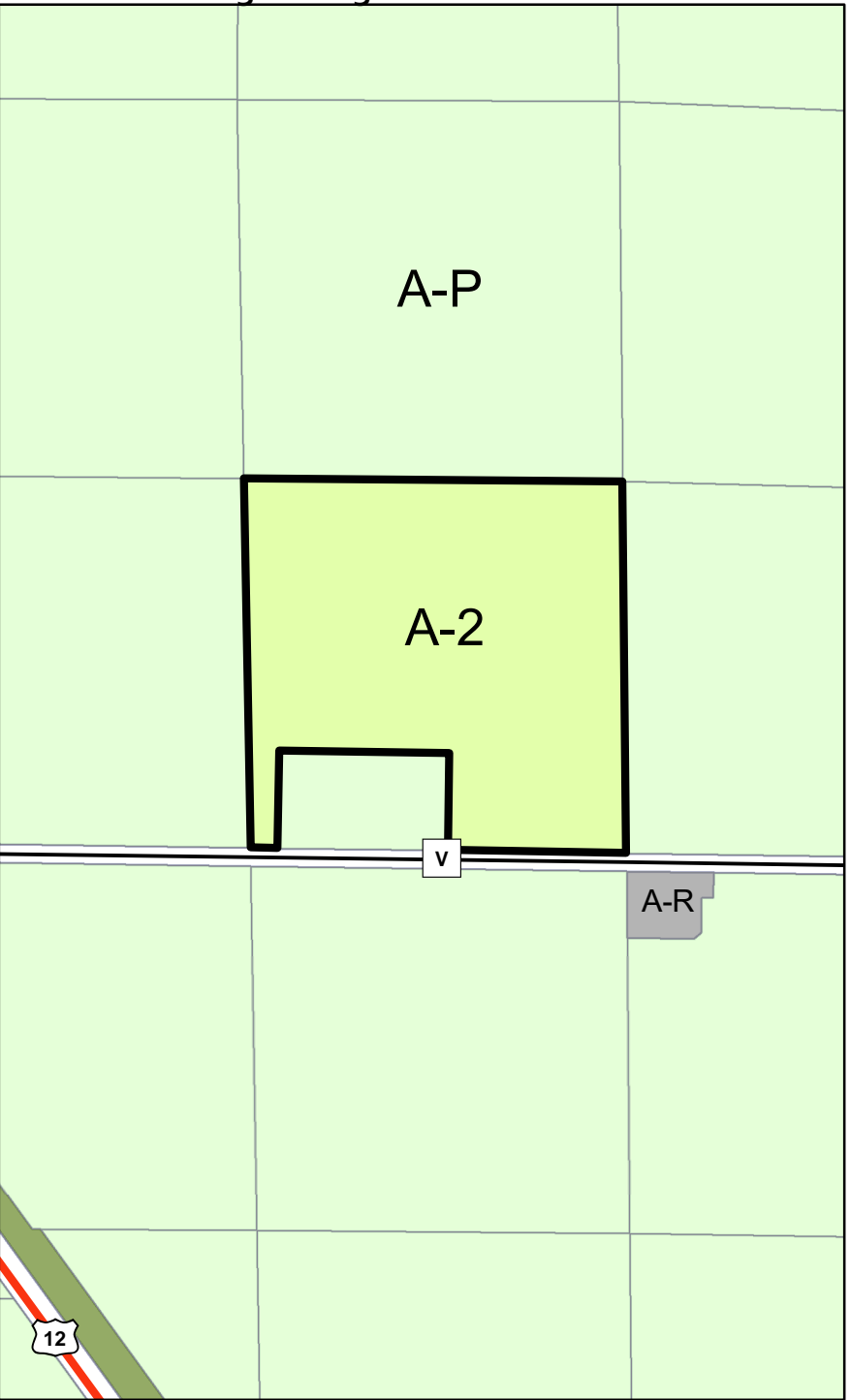
- ▣ Parcels selection
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use



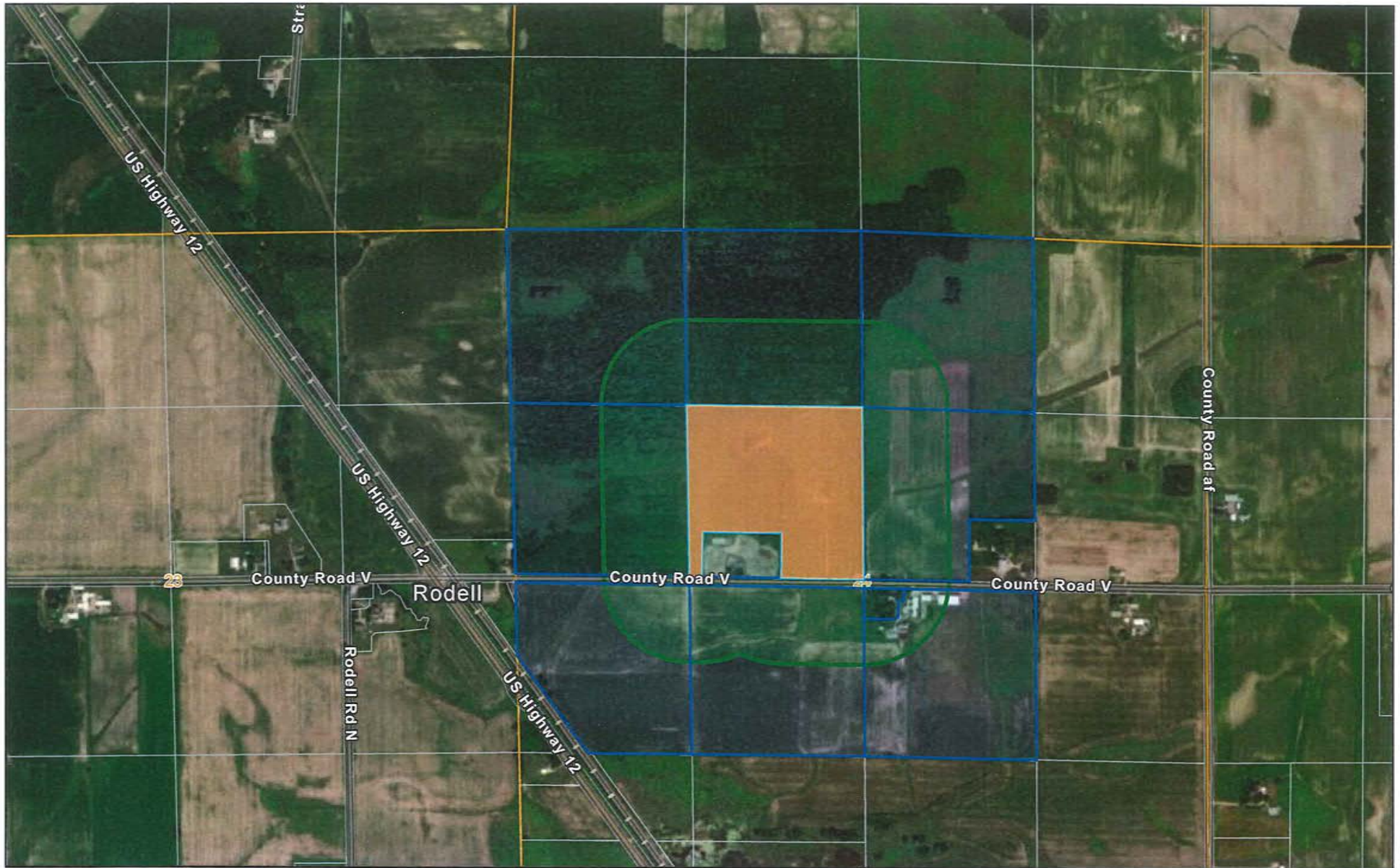
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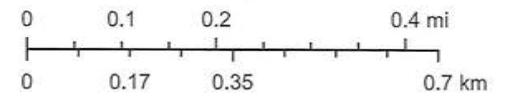
Public Notification



3/18/2021, 1:48:50 PM

-  County Boundary
-  Tax Parcel
-  Section

1:18,056



USDA FSA, GeoEye, Maxar, Esri Community Maps Contributors, Esri

Eau Claire County, WI

USDA FSA, GeoEye, Maxar | Esri Community Maps Contributors, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

FirstName LastName	Address	City State Zip
CHARLES D & RUTH Y LINDHART TRUSTS	E 17450 COUNTY ROAD V	AUGUSTA WI 54722-7473
DONALD SCHROEDER	E 15810 COUNTY ROAD O	AUGUSTA WI 54722-7456
DONALD SCHROEDER	E 15810 COUNTY ROAD O	AUGUSTA WI 54722-7456
DONALD SCHROEDER	E 15810 COUNTY ROAD O	AUGUSTA WI 54722-7456
MARK K & BARBARA A GOINGS	E 17450 COUNTY ROAD V	AUGUSTA WI 54722-7473
MARK K & BARBARA A GOINGS	E 17450 COUNTY ROAD V	AUGUSTA WI 54722-7473
MARK K & BARBARA A GOINGS	E 17450 COUNTY ROAD V	AUGUSTA WI 54722-7473
CHARLES D & RUTH Y LINDHART TRUSTS	E 17450 COUNTY ROAD V	AUGUSTA WI 54722-7473
MARK K & BARBARA A GOINGS	E 17450 COUNTY ROAD V	AUGUSTA WI 54722-7473
MARK K & BARBARA A GOINGS	E 17450 COUNTY ROAD V	AUGUSTA WI 54722-7473
WILLIAM LEWIS	806 W LINCOLN ST	AUGUSTA WI 54722-9110



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0006-21

COMPUTER NUMBERS: 018-1066-09-000

PUBLIC HEARING DATE: April 13, 2021

STAFF CONTACT: Jared Grande, Land Use Manager

OWNER: Jeff Bemis, E 2960 Hageness Rd, Eleva, WI 54738

AGENT: owner

REQUEST: To amend CUP-0002-15 with proposed changes considered major modifications

LOCATION: E 2960 Hageness Rd, Eleva, WI 54738

LEGAL DESCRIPTION: SE-NW in Section 27, T25N-R09W, Town of Pleasant Valley

SUMMARY

The request is for a conditional use permit (CUP) to amend CUP-0002-15 with proposed changes considered major modifications. CUP-0002-15 was approved on March 24, 2015, "for agricultural related business to operate a micro-winery in the lower level of the residence. This request includes processing fresh fruit to ferment into finished wine for sampling and sales." The request is a culmination of events that lead to the submittal of the CUP application; those events are outlined below:

1. Complaint received; December 8, 2020.
2. Violations determined; December 14, 2020.
3. List of identified violations sent via email; January 11, 2021.
4. Minor modifications requested; February 23, 2021.
5. Planning and Development initial response with follow up questions; March 8, 2021.
6. Response from owner/representative; March 15, 2021.
7. Final determination on Minor request; March 19, 2021.
8. Violations resolved/compliance with letter issued to owner on April 1, 2021.
9. Conditional use permit application submittal to amend CUP-0002-15; March 30, 2021.

The property was zoned A-1 Exclusive Agriculture when CUP-0002-15 was reviewed and approved. In 2016, the department was completing updates to the Farmland Preservation Plan; this included DATCP no longer certifying the A-1 district. To meet DATCP's requirements of a certified district, the A-P Agriculture-Preservation district was created and most lands in the A-1 district were converted to A-P so property owners could continue to participate in the Farmland Preservation Program and receive such benefits. The property involved in the request was involved in the changing of the zoning from A-1 to A-P, subsequently the code had changes that impact the review of this request.

Provided in the packet is the original staff report, which identifies section 18.04.030(F.) of the county code the owner was required to adhere to in 2015. Section 18.32.030 of the county code is the applicable section to review the new application; again, this is due to the zoning change on the property. The committee, as part of the process, has discretion to apply conditions as they see fit provided 2017 WI Act 67 is followed. This could include

items involved in the 2015 CUP review and approval in addition to the rules in the AP district now outlined in the applicable code sections below.

The AP district requires a substantial amount of the inputs come from the property; staff determined 51% is considered substantial. Per discussions staff had with the owner, approx. 30 pounds of inputs are required to create 50 gallons of wine. Of the 30 pounds of input, 25 pounds are made up of “base” which those inputs would come from inputs on the property. The additional 5 pounds of inputs may come from inputs outside of the property. The application materials identify those inputs via site plans and photos. The owner discussed with staff recent plantings and future plantings planned and approximately 5,000 gallons of wine is produced per year.

The application materials include site plans, narrative and 2015 application information. Staff included in the committee packet violation case information, petitions in favor of the request, correspondence against the request, and licenses issued by the Town of Pleasant Valley,

BACKGROUND

REQUEST CHARACTERISTICS:

- Overall property size is 40.00 acres.
- The site is located on Hageness Rd.
- Blueberry Ridge Orchard is south of Hageness Rd, across from the property.

CURRENT ZONING: A-P Agricultural Preservation District. The purpose of the A-P District is to “..A. 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; B. 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; C. 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; D. 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; E. 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; F. 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.

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	A-P	Forested/undeveloped
West	A-P	Agricultural/Residential
South	A-P	Blueberry Ridge Orchard/Residential
East	A-P	Forested/undeveloped

LAND USE PLANS: The County Land Use Plan, adopted in 2010, includes this property in a Rural Lands planning area.

Rural Lands (RL)

Intent and Description: The primary intent of these areas is to preserve productive agricultural lands, protect existing farm and 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 ZONING REGULATIONS

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

Section 18.02.020 A. Definitions.

5. "Agricultural-related business" means a business which is operated from a property located in an agricultural district which services the local farm community through the repair or servicing of farm machinery or equipment or the sale of products that are grown on the property. The term agricultural-related business includes a micro-winery.

109. Micro-winery" means a facility for the production of 25,000 gallons or less per year of wine, as defined in Chapter 125 of the Wisconsin Statutes, that are sold wholesale and/or off premises directly to retailers as authorized by statute. On premise sales will be allowed only where permitted by the zoning code.

169.(q.) "Seasonal agricultural product" means a sign which identifies a seasonal agricultural business such as but not limited to strawberry farms, apple orchards, or truck farms and the direction to that business.

Chapter 18.21 Conditional Uses. Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

Section 18.25.010 (A.) General Provisions Minimum Size Regulations. A minimum of 180 sq. feet is required for each parking space....

Section 18.26.015 Permitted signs. The following signs shall be allowed without a permit; in the front yard, excluding visual triangle areas; and as regulated in the subsections listed below.

J. Seasonal Agricultural Product Signs.

Section 18.32.001 Purpose. The A-P Agricultural Preservation District is established to: A....H (see current zoning section above for complete description).

Section 18.32.030 (F.) Purpose. Agriculture-related businesses that may entail some level of processing or that are retail-oriented in nature, such as: nano-wineries or nano-breweries in which a significant portion of the agricultural inputs are produced on-site, slaughtering or meat processing for commercial purposes,

Section 18.32.040 Standards for approval of conditional uses. When reviewing conditional use permit requests for the A-P district, the committee shall consider the following factors:

- A. The use and its location in the farmland preservation zoning district are consistent with the purposes of the A-P Agricultural Preservation zoning district;
- B. The use and its location in the A-P Agricultural Preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law;
- C. The use is reasonably designed to minimize conversion of land, at and around the site of the use, from agricultural use or open space use;
- D. The use does 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;
- E. Construction damage to land remaining in agricultural use is minimized and repaired, to the greatest extent feasible;
- F. The availability of local units of government to provide services without unreasonable burden; and
- G. The effect of the proposed use on water and air pollution, soil erosion, sedimentation and other possible environmental damage.

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

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

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *the request is an amendment to the existing conditional use permit. The application materials do not appear to address the purpose of the A-P zoning district; furthermore, the application materials do not explain/determine how a significant portion of the agricultural inputs are produced on-site; the explanation given to staff was through conversation only which was stated under the "Summary" section in the staff report.*
- 2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *the request was following complaints the department received of the property being injurious to the use and enjoyment of other property owners in the immediate vicinity. The application materials outline measures to combat noise and provide a buffer including a 10-foot-high fence on the south/southwest side of the existing pond with plantings of spruce trees. The narrative welcomes sound readings from the County (Eau Claire City-County Health Department) to determine compliance with sound levels.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *there are existing facilities and access provided to the site. With the proposed increase to customers onsite, staff recommends adequate restroom facilities be provided following recommendations from the City-County Health Department beyond the existing bathroom located in the lower-level wine sampling/processing location.*
- 4) Adequate off-street parking is provided; *Micro winery's is not a use specifically mentioned in the parking schedule per section 18.25.020. Per section 18.25.010(C.)(4.) parking space requirements for uses not specifically mentioned herein shall be the same as required for a use of a similar nature, as determined by the committee. In this case, staff recommends using the parking standards under restaurants, nightclubs, taverns, which is one stall per 50 feet of floor area and parking standards under recreation facilities, including golf courses, archery ranges, softball fields and tennis courts, 1 stall per 3 users for computing the outdoor seating.*

Reviewing the proposed modifications, the required parking stalls are calculated below:

1. Existing 500 sq./ft. lower-level area, proposed 448 sq./ft. lower-level area, proposed 840 sq./ft. upper garage level area, and proposed 1,000 sq./ft. addition = 56 parking stalls
2. Proposed outdoor seating of 200 people = 67
3. Total parking stalls required = 123 stalls

5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *The hours of operation should warrant minimal light pollution; in addition, minimal dust would be created by vehicle travel within the property. The proposed modifications should not cause odors or fumes. General conversation may create some noise; additionally, music would be the primary sources for noise and vibration. Measures to prevent noise/vibration in the application materials include directing speakers to the north, installing 10-foot-high fence on south end of berm (both noise and visual barrier) with grass and evergreens planted, and having City-County Health Department take decibel readings per County regulations.*

6) Soil conditions are adequate to support the use; *it appears the soils are adequate to support the use.*

7) Access does not pose traffic congestion or hazards; *the site has an existing access off Hageness Rd. The proposed modifications would increase the traffic volume onsite and potentially offsite. Hageness Rd is a narrow two-lane road with minimal shoulders and varying ditches. There is concern with impacts this use has potentially with customers parking on Hageness Rd. and potential safety issues this may lead to. Staff recommends the owner develop a plan to monitor customers parking on Hageness Rd and moving them to onsite parking.*

TOWN BOARD ACTION: The Town Board for the Town of Pleasant Valley will meet on April 12, 2021 to review the request.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff has concluded the CUP to amend CUP-0002-15 with proposed changes considered major modifications appears to be consistent with the purpose of the zoning code, consistent with the standards for conditional use permits, consistent with the standards for approval of conditional uses in the A-P district, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e). Staff has concerns with the previous violations and the extent the conditions and application were exceeded.

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

1. The materials submitted with the application shall be attached to and made a part of the permit, and all development of the site shall be done in accord with the site plans.
2. The permit shall be reviewed approximately one (1) year from the approved date. An application and fee shall be required by the owner, supplemental materials are not required for this review. All conditions shall be subject to review, including application materials from past permits. The review is to determine if all Federal, State, County and Town rules/regulations are being followed. Violation(s) of any Federal, State, County and Town rules/regulations is cause to revoke the permit following section 18.21.090 of the county code.
3. Prior to the commencement of construction, the applicant shall obtain all Federal, State, County and Town approvals and permits/licenses for the proposed development; including but not limited to, erosion control and storm water management, access, commercial building and electrical, sanitary and well permits, and land use permit(s).
4. The proposed 1,000 square foot addition to the residence (requested in the narrative) is not allowed to be used for business operations at this time. The proposed addition would require a new conditional use permit.
5. Outdoor seating shall be limited to 30 tables located according to the site plan with 120 people at the tables. Any increase to the outdoor seating will require a new conditional use permit.

6. Off-street parking shall be provided in accord with the parking requirements of the zoning code; staff calculates 75 parking stalls would be required allowing 120 people for outdoor seating, existing 500 sq./ft. lower-level area, proposed 448 sq./ft. lower-level area, and proposed 840 sq./ft. upper garage level area. The applicant shall update the site plan to show where the off-street parking shall be provided. If the required parking stalls are not achieved, outdoor seating shall be reduced to meet the parking requirements.
7. The approval of minor alterations provided by Planning and Development dated March 19, 2021 is void.
8. The 28 x 30 attached garage addition to the east and lower-level 448 square foot addition can be used as part of the business operation(s).
9. Solid fencing shall be installed at least 10 feet in height from grade, in the location shown on the site plan, and extend west to provide a visual barrier to the house/residence to the south. Plantings shown on the site plan are recommended to combat sound, but not required.
10. Outdoor music is allowed only one Saturday a month from 12:00 p.m. (noon) to 6:00 p.m. in the two locations on the site plan.
11. Sound produced by music or conversation shall not exceed 60 decibels measured at the property lines. Measurements shall be taken by the Eau Claire City-County Health Department.
12. Wine sampling and the sale of wine shall be allowed following the license issued by the Town of Pleasant Valley.
13. Malt beverage sales shall be allowed following the license issued by the Town of Pleasant Valley. No malt beverages shall be produced on the property.
14. The existing licenses issued by the Town of Pleasant Valley shall be adhered to until modified/new licenses are issued to the owner.
15. One company, Food vendor, is allowed during the hours of operation including set up and take down. All food vendors shall be licensed and adhere to all local and state rules.
16. The hours of operation shall be from March through December, Friday through Sunday from 11:00 a.m. to 7:00 p.m. Pick-up's are allowed 11:00 a.m. to 7:00 p.m.
17. Up to 4 employees are allowed for the agriculture-related business, including 3 three family members and one non-family member.
18. The applicant may erect one non-illuminated sign, not to exceed 24 square feet, that meets the requirements of Sections 18.04.030 F. (5). Additionally, a second on-premises sign is allowed 6 square feet in size to direct vehicle traffic; refer to the site plan for sign location. Any changes to sign location require approval by the Land Use Manager. Off-premises signs are considered seasonal agricultural signs and do not require a permit per section 18.26.015 of the county code, but shall follow any rules outlined in such section.
19. The owners shall allow staff to inspect the property and house during hours of operation and pick-up hours to determine the CUP and conditions are adhered to.
20. The Land Use Manager can approve minor alterations from the terms of the permit. A major change requires the approval of the committee at a public hearing.
21. The owners shall allow staff from the Department to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
22. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.



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

Application Accepted:	03/24/2021
Accepted By:	Jared Grande
Receipt Number:	
Town Hearing Date:	
Scheduled Hearing Date:	04/13/2021
Application No:	CUP-0006-21
Application Status:	Pending

Conditional Use Permit Request

Owner/Applicant Name(s):

Owner: JEFFREY BEMIS

Applicant: owner

Telephone: 715-828-2344

Email: Bemisbluff@gmail.com

Site Address(es):

E 2960 HAGENESS RD

Property Description: Sec 27 Twn 25 Rge 09

Town of Pleasant Valley

Zoning District(s):

AP - Agricultural Preservation District

Lot Area(s) - Acres:

40.00

Overlay District(s):

PIN

1801822509272400001

Legal (partial)

SE-NW

Request

Type: Amendment to CUP-0002-15 with proposed changes deemed substantial.

Description:

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.



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

Office Use Only

Date Application Accepted:	
Accepted By:	
Receipt Number:	
Town Hearing Date:	
Scheduled Hearing Date:	

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: Jeffery A Bemis	Phone# (715)828-2344
Mailing Address: E2960 Hageness Rd. Eleva, WI. 54738	
Email Address: Bemisbluff@gmail.com	

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

SITE INFORMATION

Site Address: E2960 Hageness Rd. Eleva, WI. 54738	
Property Description: SE ¼ NW ¼ Sec. 27, T25 N, R09 W, Town of Pleasant Valley	
Zoning District: A1	Code Section(s): A-1 18.04 030 F.
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
PIN #(s): 018 - - 1066 - 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. Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included.

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

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 Jeffery A Bemis Date 3-23-21

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

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

STANDARDS FOR CONDITIONAL USE PERMITS

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

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

■ WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

See attachment: 1

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

Description of the type of business activity:

Micro winery -Processing a substantial amount of fresh fruit from premise & fruit juices to ferment into finish a facility for the production of fermented malt beverages that may be bottled, packaged, processed, stored, sold, sampled, shipped, transported, delivered and/or consumed on premise in accordance with the

Equipment used in the business activity:

Continue with glass & stainless carboy containers

Food grade plastic fermentors , wine filtration system , slushie machine

Food grinder for berry grinding, bottle corker, bottle filler, label applicator, shrink cap heater

Days and hours of operation:Pick Up Mon-Sun 9:00AM-8:00PM; Tasting Room & operations Fri- Sun 11:00AM-7:00

Number of employees: 5

Nuisance abatement measures that will be implemented:

Noise abatement measures:Noise will stay within the state statute & the Eau Claire County health dept. Section 9

Vibration abatement measures:No Vibration

Dust control measures:No dust from winery, parking lot watered if needed to contain dust

Measures to control fumes or odors: Minimal amount of fumes & odor

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

Spruce & other trees currently bordering the property with more planting this spring 2021 to ensure visual

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

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

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

Optional overflow parking lot off to the east of the property to help alleviate parking on the roadway.
Base course would need to be brought in for this . (See diagram)

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

Signs to be placed up to 1 mile in either direction along hwy 93, 100 feet off center line via permission of I
1 sign at entrance of driveway, 1 sign to direct to parking locations,

□ SCALED SITE PLAN

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

□ FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

<input type="checkbox"/> Show floor plan, including attics
<input type="checkbox"/> Show scaled building elevations
<input type="checkbox"/> Show color scheme

On July 25th 2015 Bemis Bluff Winery opened under a Micro Winery title with a A1 zoned CUP. We dreamed of becoming a successful family ran business in the Chippewa Valley with the vision of passing on a way of life to my 2 boys and achieve an income to support my family.

Shortly after opening I quickly realized being a tiny winery with limited space would not allow that to happen.

The following expenses require a substantial threshold of production to survive.

- Federal & State licensing
- Fed & State excise tax
- State of WI food processing license
- Local liquor licenses
- Fed & state bonds
- Distribution license
- Co-op Fees
- Insurance on Winery and more

In 2017 zoning changed at the winery location from A1 to AP.

Which brings us here today with the request of expansion.

To our delight our Ag Related winery business went from an unknown dot on the map 13 miles south of Eau Claire in the country side 5 years ago to the volume ones Best Wine Maker in 2020.

During these years of hard work our customer base has thankfully increased as word of mouth spread and our fruit wines have grown in popularity. With that being said we are here requesting an amended CUP to accommodate our business growth. This will allow our new and existing customers to come sample and enjoy our award winning wines while also enjoying the beautiful Agricultural landscape and scenery.

The items we are requesting for today are not to exceed other local wineries but to keep within the perimeters and marketing that they currently offer. Items being music, food trucks, outdoor seating, beer options to include other local malt beverages.

Attachment: 1

Micro Winery at the residence location:
E2960 Hageness Rd. Eleva, WI. 54738

Applying for an amendment to CUP-002-15 due to the growth of the
Ag related business.

Continue to utilize entire existing production & bottling areas.

Continue to utilize existing interior tasting rooms

Future expansion of lower level tasting areas of up to 1000 sq.ft. for additional interior seating all incorporated into
one area.

Music within the EC County Health/Zoning Dept. and State regulations for decibel readings indoors and outdoors for
the customers to enjoy. Speakers will be adjusted to the north (opposite of the neighboring houses) to reduce
property line decibel readings. If the decibel readings taken by county office also exceed county regulations we will
discontinue outdoor music and we encourage these readings so we all know what is acceptable.

Our music usually consists of my 2 boys playing guitars and singing or similar local duos. We had 2 different groups
contact us to play in 2020 that we also agree were too loud and we had no plans of rehiring them going forward.

Music to be scheduled between the hours of 12-6 with 2-3 hour intervals on Saturdays one time a weekend.

Related to sound issues we will install a solid board on board 10' in height fence along with tall grass (*Miscanthus
Giganteus*) and evergreen trees to help reduce site & sound at to neighbors located southwest of winery property.

Food Trucks as we don't have a hot food options or carry a license for that. This is a great addition for our customers
health and safety while they enjoy wine.

This is a great way to support local business owners who work very hard to provide excellent meals to customers
throughout the Chippewa valley.

Ability to sell beer as an option for non wine drinkers (significant others to enjoy the experience together) or
customers with allergies to wine.

This is not a substantial amount of sales for the winery. During 2020 we sold approximately 55 cases which ends up
being approximately 1.5 cases on a 3 day weekend.

Outdoor seating 30 tables with the ability to seat approx. 120 people (see Diagram)

Future ability for 50 tables with ability to seat 200 people.

Overflow seating in the grassy areas on property within close proximity of the outdoor seating. Customers enjoy
bringing blankets and chairs to enjoy the agricultural area.

Overflow parking lot to be added to the east of the existing driveway. (Ref site map)

Future parking area on the west side of the existing driveway

Crafts, clothing, cheese & sausage tray, and any other related products that are incidental to the business

Production will stay within the allowed 25,000 gallons of wine a year, per Chapter 125

109. "Micro-winery" means a facility for the production of 25,000 gallons or less per year of wine, as defined in
Chapter 125 of the Wisconsin Statutes, that are sold wholesale and/or off premises directly to retailers as authorized
by statute. On premise sales will be allowed only where permitted by the zoning code. 109.

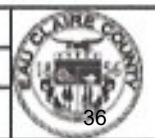
Legend

- Tables
- Addresses
- Address Labels
- Parcels
- Parcel Labels
- Parks
- Sections
- Villages (Scale below 35K)
- Cities (Scale below 35K)
- Towns
- Surrounding Counties
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Railroads

Ortho 6 Inch 2018 (Color)



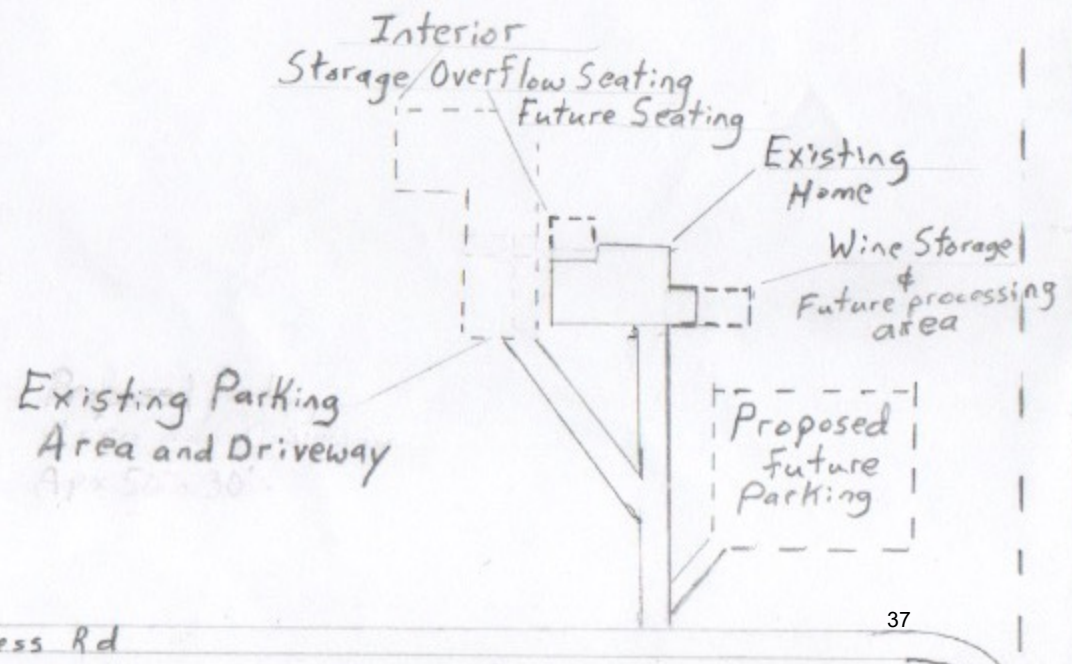
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user

Author	
Date Printed	
03/25/2025 PM	
Pages	36



Lot Lines

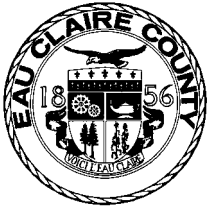
1" = 100'









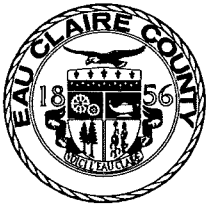


**Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741**

Building Inspection
839-2944
Emergency Management
839-4736
Geographical Information Systems
839-4730
Land Conservation
839-6226
Land Records
839-4742
Land Use Management
839-4743
Planning
839-5055
Recycling
839-2756

Memo

**Items following this page are existing documents related to
CUP-0002-15.**



**Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741**

Housing & Community Development
839-6240

Emergency Services Management
839-4736

Land Information
839-4742

Land Use Controls
839-4743

Building Inspection
839-2944

Land Conservation
839-6226

March 31, 2015

Jeffrey Bemis
E 2960 Hageness Rd
Eleva WI 54738

RE: CUP-0002-15

Dear Property Owner(s):

The Eau Claire County Committee on Planning and Development held a public hearing on Tuesday, March 24, 2015, concerning a conditional use permit request to operate a micro winery in the lower level of a residence pursuant to Section(s) 18.04.030 F. of the Eau Claire County Code.

Property Owner: Jeffrey Bemis
Applicant: Owner
Zoning District: A-1 Exclusive Agricultural

The committee after receiving staff analysis and recommendations, and after considering the testimony given at the hearing, has approved the conditional use permit with conditions (see attached conditions). **The permit is not valid until such time as all conditions are met and approval granted by the Eau Claire County Planning and Development Department.**

In the event that the petitioner, the county, or an aggrieved person objects to the decision of the committee, they have 30 days from the date the decision is written and filed to appeal the decision to the Eau Claire County Board of Land Use Appeals. Administrative appeal applications can be obtained from the Eau Claire County Planning and Development Department, or from the Eau Claire County website. <<http://www.co.eau-claire.wi.us>> Select *Departments>> Planning & Development>>Applications, Forms, and Guides.*

4-1-15

Date

Clerk, Committee on Planning and Development

Copy: Property owners within 660 feet of request.

CONDITIONAL USE PERMIT # CUP-0002-15

On Tuesday, March 24, 2015, the Eau Claire County Committee on Planning and Development approved the issuance of a conditional use permit to operate a micro winery in the lower residence; processing fresh fruit to ferment into finished wine for sampling and sales in the Town of Pleasant Valley, Eau Claire County, Wisconsin, and subject to the following conditions.

1. The materials submitted with the application shall be attached to and made a part of the permit, and all development of the site shall be done in accord with the site plans.
2. Prior to the commencement of construction, the applicant shall obtain all Federal, State, County and Town approvals and permits for the proposed development; including but not limited to, erosion control and storm water management, access, commercial building and electrical, sanitary and well permits, and land use (change of use for the lower level of the residence).
3. Off-street parking shall be provided in accord with the parking requirements of the zoning code. The applicant shall update the site plan to show where the off-street parking shall be provided.
4. Wine sampling and the sale of wine shall be allowed.
5. The hours of operation shall be from May through December, Friday through Sunday from 11:00 a.m. to 5:00 p.m.
6. Up to 4 employees are allowed for the agriculture-related business, including 3 three family members and one non-family member.
7. The applicant may erect one non-illuminated sign, not to exceed 24 square feet, that meets the requirements of Sections 18.04.030 F. (5).
8. Minor modifications that may be proposed from time to time for the layout and operation of this facility may be approved or denied by the Eau Claire County Supervisor of Land Use Controls. Major modifications will require application for a new conditional use permit.
9. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
10. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.

Under Section 18.21.080 of the county zoning code, a conditional use permit shall lapse and become void one year after the approval of the committee unless a certificate of occupancy has been issued or a land use permit has been issued.

Under Section 18.21.090, this permit is subject to revocation, modification, or further conditions by the committee if:

- A. The committee finds that there has been noncompliance with any of the conditions established above.

- B. The committee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing, and heard in the manner described below.

Whenever, in the opinion of the Land Use Supervisor, or the committee, the conditions required of this conditional use permit have been violated, the Land Use Supervisor shall call a hearing to be held on the matter of revocation of said permit by providing notice of a hearing as described in the Eau Claire County Zoning Code. In addition, the owner of the property, as described by the most current tax rolls of Eau Claire County, shall be served by mail with an order to show cause.

After the revocation hearing has been conducted, the committee may revoke or modify the original permit, or deny the revocation.

EAU CLAIRE COUNTY PLANNING DEPARTMENT STAFF RECOMMENDATIONS

PERMIT NUMBER: CUP-0002-15
COMPUTER NUMBER: 018-1066-09-000
DATE PREPARED: March 9, 2015
PUBLIC HEARING DATE: March 24, 2015

LANDOWNER: Jeffrey Bemis, E 2960 Hageness Road, Eleva, WI 54738
APPLICANT/AGENT: Same

LOCATION: SE¼ of the SW¼, of Section 27, T25N, R9W, Town of Pleasant Valley, Eau Claire County. The property is located off of Hageness Road, about 1/4 mile north of the intersection of Hageness Road and State Highway 93.

SIZE OF PARCEL: 40 acres

REQUEST: The request is for a conditional use permit for agricultural related business to operate a micro-winery in the lower level of the residence. This request includes processing fresh fruit to ferment into finished wine for sampling and sales.

CURRENT ZONING: A-1 Exclusive Agricultural District. The purpose of the A-1 District is to: "A) preserve those areas best suited for farming and agricultural use; B) protect the agricultural economic base of the county; C) entitle farmers to tax credits under the Wisconsin Farmland Preservation Program; D) minimize urban sprawl and its associated public expense; and E) minimize land use conflicts between farms and nonfarm uses."

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	A-1	Woodlands
West	A-1	Agricultural fields and woodlands
South	A-1	Agricultural use: blueberries and apple orchard.
East	A-1	Woodlands

LAND USE PLANS: The County Land Use Plan, adopted in 2010, includes this property in a Rural Lands planning area. The site is included in an Agricultural Area To Be Preserved under the Farmland Preservation Program. The comprehensive plans for the Town of Pleasant Valley place this property in the rural preservation planning area.

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.

BACKGROUND: The applicant is requesting to operate a micro-winery (ag. related business) from the lower level of his residence. A drawing submitted with the application reveals that the area devoted to the winery will consist of a 16-foot by 18-foot wine sampling room, a 10 by 15 wine processing room and a restroom. The winery is approximately 20% of the home’s square footage or about 500 square feet.

The narrative states that the property has the capacity to produce 250 gallons of wine a year based on the berries and fruits that are grown onsite. The applicant also plans to purchase blueberries, apples and cranberries from area farmers, which will allow him to create different varieties of wine. The typical equipment used in wine production includes: glass and stainless carboy containers, food grade plastic fermenters, food processor for berry and fruit grinding and a corker.

A site plan submitted with the application shows the following: a 30-foot by 50-foot parking area adjacent to the house, the sign placement, the location of where the berries and fruits are grown, septic and well placement and the residence. The application indicates that there may be up to 4 employees involved with the winery, which may include up to 3 family members and one non-family member. The business will be operate on the weekends from May through December, and the specific hours of operation are Friday through Sunday, 11:00 a.m. until 5:00 p.m.

Besides harvesting of the fruits, all the wine production is anticipated to be conducted entirely within the wine processing room in the lower level of the home.

APPLICABLE ZONING REGULATIONS:

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

Section 18.04.030 F. Conditional Use Permit Required For Agriculture-Related Businesses – Ag-related businesses are allowed as conditional uses in the A-1 District. Ag-related businesses are permitted as secondary uses, provided they meet the following criteria:

- 1) The use is conducted entirely within the residence or an accessory structure on the property;
- 2) Crafts and other related products are allowed if they are incidental to the business;
- 3) Outside storage of materials or equipment is prohibited, while outside storage and display of products is allowed on a seasonal basis upon approval by the Committee;
- 4) No excessive nuisance factors shall be allowed, such as noise, dust, odors, glare, etc.; and
- 5) One on premise sign is allowed, not to exceed 24 square feet and not located within a vision triangle. The sign cannot be illuminated.

Section 18.02.020 A. Definitions.

5. "Agricultural-related business" means a business which is operated from a property located in an agricultural district which services the local farm community through the repair or servicing of farm machinery or equipment or the sale of products that are grown on the property. The term agricultural-related business includes a micro-winery.

105. "Micro-winery" means a facility for the production of 25,000 gallons or less per year of wine, as defined in Chapter 125 of the Wisconsin Statutes, that are sold wholesale and/or off premises directly to retailers as authorized by statute. On premise sales will be allowed only where permitted by the zoning code.

Chapter 18.21 Conditional Uses. Standards for approval of conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions can support the use; 7) access does not pose traffic congestion or hazards.

ANALYSIS: The following is an analysis of this request based upon the ordinance standards for agriculture-related businesses:

1. **The use is conducted entirely within the residence or an accessory structure on the property** – As proposed, the winery will be operated out of the applicant’s basement. The narrative states that the business area will be approximately 20% of the home’s square footage or 500 square feet. The winery operation will consist of a wine sampling room, a wine processing room and a restroom. The access to the residence will be ADA compliant and will be via the lower level walkout.
2. **Crafts and other related products are allowed if they are incidental to the business** – The application indicates that wine sampling will be available and customers will be able to purchase bottled wine.
3. **Outside storage of equipment and materials is prohibited, except that outside display or storage of products may be allowed by the committee on a seasonal basis** – The applicant is not requesting any outside display areas.
4. **No excessive nuisance factors such as noise, odors, and dust, shall be permitted** – The proposed use should not generate any nuisance factors.
5. **One on-premise sign is allowed, not to exceed 24 square feet** – The site plan submitted with the application reveals that a sign is to be located west of the existing driveway.

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

1. ***The use is in conformance with the purpose of the zoning district*** – The purpose of the A-1 District is to provide locations where agricultural uses can thrive. Ag-related businesses are conditional uses in this district.
2. ***The use will not be injurious to the use and enjoyment of other properties in the immediate vicinity*** – It appears that the proposed use will be compatible with other uses in the vicinity and will not impact the other agricultural uses on the property.
3. ***Adequate utilities, access, drainage and other necessary facilities have been provided*** - Adequate utilities are available.
4. ***Adequate off-street parking is provided*** – A proposed parking lot of 30-feet by 50-feet area is designated on the site plan. The proposed parking area appears to provide off-street parking for approximately 7 vehicles. The zoning code does not specifically state a number of parking spaces that are required for agricultural related businesses.

However, the zoning code does allow parking space requirements for uses not specifically mentioned in the ordinance to be the same as required for a similar use. In this case, staff recommends using the parking standards under restaurants, nightclubs, taverns, which is one stall per 50 feet of floor area plus 1 stall per employee.

5. ***Adequate measures have been taken to control nuisance factors*** – The potential for nuisance factors is minimal for the proposed use.
6. ***Soil conditions are adequate to support the use*** – Soils are suitable for the proposed use.
7. ***Access does not pose traffic congestion or traffic hazards*** – The current driveway to the property is not anticipated to create traffic congestion issues. Hageness Road is a low volume town road that terminates approximately quarter mile to the west of the applicant’s property.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff has concluded that the proposed agricultural-related business meets the standards for ag-related businesses and conditional use permits, the use will not convert any land currently in agricultural production to a non-agricultural use, and that the request is consistent with the purpose of the zoning ordinance. Staff recommends approval of the conditional use permit with the following conditions:

1. The materials submitted with the application shall be attached to and made a part of the permit, and all development of the site shall be done in accord with the site plans.
2. Prior to the commencement of construction, the applicant shall obtain all Federal, State, County and Town approvals and permits for the proposed development; including but not limited to, erosion control and storm water management, access, commercial building and electrical, sanitary and well permits, and land use (change of use for the lower level of the residence).
3. Off-street parking shall be provided in accord with the parking requirements of the zoning code. The applicant shall update the site plan to show where the off-street parking shall be provided.
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7. The applicant may erect one non-illuminated sign, not to exceed 24 square feet, that meets the requirements of Sections 18.04.030 F. (5).
8. Minor modifications that may be proposed from time to time for the layout and operation of this facility may be approved or denied by the Eau Claire County Supervisor of Land Use Controls. Major modifications will require application for a new conditional use permit.
9. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
10. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.

Supervisor #7 - Steve Carlson

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:	3/2/2015
Accepted By:	Rod Eslinger
Receipt Number:	41956
Town Hearing Date:	N/A - P.L. Colley
Scheduled Hearing Date:	3/24/2015
Application No:	CUP-0002-15
Appl Status:	Pending

Conditional Use Permit - County

Owner/Applicant Name(s): Jeffrey A Bemis	Address: (ow) E 2960 HAGENESS RD ELEVA	Telephone: 715-828-2344(C) 715-287-4105(W)
--	--	--

Site Address(es): E 2960 HAGENESS RD ELEVA	Property Description: Sec 27 Twn 25 Rge 09	Town of Pleasant Valley	Lot Area: 40.000	ACRES
Zoning District(s): A1				

Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Airport	<input type="checkbox"/> Wellhead Protection	<input type="checkbox"/> Non-Metallic Mining
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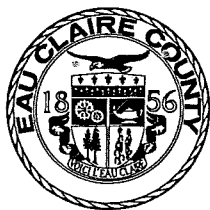
PIN	Alternate No	Parcel No	Legal (partial)
1801822509272400001	018106609000	25.9.27.2-4	SE-NW

General Description: Type: Agricultural-related businesses Description of Proposed Use: AG. RELATED BUSINESS TO OPERATE A MICRO WINERY IN THE LOWER LEVEL OF RESIDENCE; PROCESSING FRESH FRUIT TO FERMENT INTO FINISHED WINE FOR SAMPLING AND SALES	Conditional Use Contract: Structure Check: Yes
--	---

I certify by my signature that all the 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 Jeffrey A Bemis Date 3-2-15
 Check if DATCAP must be notified _____ Check if DNR to Receive Copy _____

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.



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:	2/2/2015
Accepted By:	Rod
Receipt Number:	41956
Town Hearing Date:	→ called
Scheduled Hearing Date:	3/24/2015

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:	Jeffery A. Bemis	Phone#	715-828-2344
Mailing Address:	E 2960 Hageness Road Eleva, WI 54738		
Email Address:	bemishill@triwest.net		

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

Site Address:	E 2960 Hageness Rd Eleva, WI 54738		
Property Description:	SE ¼ NW ¼ Sec. 27 T. 25 N. R. 09 W, Town of Pleasant Valley		
Zoning District:	A-1	Code Section(s):	A-1 18.04.030 F.
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):	018 - 1066 - 009 - 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. Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included.

<input checked="" type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Contact the Town to coordinate a recommendation on the application	<input type="checkbox"/> Provide \$490.00 application fee (non-refundable), payable to the Eau Claire County Treasurer
---	---	---	--

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

Owner/Agent Signature Jeffery A Bemis Date 2-27-15

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

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

Home Occupation, Ag Related Business
Small winery in the lower level of my
residence at E2960 Hageness Road Eleva, WI 54738

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

Description of the type of business activity: Processing Fresh Fruit to ferment
into finished wine for sampling and sales.

Equipment used in the business activity:

Glass and stainless carboy containers (mainly 3-5 Gal.)
Food grade plastic fermentors (Mainly 5 Gal.)
Food Processor for berry grinding. Corker

Days and hours of operation: Friday - Sunday 11 AM to 5 PM Seasonal or by Appt.

Number of employees: Possibly one part time

Nuisance abatement measures that will be implemented:

Noise abatement measures: Minimal Noise contained to inside premise

Vibration abatement measures: No Vibration

Dust control measures: No dust produced from wine making, Parking lot watered if needed

Measures to control fumes or odors: Minimal Fumes and odor in small wine making operation

Visual screening measures (plants, fences, walls, etc.) 12' Spruce trees surround the area

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

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

N/A

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

Base course will be brought in for the driveway and parking. Insulation will be installed to prevent septic line freezing

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

4'x5' sign none lite

SCALED SITE PLAN

Show parcel and building dimensions of all existing and proposed structures

Landscape and screening plans

Show all signs, fences and other features that may be regulated by zoning

Show the well and septic system

Site access, driveway, and nearest road (labeled)

Parking areas with spaces

Drainage plans including the erosion control plan

Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property

The layout of the use within the structure; if the use only occupies part of the structure, the floor plan should illustrate only the layout of that part of the structure occupied by the use and any access to the use through halls, doorways, etc.

The location of any equipment that will be used

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

N/A

Show floor plan, including attics

Show scaled building elevations

Show color scheme

Bemis Bluff Custom Fruit Wines, LLC

BUSINESS PLAN IN RELATION TO THE LOCAL FAMILY FARMING COMMUNITY

March 2, 2015

Prepared for the consideration of:

Eau Claire County Board

Committee on Planning and Development

It is my intent, with the County of Eau Claire's approval, to open a family-run and operated Winery, right here at E2960 Hageness Road in Eleva, Wisconsin.

My family has brewed fruit wines for generations. Over the years, our objective has been to use fresh fruit for the making of our family wine. There is nothing that compares to the taste fresh fruit provides.

To further this objective in my own private wine-making efforts, I started a rhubarb and strawberry patch several years ago. The wine I make for my own enjoyment utilizes the rhubarb and strawberries here on my property, as well as the natural berries that grow wild here – such as blackberries and raspberries. Additionally, I have several apple trees that support my apple wine-making endeavors.

My appreciation for agriculture, farm-fresh produce, and family-grown goodness began with my earliest memories. It is not just something I stumbled upon while learning to make wine enjoyable. Agriculture is a way of life for me.

I was born into a family that continues (after more than 50 years!) to take great pride in successfully managing the Edlen Cranberry Marsh. I grew up on that marsh, learning the value of hard work and the importance of farming in our communities. I still volunteer there throughout the year to help with the production of berries. Edlen Cranberry Marsh is approximately forty minutes away from my property here in Eleva. I purchase all of my cranberries for making cranberry wine and cranberry-blended wines, like rhubarb-cranberry and apple-cranberry. I use the apples, rhubarb and other fruit I grow here on my land, as well.

As a family, we have always been very involved in agriculture and I am very proud of that. My two sons have been taught the same things my brother and I were taught. The same things my parents learned. And that is to appreciate and protect farming communities – not just in our words, but in our actions.

My nephew, Trenton Bemis, recently won the highest possible award at the national level for fruit production. He is not the only one that received awards in agriculture. I have a list of achievements from the Future Farmers of America, as well, from my years in that organization. That kind of effort shows in the quality of fruit our family produces.

Bemis Bluff Custom Fruit Wines, LLC

BUSINESS PLAN IN RELATION TO THE LOCAL FAMILY FARMING COMMUNITY

I would like to showcase that effort in the wines I make here in Eau Claire County, while giving much credit to my father, brother and nephew. Among the three of them, they have over one hundred years of combined experience in cranberries!

The entire winery operation is contained to 500 square feet within the walkout lower level of my residence in Eau Claire County (approximately 20% of my home's square footage).

Currently I have on my property the capacity to make the following wines:

- Rhubarb and strawberries (enough to produce approx. 100 gallons of wine)
- Apples (to produce approx. 50 gallons)
- Blackberries (to produce approx. 50 gallons)
- Elderberries (to produce approx. 25 gallons)
- Wild grapes (to produce blended varieties)

My surrounding neighbors are in full support of this endeavor. Purchasing their fruit for additional wines generates income and provides a service to our agricultural community.

I help my neighbor who borders the south side of my property with his blueberry pruning and apple operation. This is where I purchase all of my blueberries for my wines. Blueberry Ridge is a small, family-run operation as well. They take pride in producing some of the sweetest blueberries around. They are also great neighbors.

I currently rent a portion of my land to a buffalo farmer. His farm is located down the street from me. He utilizes the land to produce alfalfa to feed his herd. In turn, the sale and processing of buffalo is passed on to consumers for a lean alternative to beef.

In close comparison, I am prepared to network with local neighbors and family fruit farms to purchase berries locally. In similar fashion, I will convert the berries into wine as a valuable product for consumers.

Thank you for your time and consideration in this matter. I appreciate the opportunity to discuss the actions needed to bring another small business into Eau Claire County: Bemis Bluff Custom Fruit Winery.

If you need additional information or clarification on the information presented here, please contact me via phone (715-828-2344) or by email (bemishill@trivest.net).

The following pages provide more details about the proposed winery, showcase my family's agricultural background, and convey the positive impact that the Winery and our roots in agriculture will have on the surrounding farms and agricultural communities.

Regards,
Jeff Bemis

Bemis Bluff Custom Fruit Wines, LLC

BUSINESS PLAN IN RELATION TO THE LOCAL FAMILY FARMING COMMUNITY

SIGNAGE:

Bemis Bluff will display a tastefully-designed sign that will complement the natural surroundings. The sign will be within the size limits of Eau Claire County's code.

ENTRY AND PARKING:

Bemis Bluff is located at E2960 Hageness Road, just off of Highway 93 in Eleva. The Winery will share the same driveway entry as the residence, but will branch off to provide convenient and handicapped access for guests and customers. Our goal is to create as little impact as possible on the natural beauty of the area. The driveway and parking area will blend into the rolling hills in the distance. Natural materials, common to the area, will be used in an effort to enhance the experience we hope to create for our guests and customers.

IMPACT ON TRAFFIC:

Bemis Bluff Custom Fruit Wines will be open seasonally on the weekends, similar in schedule to that of Blueberry Ridge. The wine that is produced at Bemis Bluff is limited, and made with local produce. We anticipate that our target audience will be similar to that of Blueberry Ridge's – individuals and families that want to experience a bit of country charm while supporting the local communities.

IMPACT ON NOISE AND AIR QUALITY:

Because our operation is small, and our wines are limited, we anticipate little additional impact on noise and air quality.

HOURS OF OPERATION:

The Winery will be open on weekends from May through December (Friday through Sunday from 11:00 AM until 5:00 PM), or by special appointment.

NUMBER OF EMPLOYEES:

1-3 family members and, occasionally, 1 non-family member will be present each weekend.



This image shows where the drive and parking area will be, providing convenient and handicapped accessibility to the Winery entrance.

Bemis Bluff Custom Fruit Wines, LLC

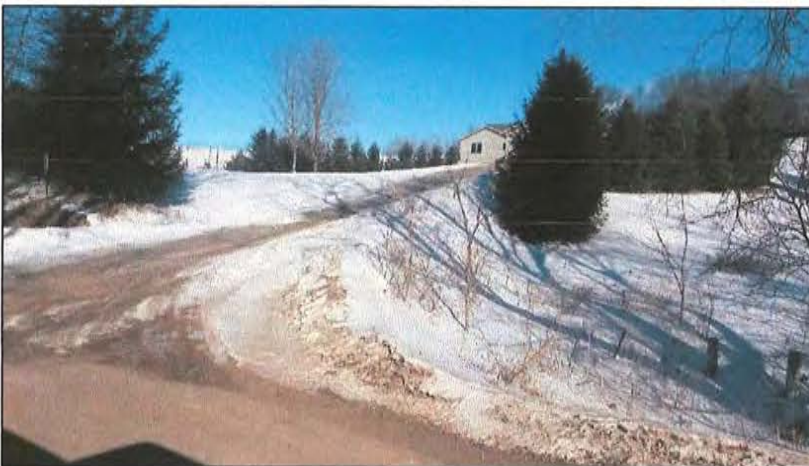
BUSINESS PLAN IN RELATION TO THE LOCAL FAMILY FARMING COMMUNITY



Turning off of Highway 93 onto Hageness Road, the residence that houses Bemis Bluff Custom Fruit Wine is located directly ahead.



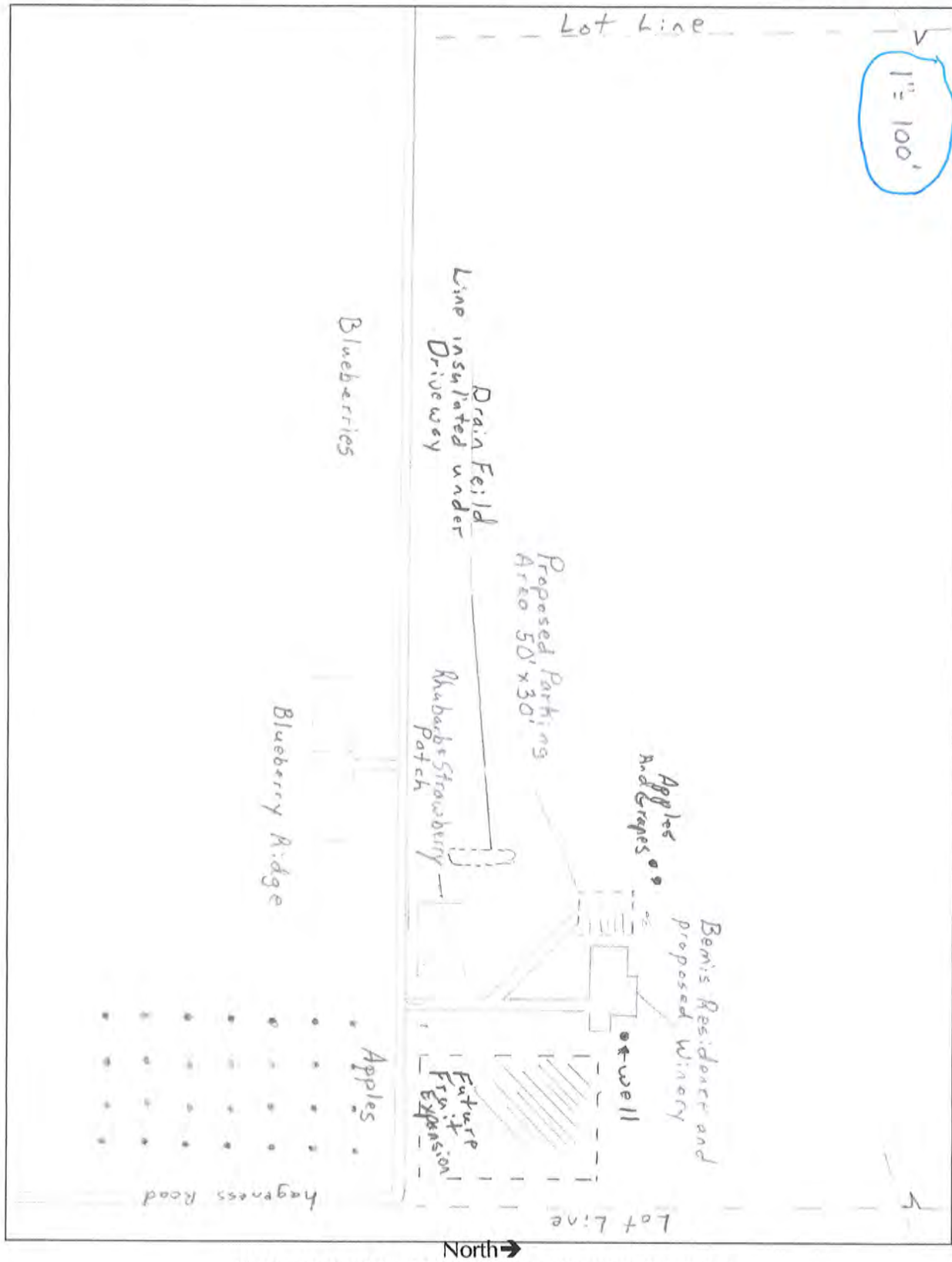
Hageness Road curves to the left. The entry to the Winery is the first driveway on the right. The mailbox in this image indicates the driveway entrance.



This image shows the existing driveway. Another drive and area for parking will branch to the left, providing access to the Winery in the walkout lower level of the residence.

Bemis Bluff Custom Fruit Wines, LLC

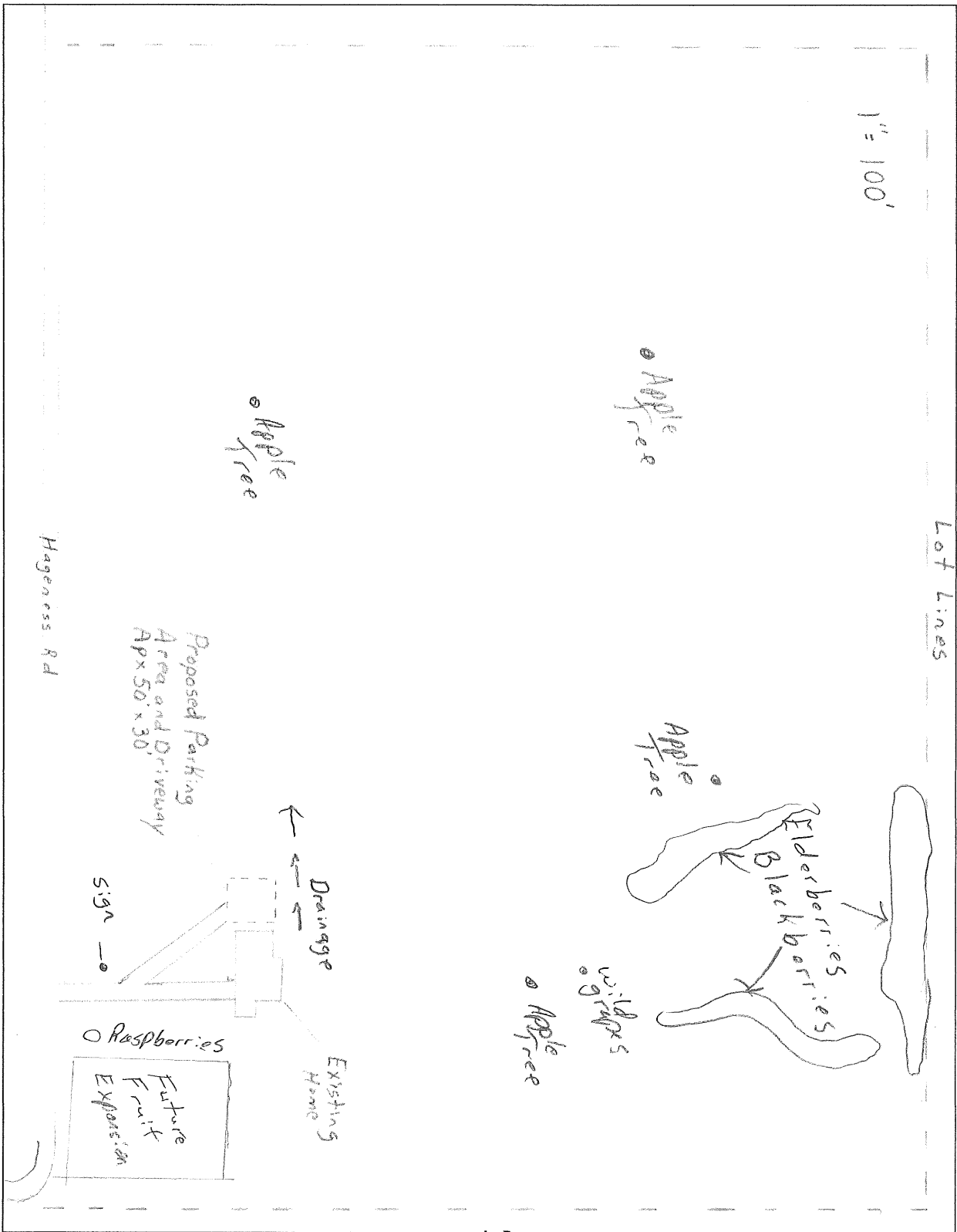
BUSINESS PLAN IN RELATION TO THE LOCAL FAMILY FARMING COMMUNITY



NOTE: Scale of 1"=100' pertains to the original drawing.
This image has been reduced to fit the page. Proportions are still intact.

Bemis Bluff Custom Fruit Wines, LLC

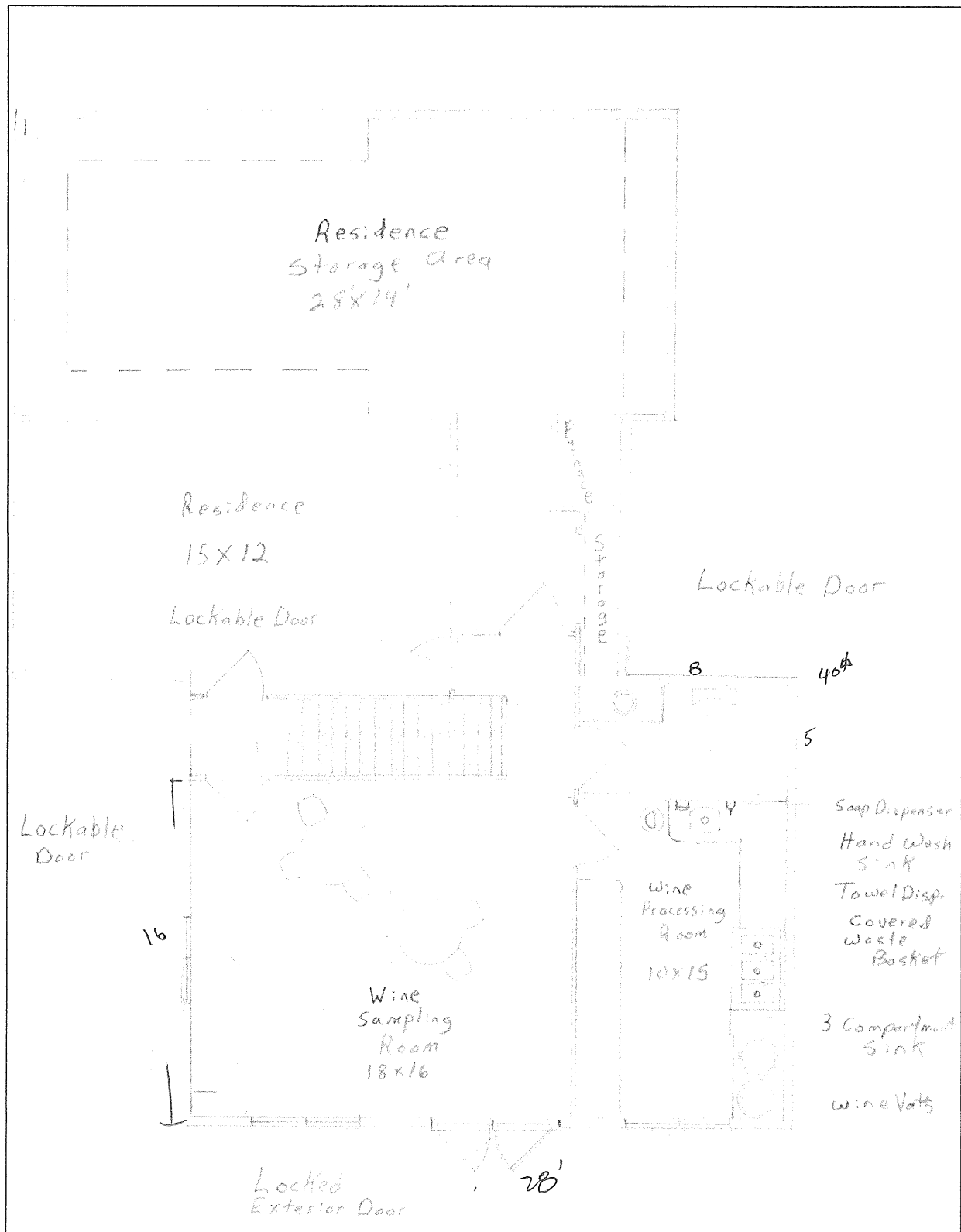
BUSINESS PLAN IN RELATION TO THE LOCAL FAMILY FARMING COMMUNITY



NOTE: Scale of 1"=100' pertains to the original drawing.
This image has been reduced to fit the page. Proportions are still intact.

Bemis Bluff Custom Fruit Wines, LLC

BUSINESS PLAN IN RELATION TO THE LOCAL FAMILY FARMING COMMUNITY



← North

Bemis Bluff Custom Fruit Wines, LLC

BUSINESS PLAN IN RELATION TO THE LOCAL FAMILY FARMING COMMUNITY

Edlen Cranberry Company History



*Harlan and Jeff Bemis
still volunteer time on the marsh*



*Three generations of cranberry growers,
Harlan, Mike and Trenton Bemis*

The Edlen Cranberry Company is located 5 miles east of Humbird on County Road B in the townships of Mentor and Hewett.

In the early thirties, the marsh was owned and operated by Clark County Attorney Forest Calway. Upon Mr. Calway's passing, his wife sold the marsh to Ed Johns and Len Rodeghier of Wisconsin Rapids. Ed and Len put their first names together to form the "EDLEN" Cranberry Company.

In 1981, Donald Rodeghier, Len's son, became sole owner. After his passing, Donald's daughters, Diane Kerkman and Sandy Johnston, took over as owners of the cranberry marsh. Diane and Sandy still currently own the marsh.

Harlan and Iris Bemis managed the marsh from 1968 to 2006. Their sons, Mike and Jeff, worked alongside their parents. Mike now manages the marsh assisted by his son, Trenton. Harlan and Iris still work part time on the marsh; Jeff and his sons volunteer time there throughout the year.

The marsh grew from only 10 acres of cranberries in 1941 to today's 72 acres. The Edlen Cranberry marsh offers four varieties of berries: Franklins, Stevens, Searles, and McFarlins. Edlen contracts their berries with Ocean Spray and is one of 6 growers with a fully automated packaging operation.

Assistant Manager Trenton Bemis recently earned the country's highest award from the Future Farmers of America (FFA) for fruit production. See his story on the following page.

Bemis Bluff Custom Fruit Wines, LLC

BUSINESS PLAN IN RELATION TO THE LOCAL FAMILY FARMING COMMUNITY

Wisconsin Ag Connection
America's Largest Online Ag News Network

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Wisconsin Ag News Headlines

Bemis Named American FFA Star in Agricultural Placement

Wisconsin Ag Connection - 11/04/2013



Another Wisconsin FFA member has come home with one of the highest awards that the National FFA Organization can bestow upon its students. Trenton Bemis of Humbird was named the 2013 Star in Agricultural Placement during the National FFA Convention in Louisville, Kentucky on Saturday. The Lincoln Alma Center FFA member was recognized on stage with a plaque and cash award of \$4,000.

Bemis works for Edlen Cranberry Co., where he was recently promoted as co-manager. He began his employment at the operation three years ago doing routine tasks like mowing, pulling weeds and washing trucks. Now he is involved in more important responsibilities like overseeing irrigation and frost protection procedures.

"My life as a cranberry grower began and took its start from the day I was born," he said. "Since I could walk, I've been involved to some extent with marsh activities. My father and grandfather helped me get involved at a young age and helped shape me into the dedicated worker and manager I am today."

This isn't the first time Bemis earned a top award at the FFA convention. In 2011 he was a national proficiency award winner in the area of fruit production. He plans to work his way up through the ranks at the company, which is also where his father and grandfather work.

Emilie Cemy from the Big Foot FFA chapter was also a finalist for the American Star in Agriscience award, and Aaron Zimmerman of Spencer was in the running for American Star in Agribusiness and was named the winner of the Agricultural Communications proficiency award. Camber Sannes of the Amherst FFA also earned a top proficiency award in the area of Equine Science.

Zimmerman was also Wisconsin's national FFA officer candidate this year.

Meanwhile, 116 students from the Badger State received their American FFA Degrees. And five adults from Wisconsin were inducted as honorary members of the organization. They were Pam Jahnke, Rep. Al Ott, Kevin Champeau, Janet Keller and Don Dipprey.

Many local chapters were also recognized for their outstanding programs at the conference. The Waupaca FFA was a finalist for the National Model of Excellence Award. Another 19 Wisconsin programs were honored as three-star chapters.

And Melrose-Mindoro FFA member Riley Hanson was named the Grand Champion of the 2013 DeLo Tractor Restoration Competition for his restoration of a 1953 Super H Farmall tractor. He earned \$10,000 for his efforts.

...and Ag Equipment
V & H INC. TRUCKS
VIEW INVENTORY HERE

TERNING SEEDS

Eau Claire County Parcel Mapping



1 inch = 200 feet




PLSS Lines

- Meander Line
- Forty Line
- Quarter Section Line
- Section Line



Parcel Lines

- Parcel Line
- Extended Parcel Line
- Tie Line
- Extended Tie Line
- Road Right-of-Way Lines

Platted Lands

-  Certified Survey Map
-  Condominium Plat
-  Assessors or Subdivision Plat

Navigability

-  Navigable
-  Non-Navigable

Alternate Number = 026107103000
Survey Map Index Number = S-2769

Parcel Mapping Notes:

The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARR_Ad_VL_EauClaire_Feet

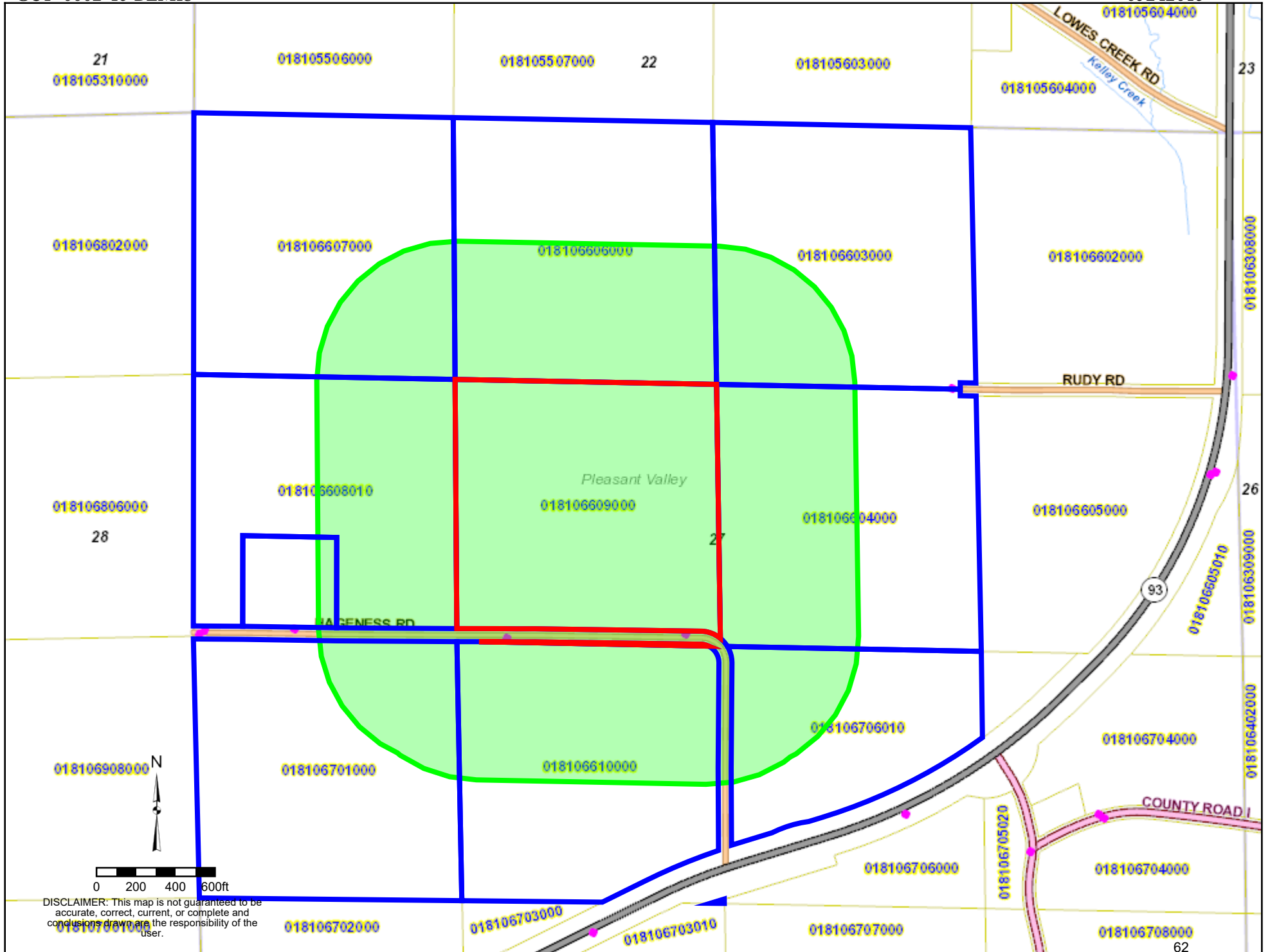
This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.

Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

Date:

Aerial Photography Flight Spring 2013
Information Current January 1, 2013



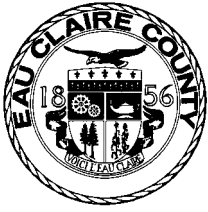


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

CUP-0002-15 BEMIS

03242015

Parcel Id	NAME	ADDRESS	CITY	STATE	ZIP
1801822509272309000	HILLESTAD, DENNIS L	E 2450 HAGENESS RD	ELEVA	WI	54738-9026
1801822509273200001	NYSETH, MARK L & ANDREA K	E 2795 HAGENESS RD	ELEVA	WI	54738-9026
1801822509274200002	RHODES, DAN G & DEANN M	W 295 S5957 HOLIDAY OAK CT	WAUKESHA	WI	53189
1801822509272100001	RUDY, KARLYN D & JOY	E 3380 RUDY RD	ELEVA	WI	54738
1801822509272300002	TRAVIS, LOREN M & SUSAN K	E 2330 HAGENESS RD	ELEVA	WI	54738-9026



**Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741**

Building Inspection
839-2944
Emergency Management
839-4736
Geographical Information Systems
839-4730
Land Conservation
839-6226
Land Records
839-4742
Land Use Management
839-4743
Planning
839-5055
Recycling
839-2756

Memo

Items following this page are in regard to the violations that existed prior to the conditional use permit application



**Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT**

**Eau Claire County Courthouse, Rm. 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
715-839-4741**

Housing & Community Development
715-839-6240
Emergency Services Management
715-839-4736
Land Information
715-839-4742
Land Use Controls
715-839-4743
Building Inspection
715-839-2944
Land Conservation
715-839-6226
Planning
715-839-5055

12/14/2020

Jeffrey A Bemis
E 2960 Hageness Rd
Eleva, WI 54738-9423

Notice of Violation

Dear Sir/Madam:

On 12/11/2020 this office determined that there exists a violation of the Eau Claire County Zoning Code relating to your property located at E 2960 Hageness Road.

The noted violations are:

In violation of and/or exceeding the conditions outlined in conditional use permit CUP-0002-15 (attached).

By 1/11/2021 you must have the above described property in compliance with the code or face legal action commenced by the County Corporation Counsel's office as prescribed in the section(s) outlined below.

Compliance can be met by the following actions:

Discontinue activities including, but not limited to outdoor music, exceeding hours of operation outlined in condition # 5 of CUP-0002-15, and selling beer not allowed under condition #4 of CUP-0002-15. In addition, scheduling a time for staff to meet with the owner(s) of the property to review the conditional use permit to determine how the department will move forward.

Please take the necessary corrective actions required. If you have questions concerning this letter, please contact me by calling 715-839-4743 or by emailing me at Jared.Grande@co.eau-claire.wi.us.

Violation No.	Computer No. / PIN No.	Section(s) of Code Violated
V-0027-20	1801822509272400001	Zoning Code 18.21.090

Sincerely,

Jared Grande
Land Use Manager

cc: Jennifer Meyer, Town of Pleasant Valley
ec: conditional use permit CUP-000215

Jared Grande

From: Jared Grande
Sent: Monday, January 11, 2021 1:53 PM
To: bemishill@trivest.net
Cc: Jennifer Meyer
Subject: conditional use permit info

Jeff,

Below are a list of items I believe to be in violation of the existing conditional use permit (CUP); either not following the existing conditions as approved or application materials submitted for the CUP as approved:

1. Hours of operation; both hours and months beyond what was approved (condition #5)
2. Number of employees exceeding three family member and one non-family member; this was indicated via complaint, and I would ask to confirm this with you (condition #6)
3. Beer sales occurring (application and condition #4)
4. Business operation(s) outside the lower level of the home (application)
5. Outside seating (application)
6. Outside music (application)
7. Food trucks onsite during business hours (application)
8. Yoga classes held during the day (application)
9. There is no purchasing of fruit from the neighbors as indicated in the narrative; this was indicated via the complaint, and I would ask to confirm this with you (application)
10. "Change of use permit" required for lower level; I did not see this permit issued in the property file (condition #2)
11. # of signs exceeding one (condition #7)

This list is based on phone calls and/or evidence collected up to this point including our meeting in person on 1/5/20.

Thank you,

Jared Grande

Land Use Manager

721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703

Direct: 715-839-4743 **Cell:** 715-829-7175 **Fax:** 715-839-6243

Email: jared.grande@co.eau-claire.wi.us



Beginning Monday, June 1, 2020, the Eau Claire County Government Center will be open via the Oxford Avenue entrance only. In-person business with Planning & Development staff will be by appointment only. Please call or email our staff to arrange an appointment.

February 23, 2021

Eau Claire County Zoning
Jared Grande, Land Use Manager
721 Oxford Ave
Suite 3344
Eau Claire, WI 54703

RE: **Conditional Use Permit CUP-0002-15**
Bemis Bluff Winery

Dear Mr. Grande:

As you are aware, this office represents Bemis Bluff Winery, LLC (“Bemis”) in regard to issues relating to its zoning matters and conditional use permit in Eau Claire County. My client is in receipt of the notification of alleged violations of its Conditional Use Permit (“CUP”) from your office. After discussions between Jeff Bemis and yourself, in addition to discussions between you and me, Bemis desires to request minor modifications to its existing CUP. Each of the requested minor alterations are detailed below.

1. Hours of Operation. The current CUP permits the operation of the winery to be open to the public from May through December, Friday through Sunday from 11:00 am to 5:00 pm. Bemis is requesting that the CUP be amended to allow the winery to be open to the public from March through December. In addition, while the winery is not seeking to expand the number of days it is open; it is requesting a slight revision in the hours of operation. The winery is requesting that it be allowed to be open on Fridays from 11:00 am until 7:00 pm and Saturdays and Sundays from 11:00 am until 7:00 pm. The additional hour on Friday is to accommodate customers who do not finish work until 5:00 pm. Also we are requesting the ability for drive thru and pick up anytime or day of the week.
2. Beer Sales. The current CUP allows for the sampling and sale of wine. Subsequent to the granting of the CUP, the Wisconsin Statutes were revised to allow for the sale of beer at micro-wineries. As you are aware, the Township approached Bemis and informed the winery of this change in the law and granted a beer sales permit to the winery. As the sale of beer by the winery is a technical violation of the CUP, Bemis requests that the CUP be revised to allow for the sale of beer on premises. Pursuant to our discussions the volume of beer sales on site is not great, but it offers an alternative product to those non-

wine drinking adults visiting the winery with others. This revision to the terms of the CUP is fully in compliance with state law.

3. Outside Seating. The current CUP is silent in regard to outside seating, and the application for CUP submitted in 2015 does not discuss outdoor seating. The request to modify the CUP for outdoor seating is two-fold. First, due to the COVID-19 pandemic, limiting the seating at the Winery to inside seating only while attempting to comply with recommended social distancing and health protocols would put the winery out of business. Being able to spread the customers out by being outside allows people to enjoy the winery without compromising their health. As long as any Emergency Orders or directives from the County Health Department are in place regarding COVID-19, Bemis requests the ability to spread its outdoor seating out across its property. Second, a more permanent revision to the CUP would be to permanently allow outside seating at the winery. Bemis understands that a neighbor has complained about customers being outside and the volume of noise associated with outdoor seating. In order to curb these concerns, after the dangers of the COVID-19 pandemic have passed, Bemis plans to allow outdoor seating as shown on the attached Exhibit 1 map along with the addition of sound barriers like trees being planted and possible fences installed. Not only will there be tables and seating directly adjacent to the building and tasting room, but seating will be placed in various areas on the west side of the building to allow customers to sit outside while enjoying their beverage. All seating will be kept a minimum of 250 feet from any property line, and a minimum distance of 750 feet from any neighboring home.
4. Signage. The current CUP provides for the erection of one 24 square foot non-illuminated sign. Bemis currently has this one sign near the driveway off of Hageness Road. In addition, there is another sign at a friend's property near the intersection of Hageness Road and Highway 93. While this sign is not located on the Bemis property that is subject to the CUP, could you please verify that this sign is not a violation of the current CUP? On the Bemis property there is another small sign indicating where customers are to park their vehicles. Bemis is requesting a minor revision to the CUP allowing for small, unlit directional signs on the Bemis property and driveway (not for viewing on Hageness Road) to guide customers to the parking area and tasting room.

The above items constitute the current request for minor adjustments to the existing CUP. In your prior correspondence there were several other matters that were addressed, which I believe have now been cleared up. Those items were:

- Number of employees/family members. Bemis does not have any employees, nor does it pay any non-family members for their assistance. Any non-family member on site during business hours is volunteering their time. All remaining individuals are family, and seldom are more than 3 family members on site at any given time.

- Purchase of fruit from neighbors. Bemis has purchased fruit from neighbors, also had customers pick berries and bring in and exchange for a bottle and glass of wine along with promoting their business on the Bemis FB page and volume of those purchases has actually increased due to this promotion. See the attached Exhibit 2. Bemis requested to be able to harvest berries from the neighbor during the week, instead of the weekend when Bemis is open to the public. This request was denied. While Bemis would gladly purchase as much fruit from neighbors as possible, Bemis will be growing more of its own fruit on site going forward.
- Yoga Classes. This was a one-time favor for a family friend. Bemis has no intention of doing any more classes.
- Change of use permit for lower level. Per our discussions earlier, I believe this issue has been resolved as your office located the filed permit.

The final issues of concern that you relayed to Bemis were in regard to food trucks and outside music. Bemis understands that it is the position of the Zoning department that this would be a substantial change in use requiring a new CUP application. At this time, Bemis is not requesting to revise the CUP to allow for outdoor music or food trucks.

Please consider the requested minor alterations to the CUP above. If you need any further information or would like to discuss anything in this letter, please do not hesitate to contact me. I look forward to arriving at a resolution to this matter.

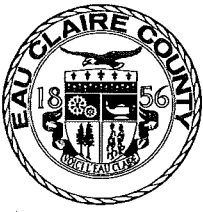
Respectfully,

WELD RILEY, S.C.



John B. Wagman

JBW/tak
Enclosures



Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741

Building Inspection
839-2944
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Land Conservation
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Land Records
839-4742
Land Use Management
839-4743
Planning
839-5055
Recycling
839-2756

March 8, 2021

John B. Wagman, Attorney
Weld Riley, S. C.
3624 Oakwood Hills Parkway
Eau Claire, WI 54701

RE: Conditional Use Permit CUP-0002-15
Bemis Bluff Winery

Dear Mr. Wagman,

I have reviewed the dated February 23, 2021 letter requesting minor alterations to the existing conditional use permit (CUP-0002-15). Below I have provided my responses in order with your letter (following same number scheme).

1. The request to expand from May through December to March through December is a considerable increase in the months permitted; March 2021 and April 2021 are allowed only at this time, with further review beyond 2021 to be open in March/April months. Friday and Saturday are allowed to be opened from 11:00 am until 7:00 pm, but Sunday to remain 11:00 am to 5:00 pm.

Pick up is only allowed Monday-Sunday, 11:00 am to 5:00 pm and only during COVID-19 pandemic. The City-County Health Department would determine when the "pandemic" is no longer apparent in Eau Claire County for all items related to the pandemic.

2. The existing conditional use permit is allowed under the definition 18.02.020.109. as cited in the staff report, "Micro-winery means a facility for the production of 25,000 gallons or less per year of wine, as defined in Chapter 125 of the Wisconsin Statutes, that are sold wholesale and/or off premises directly to retailers as authorized by statute. On premise sales will be allowed only where permitted by the zoning code" and allowing beer sales would expand beyond the definition; additionally, this request was allowed per 18.04.030.F. "Agriculture-related businesses which are secondary to the use of the premises, provided they meet the following criteria....". This is allowed by utilizing the commodities from the property as identified in the original application.

At this time, beer sales are not allowed as a minor amendment and would be considered a substantial change requiring a new conditional use permit application.

3. Outdoor seating was not previously allowed due to the initial request stating the business would take place in the lower level of the residence (18 x 16 wine sampling area and 10 x 15 wine processing room). The request to allow outdoor seating related to COVID-19 and permanently beyond the COVID-19 pandemic, will require further information. I have questions below:

- a. Provide a scaled site map (I provided an example of one that could be used from the county website or use the one from the original application) showing location(s) of the tables.
 - b. How many tables would set up outside (should be identified on the scaled site plan) and how many people would be allowed at each table?
 - c. Are there currently any customers allowed in the lower permitted level of the residence (wine sampling) during the COVID-19 pandemic?
 - d. Other than the proposed tables set up outside, would there be any other form of outdoor seating or customers allowed to be outside of the lower level of the residence (both during COVID-19 pandemic and permanently).
4. Signage shall conform to condition # 7 in the notification letter dated March 31, 2015 allowing one (1) 24 square foot non-illuminated on-premise sign on the property with the addition of one (1) non-illuminated directional sign onsite (not to exceed 6 square feet) for directing traffic to the parking lot (please provide the location of the directional sign on the scaled site map).

The sign located at the friend's property near the intersection of Hageness Road and State Road 93 is not allowed and exceeds condition #7; additionally, I believe I viewed a sign for the winery at the intersection of Lowes Creek Rd and State Road 93. All signs outside of condition #7 and the one (1) directional sign are not allowed and shall be removed.

Below is a summary of the determinations following review of your letter dated February 23, 2021:

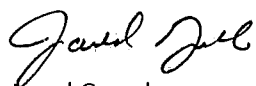
1. Allow only for year 2021 March/April additional months with further review by staff to determine future years. Friday and Sat hours are extended to 11:00 am until 7:00 pm, Sunday remaining 11:00 am to 5:00 pm.

Drive thru pick up only allowed Monday-Sunday, 11:00 am to 5:00 pm and only during COVID-19 pandemic.

2. Beer sales not allowed.
3. Outdoor seating for both COVID-19 pandemic and permanently pending further information provided.
4. Signage shall adhere to condition # 7 in the notification letter dated March 31, 2015 with the addition of one (1) non-illuminated directional sign onsite (not to exceed 6 square feet) for directing traffic to the parking lot (please provide the location of the directional sign on the scaled site map).

If you have questions regarding the information contained in the letter, please contact me to discuss.

Thank you,



Jared Grande

Land Use Manager – Planning and Development

cc: Town of Pleasant Valley
enclosures

A.

The scaled map provided from the county website is attached with table placements

B.

22 temporary tables will be placed outside during covid. With the average of 4 people per table.

17 permanent tables will be placed outside after covid restrictions are lifted by the Eau Claire county health department. With the average of 4 people per table.

C.

No customers are currently allowed inside the winery during the covid pandemic at this time. This will be reviewed on an as needed basis by the owner per Eau Claire county health dept. guidelines.

D.

We have grassy areas adjacent to the winery parking area where customers have brought their own chairs and blankets to socially distance if they are not comfortable with our seating options and enjoy the outdoors. We would like this option to be available to our customers at all times.



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Author

- a. Provide a scaled site map (I provided an example of one that could be used from the county website or use the one from the original application) showing location(s) of the tables.
 - b. How many tables would set up outside (should be identified on the scaled site plan) and how many people would be allowed at each table?
 - c. Are there currently any customers allowed in the lower permitted level of the residence (wine sampling) during the COVID-19 pandemic?
 - d. Other than the proposed tables set up outside, would there be any other form of outdoor seating or customers allowed to be outside of the lower level of the residence (both during COVID-19 pandemic and permanently).
4. Signage shall conform to condition # 7 in the notification letter dated March 31, 2015 allowing one (1) 24 square foot non-illuminated on-premise sign on the property with the addition of one (1) non-illuminated directional sign onsite (not to exceed 6 square feet) for directing traffic to the parking lot (please provide the location of the directional sign on the scaled site map).

The sign located at the friend's property near the intersection of Hageness Road and State Road 93 is not allowed and exceeds condition #7; additionally, I believe I viewed a sign for the winery at the intersection of Lowes Creek Rd and State Road 93. All signs outside of condition #7 and the one (1) directional sign are not allowed and shall be removed.

Below is a summary of the determinations following review of your letter dated February 23, 2021:

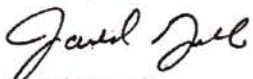
1. Allow only for year 2021 March/April additional months with further review by staff to determine future years. Friday and Sat hours are extended to 11:00 am until 7:00 pm, Sunday remaining 11:00 am to 5:00 pm.

Drive thru pick up only allowed Monday-Sunday, 11:00 am to 5:00 pm and only during COVID-19 pandemic.

2. Beer sales not allowed.
3. Outdoor seating for both COVID-19 pandemic and permanently pending further information provided.
4. Signage shall adhere to condition # 7 in the notification letter dated March 31, 2015 with the addition of one (1) non-illuminated directional sign onsite (not to exceed 6 square feet) for directing traffic to the parking lot (please provide the location of the directional sign on the scaled site map).

If you have questions regarding the information contained in the letter, please contact me to discuss.

Thank you,



Jared Grande

Land Use Manager – Planning and Development

cc: Town of Pleasant Valley
enclosures



Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741

Building Inspection
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839-5055
Recycling
839-2756

March 19, 2021

John B. Wagman, Attorney
Weld Riley, S. C.
3624 Oakwood Hills Parkway
Eau Claire, WI 54701

RE: Conditional Use Permit CUP-0002-15 Bemis Bluff Winery

Dear Mr. Wagman,

I have reviewed the letter dated February 23, 2021, document sent March 15, 2021, and did an onsite visit with Jeff Bemis on March 18, 2021 related to the minor alterations request to the existing conditional use permit {CUP-0002-15}. These items are also to address the noted violations sent via letter on December 14, 2020. Below I have provided my final determination on the minor alterations request in order with your letter dated February 23, 2021 (following same number scheme).

1. The request to expand from May through December to March through December is a considerable increase in the months permitted; March 2021 and April 2021 are allowed only during year 2021, with further review beyond 2021 to be open in March/April months. Friday and Saturday can be opened from 11:00 am until 7:00 pm, but Sunday to remain 11:00 am to 5:00 pm.

Pick up is only allowed Monday-Sunday, 11:00 am to 7:00 pm and only during COVID-19 pandemic. The City-County Health Department would determine when the "pandemic" is no longer apparent in Eau Claire County for all items related to the pandemic.

2. The existing conditional use permit is allowed under the definition 18.02.020.109. as cited in the staff report, "Micro-winery means a facility for the production of 25,000 gallons or less per year of wine, as defined in Chapter 125 of the Wisconsin Statutes, that are sold wholesale and/or off premises directly to retailers as authorized by statute. On premise sales will be allowed only where permitted by the zoning code" and allowing beer sales would expand beyond the definition; additionally, this request was allowed per 18.04.030.F. "Agriculture-related businesses which are secondary to the use of the premises, provided they meet the following criteria....". This is allowed by utilizing the commodities from the property as identified in the original application.

At this time, beer sales are not allowed as a minor amendment and would be considered a substantial change requiring a new conditional use permit application.

3. Outdoor seating was not previously allowed due to the initial request stating the business would take place in the lower level of the residence (18 x 16 wine sampling area and 10 x 15 wine processing room); this is following section 18.04.030.(F.)(1.) of the county code. Upon the City-

County Health Department determining the "pandemic" is no longer apparent in Eau Claire County for all items related to the pandemic, the outdoor seating and outdoor use shall discontinue.

During the COVID-19 pandemic, the owner can have outdoor seating up to seventeen (17) tables (eight tables by the residence), no more than 68 people using the tables, and all tables shall have a buffer of the existing vegetation onsite to the property to the south (see attached map for reference). The Land Use Manager can require relocation of tables if there is not adequate buffering between the outdoor seating and the property to the south. Customers can lay out in the grass using their own chairs and blankets only during the COVID-19 Pandemic.

4. Signage shall adhere to condition # 7 in the notification letter dated March 31,2015 with the addition of one (1) non-illuminated directional sign onsite (not to exceed 6 square feet) for directing traffic to the parking lot (please provide the location of the directional sign on the scaled site map). Off-premise signs for Bemis Bluff Winery are considered "seasonal agricultural product signs" and are exempt from requiring permits under sections 18.26.015 and 18.26.015(B.) (2.) of the county code excluding visual triangle areas.

Below is a summary of the determinations following the review of all items listed above:

1. Allow only for year 2021 March/April additional months with further review beyond 2021. Friday and Saturday can be opened from 11:00 am until 7:00 pm, but Sunday to remain 11:00 am to 5:00 pm. Drive thru pick up only allowed Monday thru Sunday, 11:00 am to 7:00 pm and only during COVID-19 pandemic.
2. Beer sales not allowed.
3. Outdoor seating is allowed only during the COVID-19 pandemic until The City-County Health Department would determine when the "pandemic" is no longer apparent in Eau Claire County; upon conclusion of the COVID-19 pandemic, the outdoor seating and outdoor use shall discontinue. Refer to section #4 for allowed outdoor seating and use during COVID-19 pandemic.
4. Signage shall adhere to condition # 7 in the notification letter dated March 31,2015 with the addition of one (1) non-illuminated directional sign onsite (not to exceed 6 square feet) for directing traffic to the parking lot (please provide the location of the directional sign on the scaled site map). Off-premise signs for Bemis Bluff Winery are considered "seasonal agricultural product signs" and are exempt from requiring permits.

If you have questions regarding the information contained in the letter, please contact me to discuss.

Thank you,

Jared Grande
Land Use Manager – Planning and Development

cc: Town of Pleasant Valley
enclosures



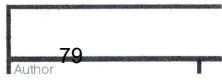
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Author



**Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT**
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741

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Planning
839-5055
Recycling
839-2756

April 1, 2021

Jeffrey A Bemis
E 2960 Hageness Rd.
Eleva, WI 54738

RE: Notice of Violation

Dear Property Owner(s),

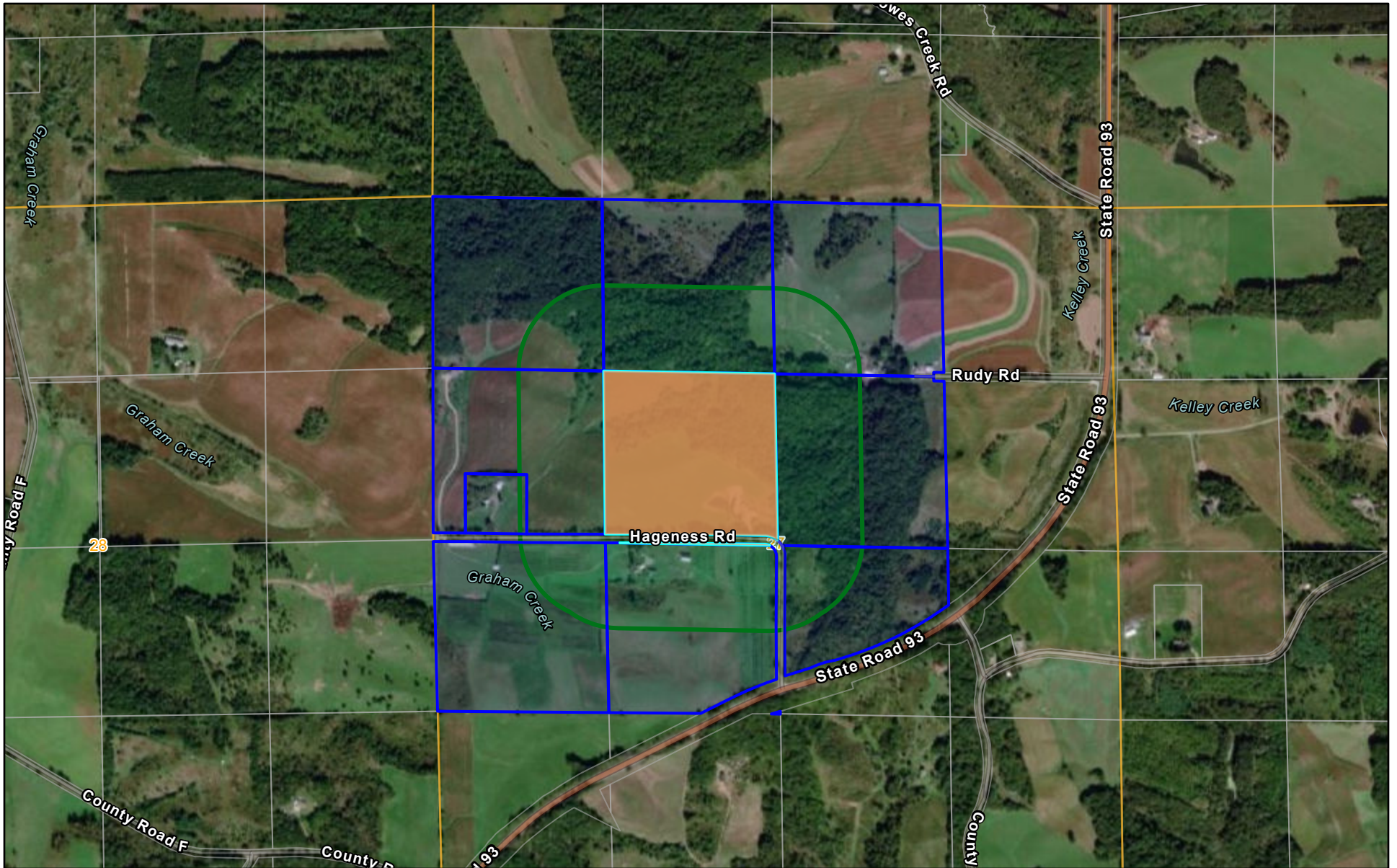
This letter is sent in response to violations on your property at E 2960 Hageness Rd. in the Town of Pleasant Valley; the violations were against CUP-0002-15, exceeding the existing conditions and application materials. Staff provided a letter on March 19, 2021 providing a final determination on minor requests to an existing conditional use permit and approved conditions. The property is in compliance with the Eau Claire County Code. Thank you for your cooperation while working with our office to bring the property into compliance.

If you have any questions or need to contact me I can be reached at 715-839-1660.




Sincerely,

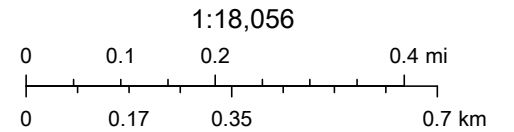
Jared Grande
Land Use Manager

Public Notification



3/24/2021, 11:39:55 AM

-  County Boundary
-  Tax Parcel
-  Section



USDA FSA, GeoEye, Maxar, Esri Community Maps Contributors, Esri

81
Eau Claire County, WI

USDA FSA, GeoEye, Maxar | Esri Community Maps Contributors, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA |

PIN	FirstName LastName	Address	City State Zip
1.80E+18	LOREN M & SUSAN K TRAVIS	E 2330 HAGENESS RD	ELEVA WI 54738-9026
1.80E+18	DAN G & DEANN M RHODES	W295 S5257 HOLIDAY OAK CT	WAUKESHA WI 53189-9043
1.80E+18	KARLYN D & JOY RUDY	E 3380 RUDY RD	ELEVA WI 54738-9063
1.80E+18	MARK L & ANDREA K NYSETH	E 2795 HAGENESS RD	ELEVA WI 54738-9026
1.80E+18	LOREN M & SUSAN K TRAVIS	E 2330 HAGENESS RD	ELEVA WI 54738-9026
1.80E+18	DENNIS HILLESTAD	E 2450 HAGENESS RD	ELEVA WI 54738-9026
1.80E+18	MARK L & ANDREA K NYSETH	E 2795 HAGENESS RD	ELEVA WI 54738-9026

CLASS "B" RETAIL LICENSE
for the sale of
FERMENTED MALT BEVERAGES

No. PV20/21-04

\$ 100.00

WHEREAS, the governing body of the Town of Pleasant Valley, Eau Claire, Wisconsin, has, upon application duly made, granted and authorized the issuance of a Retail Class "B" License to Bemis Bluff Custom Fruit Wines LLC- Jeff Bemis, Agent to sell Fermented Malt Beverages as defined by and pursuant to Section 125.25 of the Statutes of the State of Wisconsin and Local Ordinances and the said applicant has paid to the Treasurer the sum of \$ 100.00 for such Class "B" Retailer's Fermented Malt Beverage License as required by local ordinances. And, has complied with all requirements necessary for obtaining such license.

LICENSE IS HEREBY ISSUED To said applicant to sell, deal and traffic in, at retail, Fermented Malt Beverages at the following premises: E2960 Hageness Rd, Eleva, WI 54738. Bonded Winery areas on east end of building upper level and entire lower level excluding one private bedroom. Outdoor patio area off lower level.

FOR THE PERIOD from July 1, 2020 to June 30, 2021

Given under my hand and the corporate seal
of the Town of Pleasant Valley, Eau Claire County,
this 8th day of June 2020

Clerk

SPECIAL "CLASS B" RETAILER'S WINERY LICENSE

No. PV20/21-05

for the Sale of Wine by a winery

for the consumption on or off premises where sold

WHEREAS, the governing body of the Town of Pleasant Valley, County of Eau Claire, Wisconsin, has, upon application duly made, granted and authorized the issuance of a Special Retail "Class B" Winery License to Bemis Bluff Custom Fruit Wines - Jeff Bemis, Agent to sell Wine, as defined by law, pursuant to Section 125.51(3)(am) of the Statutes of the State of Wisconsin and Local Ordinances;

AND WHEREAS, the said applicant has paid to the treasurer the sum of \$500.00 for such Special "Class B" Retailer's Winery License as provided by local ordinances, and has complied with all the requirements necessary for obtaining such license.

LICENSE IS HEREBY ISSUED to said applicant to sell, deal and traffic in, at retail, Wine at the following described premises:

E2960 Hageness Rd, Eleva, Wi 54738. Bonded winery areas on east end of building upper level and entire lower level excluding one private bedroom. Outdoor patio area off lower level.

FOR THE PERIOD from July 1, 2020 to June 30, 2021

Given under my hand and the corporate seal
of the Town of Pleasant Valley, Eau Claire County
this 8th day of June, 2020

Clerk

To whom it may concern,

I came across a Facebook Post as well as a petition for Bemis Bluff Winery on Change.org and took some time to research as to what it was or why it had come about. Facebook Post and Petition Site Below.

What I found was that the post leads many Bemis Bluff supporters to believe that Eau Claire County is attempting to “shut this wonderful business down.” While I, myself know that County Boards want nothing more than to see local businesses grow and succeed, I found myself curious as to what the back story is, knowing there was most likely much more to the story. Something like this does not just come about after years of being in service unless there is a reason.

On Google, I was able to locate the application for a new conditional use permit that also included the original 2015 CUP.

My conclusion of this post and documents found was that Bemis Bluff Winery has clearly been operating outside the limitations of his original CUP for far to long and the county has since been made aware of it. The Facebook post and petition leads many to believe that this is all due to COVID and once COVID is done, Eau Claire County will not allow him to operate certain ways anymore which will lead to the shutdown of his business. To anyone who would read the CUP with an open mind Bemis Bluff was stretching his permit and, in many violations, while operating the last few years but to the regulars of Bemis Bluff, “He has been doing what he has always done so why does the County have an issue with it now?”

There is no doubt that Bemis Bluff has created an atmosphere many enjoy and love, but he also has way past outgrown his location and his business has not operated like the original permits intended. When I think of a winery, I picture rolling hills of fresh grown fruit that is harvested right there on the last and turned into wine. I envision sampling the wines, choosing 1 or 2 of my favorites and having a glass while visiting with family/friends and then purchasing bottles of some of my favorites to take home but a lot of times that is not what is happening at Bemis Bluff. My opinion of Bemis Bluff Winery has that it has been ran like a Tavern for quite some time, an all-day hangout spot where people order many, many bottles to consume right there on the property.

When I got to the spot in the in the new request that stated the winery is an Ag Related Business and he will be processing a substantial among of fresh fruit from the premise I thought to myself: What fresh fruit is on his premise? I personally know how much fruit it takes to produce a 5-gallon pale of complete fruit wine and even if this business was substituting some fruit juices, I know there is not nearly enough fruit grown on the premise to support his following, if any.

This permit requests the expansion due to his business growing which should have been requested long ago. I strongly believe Bemis Bluff has outgrown a home winery and should be either made to operate within the regulations that were previously set or consider moving his winery to a commercial location that can accommodate all his request.


When I think of the beautiful setting of Hageness Rd I do not think of Bemis Bluff. Instead, I think of the Buffalo grazing on the pasture sides and the dead end and the rolling hills of blueberries & apple trees grown by Blueberry Ridge Orchard. During my summer, I visit the orchard many times to pick blueberries by myself or with my many young nieces and nephews. The atmosphere of the orchard is beautiful but mostly peaceful. County living is truly the best kind of living. I would not trade living in the country for anything but most people move to or live in the country so they can have their own peace and serenity. Living on an operating Farm myself in the country I know I would not be excited to live next to what once was supposed to be a small winery operating out of the basement level to now having a 3-day party every weekend next door.

While this is a big decision for Eau Claire County to make – I think it important to remember that Bemis Bluff presented his business plan in 2015 and should have been following said plan. For him to portray that he is in this predicament for anyone else's fault than his own is false. If Bemis Bluff wishes to operate at the level they are applying for, I would hope Eau Claire County would take into consideration the neighbors of the Pleasant Valley Area. Residents of the area agreed to the small winery – not a large-scale operation right in their back yard in the country.

Bemis Bluff has every possibility to grow his business as much as he would like but there also comes a time when you may have to move to allow and accommodate the growth you wish to reach. His changes he wishes to make will only continue to draw in more and more people and he will be in this same predicament again in no time.

Thank you for your time and consideration of my comments,
Stephanie Monson

http://chnng.it/7i6sSYLSN6?fbclid=IwAR1Xh3Z_3zTzSW8xFE56z0ic3EOkYkrK76hiOPSclquRJ2m2sYdiXSIkYw

 **Bemis Bluff Winery**
March 31 at 6:10 PM · 🌐

🔔 🔔 Thank you to everyone who has shared and signed our petition. When you sign the petition you may see a prompt to donate money; this is not related to our petition This is part of the website we used to generate our petition and your donations go directly to the website. Your signatures and your shares are how you support our cause. 🔔 🔔

We need your support more now than ever.
Bemis Bluff is in the process of updating our Conditional use permit and without this the future of Bemis Bluff is unknown.

We are trying to get adequate outdoor seating, ability to continue with outdoor Music, a variety of craft beer as it's a great option for non wine drinkers, and ability to have food trucks which help support small local businesses and pairs well with wine tasting.

This means Bemis Bluff can not have outdoor seating after covid pandemic is over without the positive recommendations of the Pleasant Valley board and the final approval Eau Claire County Board. Bemis Bluff Winery will likely not stay open for business if the new conditional use permit is not approved.

By signing this it shows you agree that Bemis Bluff should be able to have outdoor music within an acceptable decibel level determined by EC county zoning & health Dept. , sale of beer, food trucks & outdoor seating.

Please sign to show your support for Bemis Bluff so we can all continue to enjoy the ambience of what we've come to know and love.

If your local to the area and are willing to come support us in person there will be a township meeting on April 12th @7:00PM at the Pleasant Valley Town Hall/Township Fire Dept station 4. S10414 Cty Rd HH, Eleva, WI.

Eau Claire County Board meeting: April 13th 7:00 PM via webEx
Meeting: <http://eauclairecounty.webex.com> meeting ID: 1450842426
Password: K3BrwaAJ28.
Audio Conference: 1-415-655-0001 Access: 1450842426##

Thanks,
Jeff Bemis

April 6, 2021

Eau Claire County Committee on Planning and Development

RE: CUP-0006-21-Bemis

Dear Committee Members,

In this documentation we will reference the Eau Claire County Zoning Codes and show how the new CUP-0006-21 for Bemis Bluff Winery is outside the current zoning codes in various areas and list some of our concerns.

We are all in favor of home businesses that are agricultural preservation related. As we reviewed the 2021 application, one of our items of primary focus is around agricultural preservation for the near future and for generations to come. We would like to see Mr. Bemis succeed in his original 2015 request for a Nano Winery in the lower level of his home. Mr. Bemis's business has grown and for him it has grown to the scale that it has outgrown his capacity to grow the necessary produce to use in his wines and outgrown his capacity for noise containment and parking on his land. The expansion that Mr. Bemis is requesting goes beyond what is provided for in the applicable zoning codes for Agricultural Preservation land (AP) and what his property will bear. The outdoor festival-type business he is looking to run is one that works for wineries in other locations as other winery owners own a substantial amount of land where they grow their produce, adjoining neighbors land is far enough away to keep the noise within the land boundary and they aren't in a valley which creates an acoustic type surrounding.

There are many open ended and ambiguous aspects to the current 2021 application which leads to those items needing specific clarification. The 2015 permit was a much less substantial permit and in 2020-2021 Eau Claire County spent a considerable amount of time, resources, and effort to ensure Mr. Bemis took measures necessary to meet the criteria of his 2015 permit and become compliant.

Outdoor Music

One of the most concerning of requests is to allow **outdoor music and 200 plus customers at any given point in time consuming a variety of alcoholic beverages.** (see Attachment 1 to the CUP request). Allowing outdoor music is a

contributing obstacle in many of the problems arising from Bemis Bluff Winery operations. We will attempt to address these issues and others below:

The Standards for Conditional Use Permits **Code 18.21.060 B. and E.** require the use to “**not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted**” and “**Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, ... so that none of these will constitute a nuisance...**”

Outdoor music and proposed 200+ customers at any given point in time consuming a variety of alcoholic beverages, whether it is from a band, radios, speakers or amplifiers, is injurious to the neighborhood use and enjoyment of their properties, in these ways:

All residents on Hageness Rd hear the noise and are negatively impacted. It’s heard by all when working in any of the agricultural fields and sheds on Hageness Rd. It is heard when trying to enjoy hunting in the woodlands and tapping trees for syrup. Residents are unable to enjoy being outside in their yards during weekends in the spring, summer, and fall, due to the noise volume from music at Bemis Bluff Winery. There is a big hill behind the winery to the north that creates a bowl-like amphitheater. The water-filled pond is half way down the hill by where customers are seated which is directly across from a neighbor’s property. The combination of music bouncing off the hillside and carried across the pond amplifies and takes the noise across the road and down the valley to the southwest as far away as County Rd F, approximately 1+ miles away. Our neighbors on County Rd. F have mentioned their irritation with the volume of the music even at that distance. The noise from Bemis Bluff Winery is detrimental to any family oriented experiences on Hageness Rd. See Attachment 2 referencing bands. The bands played outdoors on a platform with speakers. (for additional information of the multiple events and varieties of bands, please see the Bemis Bluff Winery Facebook page, events and timeline sections <https://www.facebook.com/BemisBluff>).

CUP-0002-15 Section 5 The hours of operation shall be from May through December, Friday through Sunday, from 11:00 am to 5:00 pm.

Mr. Bemis has been in direct violation of the hours and days of operation multiple times from the onset of his permit in 2015. See Attachment 3.

Code-18-32-040C Standards for approval of conditional uses.

Outdoor music also contributes to **Parking** issues. The Festival atmosphere of music, food trucks, crafts, etc., encourages customers to stay and partake of

wine/beer for the afternoon/evening. Without music and other amenities the customers may not stay for long periods and the flow of traffic would be more manageable. In **Attachment 1** to the CUP, a request for 120 additional outside seats, plus allowance for customers to bring their own chairs and blankets, in addition to the current approximately 30 to 50 occupants inside the winery, will create parking needs way above the current small lot adjacent to the winery. Significant numbers of customers had parked on the road which created major issues for traveling on Hageness Rd. Having vehicles parked on Hageness Rd. impedes farm equipment, delivery vehicles, emergency response vehicles, and semi grain trucks from traveling the road. It makes the narrow two lane road into a one lane road and extremely dangerous.

To accommodate the additional customer parking, two overflow parking areas are marked on the site map (See Attachment 1). Both of these are in the front yard of the winery along the road, detracting from the natural beauty of the area. Significant excavation, because of hillside grade, would be necessary. Also, one of the proposed expansion parking lots is on currently farmed land so it would reduce the agricultural land available for farming contrary to code **18.32.040C- “The use is reasonably designed to minimize conversion of land, at or around the site of the use, from agricultural use or open space use.”**

Code-18-23-020E Home Businesses

There are also concerns among the neighbors that because of the **outside entertainment**, customers will find it a place to stay and linger and over- partake of alcohol, especially on hot, sunny days. This has already led to incidents of name-calling and bad language from patrons to the residents of the area as we use the road. Along with this is the issue of bathrooms. **Code-18-23-020E “Sanitation. Sanitary facilities shall be provided per county and state sanitary code requirements.”** More restroom accommodations may need to be provided for outside festivalgoers.

Code-18-21-060E Mitigation efforts Outdoor Music and noise.

“Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration so that none of these will constitute a nuisance”.

To prevent the noise from traveling outside of the lot lines of Bemis Bluff Winery appears to be a difficult task. The outside music and crowd seating are above the tree height to the South and it is open farmland to the West. A 10 ft. fence on the south side of the pond would be built on land lower than the seating and would not rise to the height needed to even partially mitigate the amphitheater sound effect.

Tree plantings with seedlings will not develop for many years. The site map shows planting of trees in a low area below where the sound travels.

Conditional Uses- Agricultural Preservation (AP)

Code-18-32-030F

“Agricultural-related businesses that may entail some level of processing or that are retail-oriented in nature, such as nano-wineries or nano-breweries in which a significant portion of the agricultural inputs are produced on-site”.

At this point in time there is very minimal fruit grown on the premises. Several apple trees detailed on the first CUP application have been removed as well as some berry bushes, with the effect of less fruit available now than in 2015.

Growing apple trees and berry bushes takes many years for trees and bushes to produce small amounts of fruit. Along with planting the trees and bushes, a farmer needs equipment to spray for insects, mulch, weed management, etc. such as tractors and spraying equipment, as well as possible irrigation for successful fruit growing and fencing to keep deer from destroying trees and bushes. In the last six years no attempt at growing a significant portion of fruit has been made at the winery. Please note on the 2021 CUP application site map there is no plan regarding growing produce or information regarding equipment to be used in the production of malt, barley, fruit, etc. See Attachment 1. How will this be addressed to ensure a significant portion of his produce is grown on the property that will immediately be available for wine processing?

Micro-Brewery request in CUP-0006-021

In the CUP-0006-21 application under the “Description of the type of business activity” –in addition to Micro Winery -it references **“a facility for the production of fermented malt beverages that may be bottled, packaged, processed, stored, sold, sampled, shipped, transported, delivered, and/or consumed on premise”**. If this operation becomes both a Nano-Winery and a Nano-Brewery there is significant concern about the size of the building and operations. Also concerning is the winery’s ability to grow a significant portion of produce to accommodate malt liquor production. Going from a small Micro Winery with wine tasting only, to now a Nano-Winery and a Nano-Brewery and the large operation it will become is not compatible with AP Zoning or our neighborhood. This would potentially set a precedence in Eau Claire County which would create many additional issues in the future.

Property Devaluation

The land devaluation of neighboring properties is a highly possible outcome of allowing this operation to move outdoors into a festival setting. The land on our ridge is highly valued for its agricultural productivity, esthetic beauty, tranquility, hunting opportunities, beautiful homes and prime location. When potential buyers of our properties realize their weekends will be disrupted by the neighbor's commercial business operation they will look less favorably at the property and offer less or find other opportunities. This results in loss of income to the neighbors and a substantial concern for our financial security.

Again, our intention is not to shut down the Nano Winery operation at Bemis Bluff Winery. CUP-0002-15 and all the zoning codes that apply to a small Home Business operated in the basement of a residence is what the AP zoning code is designed for and what the neighborhood would like to see. Other types of businesses, such as a festival grounds or Micro Winery and Micro Brewery operations with no agricultural production, is not suitable and should be directed to other zoning areas in the county.

Thanks to Eau Claire County Planning & Development for enforcing compliance of Mr. Bemis's 2015 CUP and COVID addendum this spring. We have all been able to safely walk on our road and not be concerned about drunk drivers. The littering of beer cans is no more. Family members and friends have been able to visit, grandchildren have been able to play in our yards/ride bikes, and agricultural work has been done without the noise and inappropriate language/behavior that comes with crowds of people consuming alcoholic beverages and music.

Thank you for your consideration.

Landowners on Hageness Rd, Township of Pleasant Valley:
Loren & Sue Travis, Linda & Dennis Hillestad, Mark & Andrea Nyseth, Jeremy Allemann, and Dan & Deann Rhodes

Attachment 1 – 2021 CUP Request

Micro Winery at the residence location:

E2960 Hageness Rd. Eleva, WI. 54738

Applying for an amendment to CUP-002-15 due to the growth of the Ag related business.

Continue to utilize entire existing production & bottling areas.

Continue to utilize existing interior tasting rooms

Future expansion of lower level tasting areas of up to 1000 sq.ft. for additional interior seating all incorporated into one area.

Music within the EC County Health/Zoning Dept. and State regulations for decibel readings indoors and outdoors for the customers to enjoy. Speakers will be adjusted to the north (opposite of the neighboring houses) to reduce property line decibel readings. If the decibel readings taken by county officials exceed county regulations we will discontinue outdoor music and we encourage these readings so we all know what is acceptable.

Our music usually consists of my 2 boys playing guitars and singing or similar local duos. We had 2 different groups contact us to play in 2020 that we also agree were too loud and we had no plans of rehiring them going forward.

Music to be scheduled between the hours of 12-6 with 2-3 hour intervals on Saturdays one time a weekend.

Related to sound issues we will install a solid board on board 10' in height fence along with tall grass (*Miscanthus Giganteus*) and evergreen trees to help reduce site & sound at to neighbors located southwest of winery property.

Food Trucks as we don't have a hot food options or carry a license for that. This is a great addition for our customers health and safety while they enjoy wine.

This is a great way to support local business owners who work very hard to provide excellent meals to customers throughout the Chippewa valley.

Ability to sell beer as an option for non wine drinkers (significant others to enjoy the experience together) or customers with allergies to wine.

This is not a substantial amount of sales for the winery. During 2020 we sold approximately 55 cases which ends up being approximately 1.5 cases on a 3 day weekend.

Outdoor seating 30 tables with the ability to seat approx. 120 people (see Diagram)

Future ability for 50 tables with ability to seat 200 people.

Overflow seating in the grassy areas on property within close proximity of the outdoor seating . Customers enjoy bringing blankets and chairs to enjoy the agricultural area.

Overflow parking lot to be added to the east of the existing driveway. (Ref site map)

Future parking area on the west side of the existing driveway

Crafts, clothing, cheese & sausage tray, and any other related products that are incidental to the business

Production will stay within the allowed 25,000 gallons of wine a year, per Chapter 125

109. "Micro-winery" means a facility for the production of 25,000 gallons or less per year of wine, as defined in

Chapter 125 of the Wisconsin Statutes, that are sold wholesale and/or off premises directly to retailers as authorized by statute. On premise sales will be allowed only where permitted by the zoning code. 109



Eau Claire County, WI

Legend

- Tables
- * Addresses
- Address Labels
- Parcels
- Parcel Labels
- Parks
- Sections
- Villages (Scale below 35K)
- Cities (Scale below 35K)
- Towns
- Surrounding Counties
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Railroads

Ortho 6 Inch 2018 (Color)



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

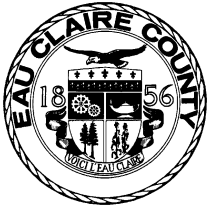
Date Printed: 09/05/2018 11:55 PM	Eau Claire County Planning & Zoning Department

Attachment 2 – 2020 outdoor band schedules, band platform and speakers



Attachment 3 –Hours and days of operation





**Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT
Eau Claire County Courthouse - Room 3344
721 Oxford Avenue
Eau Claire, Wisconsin 54703-5212
(715) 839-4741**

Building Inspection
839-2944
Emergency Management
839-4736
Geographical Information Systems
839-4730
Land Conservation
839-6226
Land Records
839-4742
Land Use Management
839-4743
Planning
839-5055
Recycling
839-2756

Memo

The owner/applicant dropped off printed pages of an online petition (over 6,000 signed) that can be viewed in the office. A link to the petition can be found below:

[Petition · Keep Bemis Bluff OPEN · Change.org](#)

Name:	Email:	Comments:
Mike = Joel Spotts	2437a@frontier.net.net	Please stay open! Awesome place! Kind people!
Amy TELSTEEL	amytelsteel@gmail.com	Please keep this wonderful Place Open!!
Traci Richter	Trichter1120@gmail.com	Stay open
Juli Dobson	julidobson@aol.com	Keep it open!
Jim Dobson	jkd8878@gaho.com	Keep it open!!
Pam Pettis	p.pettis@tcc.edu	Fun for "Social-Distancing" !!
Lenny Robinson	pilatesbylenny@gmail.com	This is the greatest way they need to stay open!
Craig Abbott	craig079@centurytel.net	
Ralph Lanner		Stay OPEN Best around
Mindy Hayes	mhayes@mendon.k12.wi.us	- Stay open

Name:	Email:	Comments:
Nate Spotts	combatmp2001@gmail.com	Awesome Place !!
Pat D'Amore	JD4001up@gmail.com	
Carol Rott	crotte@hotmail.com	Save this Awesome Place!!
Mandy Juresh	mandf3@yahoo.com	
KIRSTIN SUSEND		
Bailey Emmert	baileykhayes95@gmail.com	

I support Bemis Bluff Winery in all their efforts to continue offering a great small business to our local area .

I live close by and I have no conflicts with their operations and support their request for a new conditional use permit in my neighborhood and pleasant valley township.

I have read & Understand what Jeff Bemis is asking for with the new CUP.

Signature John P Susa Date: 4/05/2021
Address: 315205 COUNTY ROAD I ELEVA WI 54738
Notes: _____

Signature Karl Rudy Date: 4/5/21
Address: E3380 RUDY RD ELEVA, WI 54738
Notes: _____

Signature Roger W Noth Date: 4/5/21
Address: ~~E4505~~ 4530 Co. Rd. I, Eleva, WI 54738
Notes: Need to keep Jeff and Company in the area,

Signature Mal R Date: 4-5-21
Address: 514955 CTH F
Notes: NO ISSUES HERE. GOOD LUCK!

Signature Scott J. Kumpfman Date: 4-6-21
Address: 514345 St. Rd 93 Eleva WI 54738
Notes: I have no problem with this business

Signature Delid Kufen Date: 4-6-21
Address: S 14345 St. Rd 93 Eleva WI 54738
Notes: I Love Jeff's business

Signature _____ Date: _____
Address: _____
Notes: _____

Table 1

Name	City	State	Postal Code	Country	Commented Date	Comment
Jeff Bemis	Eleva	WI	54738	US	2021-03-31	""I want this winery to continue with all the outdoor seating , food truck, beer and music.""
Tabetha Mithun	La Crosse	WI	54601	US	2021-03-31	""This is a place that brings many people together. People of all different directions. Family, friends, and future friends. This friendship become more like
Lisa Casper	n/a	WI	54751	US	2021-03-31	""You have to stay open. You're the reason I drink wine now. Never tasted wine this good before.""
Wendy Eckwright	Eleva	WI	54738	US	2021-03-31	""This is an essential place for many local people as well as a huge tourist destination!!!""
Khrist Wright	Mondovi	WI	54755	US	2021-03-31	""Keep local small businesses open! Proudly Support Bemis!""
Sunday Retzlaff Prentice	WI	54556	US	2021-03-31	""A very nice local business that I'm hoping will continue to thrive. Anyone I've spoken to about this establishment has nothing but positive comments!""	
Aislinn Koenig	Eau Claire	WI	54703	US	2021-03-31	""Having outdoor seating and entertainment in the area of Bemis Bluff Winery is a great thing!""
Jennifer Engum	Strum	WI	54770	US	2021-03-31	""Jennifer Engum""
Arely Kinser	Eleva	"	54738	US	2021-03-31	"" stay open Bemis!""
Leann Jacobs	Eleva	WI	54738	US	2021-03-31	""Bemis Bluff is an asset to this area... pulls in a lot of people. And it's a great place to meet with family and friends.""
Mark Gardow	Eau Claire	WI	54703	US	2021-03-31	""This is a very Awesome place, my family, friends and I enjoy Bemis Bluff. Great Friendly Family atmosphere!""
Barbra Breaker	Augusta	WI	54722	US	2021-03-31	""I love Bemis Wine and the atmosphere""
Kelly Groth	Fountain City	WI	54629	US	2021-03-31	""Best wine I've ever had!""
Kristine Olson	Osseo	WI	54758	US	2021-03-31	""I'm signing because I support BEMIS!""
Sharon Berg	Milwaukee	WI	53220	US	2021-03-31	""I've never been there and want it to remain open so I can.""
Janet Mikesell-Bauer	Eau Claire	WI	54701	US	2021-03-31	""Love this place and definitely want this business to continue to thrive!""
Jennifer Seipel	Eau Claire	WI	54703	US	2021-03-31	""I love Bemis!""
Courtney George	Arcadia	WI	54612	US	2021-03-31	""This place is awesome and so clean and neat!""
Maria Bamonti	Durand	WI	54736	US	2021-03-31	""Small businesses like this bring people to our area and those people support other small businesses, we need more!""
Maggie Pogany	Mondovi	WI	54755	US	2021-03-31	""I support local business and I enjoy the wines. Jeff is good at his craft.""
Amanda Stange	Eau Claire	WI	54703	US	2021-03-31	""Bemis Bluff is an outstanding local business with a wine selection and atmosphere that matches none in the area. This business is an asset to our com
Stacy Lauterbach	Eau Claire	WI	54703	US	2021-03-31	""This is a great local business and I want to show my support.""
Stacy Drath-Asher	"	"	"	US	2021-04-01	""We love bemis!""
Kim Cass	Eau Claire	WI	54701	US	2021-04-01	""Kimberlite Cass""
Stephanie Yarrington	Eau Claire	WI	54703	US	2021-04-01	""I support Bemis Bluff, I support small business and I support the owners""
Joleen Anderson	Janesville	MN	56048	US	2021-04-01	""I drive 3 hours one way to support this winery! It is a great place and they make everyone feel welcome! Jeff also makes some of the best wine
Melissa Fitzpatrick	Dodge	WI	54625	US	2021-04-01	""Bemis is a beautiful place to get away and enjoy with friends!""
Jessica Bates	Eleva	WI	54738	US	2021-04-01	""I enjoy the wine and option for outdoor seating and entertainment makes it a wonderful place for local people to visit.""
julie travaglio	chippewa falls	WI	54729	US	2021-04-01	""julie travaglio""
Heather Severson	Independence	WI	54747	US	2021-04-01	""I really like going to Bemis! They have the best wine!""
Robin Crossley Barrington	RI	02879	US	2021-04-01	""Bemis is a great place to meet friends.""	
Peggy Mickelson	Eau Claire	WI	54701	US	2021-04-01	""Brims Bluff is a great LOCAL winery and all revenue stays local to support the County. They need this permit to keep the business open. Plea
Jody Bowers	Eau Claire	WI	54703	US	2021-04-01	""Bemis has a very nice scenery and it would be wonderful for them to be able to utilize it for friends and families to gather and enjoy a beverage togethe
Sarayah Warthan	Eau Claire	WI	54703	US	2021-04-01	""The owner is genuine and cares about the community and an establishment like this is an asset to a small town.""
Nicole Windjue	Strum	WI	54770	US	2021-04-01	""I absolutely LOVE relaxing out at Bemis!!!""

Mary McCann	Bloomer	WI	54724	US	2021-04-01	""I love Bemis bluff!!""
Courtney Peters	La Crosse	WI	54601	US	2021-04-01	""I love their wines and have been wanting to go visit myself finally!""
Linda Pederson Strum	WI	54770	US	2021-04-01	""Linda Pederson""	
Kellsie Zwiefelhofer	Chippewa Falls	WI	54729	US	2021-04-01	""Some of my favorite wines!!""
Karri Barrett	Melrose	WI	54642	US	2021-04-01	""Bemis is our girls favorite winery!!""
Sara Modl	Chippewa Falls	WI	54729	US	2021-04-01	""This is the greatest place!!!! Love everything about it""
Erin Price	Eau Claire	WI	54701	US	2021-04-01	""I believe in supporting small businesses and seeing Bemis Bluff continue to provide excellent wine and camaraderie for the chippewa valley patrons""
Dori M Pulse	Eau Claire	WI	54701	US	2021-04-01	""This is America and we have a constitution that protects our rights. Small businesses are the bedrock of our country and community.""
Jodi McElwaine Strum	WI	54770	US	2021-04-01	""I want Bemis Buff Winery to stay open with music and food.""	
Hannah Hemmersbach	Cashton	WI	54619	US	2021-04-01	""my mom did too""
Kathleen Benzschawel	Boyd	WI	53578	US	2021-04-01	""I support small businesses!""
Kevin Knudson	Chippewa falls	WI	54729	US	2021-04-01	""Love that place""
Ryan Stubrud	"	"	US	2021-04-01	""Please do not deny small businesses""	
Stacey Wilbur	Eau Claire	WI	54703	US	2021-04-01	""Fresh air is a must!""
Anna Boettcher	Eau Claire	WI	54703	US	2021-04-01	""This is an amazing business and we need it to stay in business and support it""
Rhiana Lloyd	Whitehall	"	54773	US	2021-04-01	""Signed and contributed \$25 to help spread the word. Jeff is a great man who brought a delight to our neck of the woods. Unsure how covid had anything to do with it""
Angie Ewings	bloomer	WI	54725	US	2021-04-01	""Because Bemis Bluff is an amazing family oriented business this area needs!""
Rebekah Miller	Waukesha	WI	53188	US	2021-04-01	""Rebekah miller""
Cathy Palmore	Eleva	WI	54738	US	2021-04-01	""This is a wonderful place to go! Beautiful scenery, excellent wine....a great place to meet friends & relax!""
Kathie loewenhagen	Mondovi	WI	54755	US	2021-04-01	""Very nice local place""
Kelly Peterson	Eleva	WI	54738	US	2021-04-01	""Eleva needs this. This is great for our community""
Lisa Makeeff	Augusta	"	54722	US	2021-04-01	""Good people and a wonderful atmosphere""
Vickie Vickie	Eau Claire	WI	54703	US	2021-04-01	""Its good to support this cause. Its a win/win""
Kati Bauer	Eleva	WI	54738	US	2021-04-01	""Love Bemis Bluff wine! We support our local small businesses!""
Ashlee Hanson	Altoona	WI	54720	US	2021-04-01	""They have one of my Favorite Wines!!!!""
Donna Amundson	River Falls	WI	54022	US	2021-04-01	""It is a wonderful little business.""
Diane Berg	Eau Claire	WI	54701	US	2021-04-01	""I have attended these out door events, they finish at a very reasonable hour and the noise was very minimal. I would hate to see this Winery close, w/ it being a great place to visit and enjoy the view""
Catherine Nelson	Ettrick	WI	54627	US	2021-04-01	""It's a great place.""
megan salava	Strum	WI	54770	US	2021-04-01	""Bemis is a huge attraction to eleva. The area needs Bemis.""
Julie Schlough	Greenwood	WI	54437	US	2021-04-01	""Great place with great people!""
Shannon Ross	"	"	US	2021-04-01	""It is a great business that draws business to a small town in a responsible, professional matter.""	
Nicole Brannigan	Eau Claire	WI	54703	US	2021-04-01	""Bemis is a great place""
Jaquelin Holen	Streamwood	IL	60107	US	2021-04-01	""I love going there and the staff are always amazing. The owner is so kind and caring and his father and mother are always quick on their feet despite the weather""
Cheyenne Bump	Mondovi	WI	54755	US	2021-04-01	""Bemis is a great place to relax and spend time with friends""
Arianna Zarbo	Mondovi	WI	54755	US	2021-04-01	""Every vote matters. Keep Bemis thriving!""
Hiedi Schwennsen	Mondovi	WI	54755	US	2021-04-01	""This is my favorite winery and I believe its important to support local small business!""
Carly Thurman	Mondovi	WI	54755	US	2021-04-01	""I love Bemis, everyone is so friendly. Bemis draws business to Eleva!""

diana mcnamara	chippewa falls	WI	54729	US	2021-04-01	""Diana McNamara""
Ellen Yule	Eleva	WI	54738	US	2021-04-01	""I am signing because this is a good thing...if someone doesn't like it nobody will make you go there. Let people who like wine etc. enjoy themselves.""
Heidi Melton	Eik Mound	WI	54739	US	2021-04-01	""They have awesome wine.""
Jared Blaha	CHIPPEWA FALLS	WI	54729	US	2021-04-01	""Keep a local family business open""
Destiny White	Onalaska	WI	54650	US	2021-04-01	""Why are these boards and our law makers making it impossible for small businesses to stay open. It's getting ridiculous. They need to get over themse
Greta Gearing	Taylor	WI	54659	US	2021-04-01	""Keep the small businesses in business.""
Jan Rasmussen	HOLCOMBE	WI	54745	US	2021-04-01	""Great place with fantastic owners""
Nicole Cooper	Chippewa Falls	WI	54729	US	2021-04-01	""Blemis is the best!! It needs outdoor seating. It supports other vendor by bringing in food trucks. They are a respectable company!!""
Julianna Kraemer	Turtle Lake	WI	54889	US	2021-04-01	""This is an amazing venue""
Kimberly Anderson	Phoenix	AZ	85037	US	2021-04-01	""Visit there every summer!""
Kia Filla	Whitehall	WI	54773	US	2021-04-01	""Best wine in the area!! Great people own it, great atmosphere, and best of all a local business. You cannot go wrong here! Good luck Jeff!""
Jaime Ross	Eau Claire	WI	54701	US	2021-04-01	""I want Bemis to stay open""
Carmen Huse	Kyle	TX	78640	US	2021-04-01	""Best wine around and I love them all Jeff, Harold and Iris . Staff is amazingly nice and always have a smile on their face""
Cheri Caputo	Whitehall	WI	54773	US	2021-04-01	""Best wine around. Please sign to keep Bemis open.""
Angela Frank	Hammond	WI	54015	US	2021-04-01	""Angela Frank""
Amy Elit	"	"	US	2021-04-01	""It's a beautiful family ran business""	
Angela Young	Barron	WI	54812	US	2021-04-01	""They should most definitely be allowed to have outdoor music, beer, outdoor seating and food trucks.""
Debbie Jahn	Alma Center	WI	54611	US	2021-04-01	""I love the winery, it's location, the people and most of all the done! They need a bigger and better outdoor venue.""
Angie Risen	Mondovi	WI	54755	US	2021-04-01	""I love this place and the variety of wines it has to offer! They are close to home and have great ties to the communities that surround them!""
Lisa Ligman	Amherst	WI	54406	US	2021-04-01	""Love the area and outdoor music. We all need to relax some way! Wine and the outdoors!""
Amy Carlson	Mondovi	WI	54755	US	2021-04-01	""Bemis has been such an enjoyable spot to visit within 15 minutes of home- slightly uncommon for us rural folks :). I feel like Jeff has always had music
Jacki Drier	Arkansaw	WI	54721	US	2021-04-01	""Jacki Drier""
Jenna Meyer	Eau Claire	WI	54703	US	2021-04-01	""I love this winery""
Sheila Steinke	Mondovi	WI	54755	US	2021-04-01	""This business needs this to keep running and this is a beautiful place to relax and support our community.""
Austin Fisk	Holcombe	WI	54745	US	2021-04-01	""Its a great place. My family loves there products!""
Liz Olson	Chippewa Falls	WI	54729	US	2021-04-01	""I'm a huge fan of their wines, I enjoy supporting local small business, and the scenery is beautiful. Let's keep them running Eau Claire!""
Kathy Pierzina	Osseo	WI	54758	US	2021-04-01	""?Outdoor venues are good for everyone's mental health, greatly needed in these stressful times!""
kesi bertrang	Fairchild	WI	54741	US	2021-04-01	""This place and the people are wonderful!""
Ryan Bares	Chippewa Falls	WI	94304	US	2021-04-01	""Jeff has an amazing business and it adds a lot of value to the Pleasant Valley area. He also respects covid guidelines and will ensure a safe environme
Pamela Swan	Eau Claire	WI	54703	US	2021-04-01	""It is a great place to relax""
Sheila Kersten	Osseo	WI	54758	US	2021-04-01	""Best around!""
Carrie Moyer	Mondovi	WI	54755	US	2021-04-01	""I enjoy going with the girls to taste some wine while listening to music, enjoying the outdoors, and some great food!""
Sarah Larson	Eau claire	WI	54701	US	2021-04-01	""Love BB and hope to enjoy the outdoor seating, music and beautiful views.""
Jessa Dekan	Montello	WI	53949	US	2021-04-01	""Music makes the world go 'round; I don't care what Queen says about those fat bottomed girls.""
Ben Cheever	Eau Claire	WI	54701	US	2021-04-01	""Still want to go visit!""
Steve Marum	Mondovi	WI	54755	US	2021-04-01	""Right is right. Support your small businesses in any way possible!!!!""
Kristen Ellifson	Independence	WI	54747	US	2021-04-01	""I love Bemis!""

Amanda Vandregreen Bay	WI	53204	US	2021-04-01	""This is my favorite winery ever!!!""
Sheila Rieck Reading	"	19605	US	2021-04-01	""Bemis Bluffs is a Wisconsin Gem, a place I highly recommend to locals as well as those who travel through our beautiful state. The owners and employees are wonderful people!""
Jill Johnson Minneapolis	MN	55401	US	2021-04-01	""I believe it is necessary!!""
Jen Williams Rushford	"	55971	US	2021-04-01	""My favorite Winery!""
Steven Gullicksrud Chippewa Falls	WI	54729	US	2021-04-01	""Steven Gullicksrud""
Barbara Noren Trempealeau	WI	54661	US	2021-04-01	""We love going to Bemis Bluff!!!! Would love to listen to great music and have options to eat also!!!!""
Charles Loew Eau Claire	WI	54703	US	2021-04-01	""It's a fun place to meet people!""
Molly Todd Eau Claire	WI	54703	US	2021-04-01	""Bemis is one of the most wonderful, friendly and relaxing places to unwind and enjoy some great wine with friends and family. Jeff and his family are top notch!""
Billy Bergh " " "	"	US	2021-04-01	""I'm pro small business and so should everyone. It is governments job to help businesses operate not impede reasonable requests.""	
Dave Matthews Eau Claire	WI	54703	US	2021-04-01	""Keep all businesses open !!!""
Samantha Saunders Chetek	WI	54728	US	2021-04-01	""I'm singing because this wine is delicious and""
Michael Stoner Strum	WI	54770	US	2021-04-01	""It's a great business. Run by a great family!!!""
Kellie Gunderson-burke Eau Claire	WI	54703	US	2021-04-01	""Kellie Gunderson-burke""
Yvonne Novak Eau Claire	WI	54701	US	2021-04-01	""What a great local business! Happy to support our neighbors in EC.""
Jerome Martinek " " "	"	US	2021-04-01	""I love this place and it a small business that should stay open.""	
Veronica Standeven Chippewa Falls	WI	54729	US	2021-04-01	""I want small businesses to succeed""
Jessica Myren Eau Claire	WI	54703	US	2021-04-01	""Bemis is a place of gathering, of kindness, of cheer, of laughter, music, and heart. It's a place to meet with family, friends, reconnect. This winery is good!""
Rita Berge Strum	WI	54770	US	2021-04-01	""Wonderful atmosphere to enjoy friends and excellent wine.""
bruce bautch Independence	WI	54747	US	2021-04-01	""This is a wealth and very nice little get away for a day spot. We look forward to going up the short drive n. Of Eleva and enjoy the wine tasting and other activities!""
Wendy Martozie La Crosse	WI	54601	US	2021-04-01	""Nice winery and great wine. I would hate to see it close.""
doria work miami	FL	33116-3356	US	2021-04-01	""JUSTICE FOR WE THE PEOPLE. KEEP BEMIS BLUFF OPEN. OPEN THE WORLD""
Linda Serum PLUM CITY	WI	54761	US	2021-04-01	""Linda Serum""
Patti Lange Augusta	WI	54722	US	2021-04-01	""This is a great place to come and relax and should continue to part of the community. It is amazing what they have created and I would deeply miss them if they were to close!""
melissa laehn Osseo	WI	54758	US	2021-04-01	""I support small biz! Why make it hard for the little guys to make any money with these silly rules? No outdoor seating? Good grief, Whats next?""
Christine Briski Greenwood	WI	54437	US	2021-04-01	""It is a very nice place to go to when you are in need to just get away. Always feel welcome. I travel from Greenwood Wi.""
Tim Poppe Cadott	WI	54727	US	2021-04-01	""Bemis Bluff is a very fine small business. That is what we need more of. Please give them the conditional use permit!""
Sue Kopp Chippewa Falls	WI	54729	US	2021-04-01	""Sue Kopp""
Kyra Borup New Auburn	WI	54757	US	2021-04-01	""I love this place !!!""
Jeri Troia Madison	WI	53717	US	2021-04-01	""My son says you need to stay open!""
Mercedes Patko Eau Claire	WI	54701	US	2021-04-01	""Small businesses are what makes Eau Claire so unique! Keep them open!""
Candyece Lund Eleva	WI	54738	US	2021-04-01	""Bemis Bluff Winery is an asset to the Township of Pleasant Valley! It offers a serene place to enjoy the countryside with a glass of phenomenal wine. The music is great!""
Kailey Dresel Saint Paul	MN	55145	US	2021-04-01	""Wonderful place! Very spacious!""
Claudia Gonzalez Corona	CA	92882	US	2021-04-01	""Claudia Gonzalez""
Nicole Ward Eau Claire	WI	54703	US	2021-04-01	""Best winery in the area. Save small support small.""
Crystal Poeschel Durand	WI	54736	US	2021-04-01	""I Want Bemis Bluff To Stay Open Their Wine Is Delicious And I Always Love The Music And The Scenery ❤️ I Want It To Stay Open The Owner's Are Fantastic!""
Rachel Till Eau Claire	WI	54703	US	2021-04-01	""Bemis Bluff is a great outdoor event spot!""
Troy Rognholt Eau Claire	WI	54703	US	2021-04-01	""Bemis Bluff is a great business. Very community friendly""

Rosemary Murphy	Marshfield	WI	54449	US	2021-04-01	""Rosemary Murphy""
Emily Anderson Trempealeau	WI	54661	US	2021-04-01	""Great company, great wine!!""	
Carla Larson	Holmen WI	54636	US	2021-04-01	""I love Bemis Bluff Winery and the atmosphere they provide. The owners, especially, Iris, are so accommodating and pleasant. They have an excellent reputati	
Sarah Thompson	Mondovi	WI	54755	US	2021-04-01	""I love Bemis Bluff's atmosphere and would be sad to see this place shut down.""
Megan Odegard	Mondovi	WI	54755	US	2021-04-01	""We need Bemis!!""
Brenda Zillmer	Black River Falls	WI	54615	US	2021-04-01	""I visited there last summer and loved the outdoor seating option. Why take that away? Shouldn't only be allowed during a pandemic.""
Monica Weber	Eau Claire	WI	54701	US	2021-04-01	""We love everything about Bemis Bluff! Please let the have seating outdoors, live music events and food trucks! What a great asset to have in the comm
Nicole Suchla	Whitehall	WI	54773	US	2021-04-01	""It is a beautiful place, with great products and service.....in a peaceful atmosphere""
Debra Bowe	Eau Claire	WI	54701	US	2021-04-01	""This is an amazing place to get together with family and friends and enjoy some of the best wine in the area.""
Heather McDonald	Strum	WI	54770	US	2021-04-01	""I'm signing because I love Bemis Bluff wines!""
Sydney Murphy	Chippewa Falls	WI	54729	US	2021-04-02	""Sydney Murphy""
Matthew Travis	Barrington	IL	60010	US	2021-04-02	""It's the right thing to do!""
Amy Laffin	Merrill	WI	54452	US	2021-04-02	""Excellent business venue & selection!""
Laura Englesby	Altoona	WI	54720	US	2021-04-02	""Laura Sue Englesby""
Sarah Biggs	Danville	KY	40422	US	2021-04-02	""I love a small business with a great atmosphere like this.""
Bryan Peterson	Cibola	TX	78108	US	2021-04-02	""I'm signing because their wine is wonderful and they have great ppl that depend on this. It's a small business in a small town.""
Jeff Roshell	Eau Claire	WI	54701	US	2021-04-02	""Bemis Bluff is an awesome place to relax and unwind. The music is never too loud and gets done at an early hour, so I can't think of a single reason n
Linda El-Egermeier	St Louis Park	MN	55426	US	2021-04-02	""Friends love this place!""
Yvomne Bemson	River Falls	WI	54022	US	2021-04-03	""I'm signing this because I think it's important part of socializing and people need to go somewhere""
Yvomne Bemson	River Falls	WI	54022	US	2021-04-03	""I am signing because it's an important part of socializing . These people work hard every day just to survive and I appreciate that. Please don
Penny Nelson	Eau Claire	WI	54701	US	2021-04-03	""Small businesses need us now more than ever""
Janet Goettl	Altoona	WI	54720	US	2021-04-03	""I love going down there and sitting outside relaxing with friends.""
Jewel Gray	Eau Claire	WI	54701	US	2021-04-04	""I love this winery and love bringing my friends""
Maryann Ludwigson	Lake Hallie	WI	54729	US	2021-04-04	""Maryann Ludwigson""
Gordy Bennett	Eau Claire	"	54703	US	2021-04-05	""I would hate to see another small business suffer this terrible fate, besides, the wines are amazing !!!!!""
Averie Goodman	Barrington	IL	60010	US	2021-04-05	""Keep local businesses open!""

**Planning and Development
March 2021**

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

Planning

Vendor	Amount	Description	Line Item#
Christopher Sebesta	150.00	Refund	44400-000-000
WCCA	100.00	Membership Dues	56920-321-000
WPY Wisconsin Code - Pcard - Jared	210.00	Training	56920-330-000
Office Depot - February	53.28	Office supplies	56920-310-000
Voyager - February	83.68	Fuel	56920-330-000
APG MEDIA	150.15	Legal Notice	56920-321-000
ECC Highway	\$241.81	Fuel	56920-330-000
DOA - Pcard	1,654.72	UDC Seals	56920-310-000

Resurvey

Vendor	Amount	Description	Line Item#
Dean Roth	182.74	Safety Shoes	51498-390-390

Emergency Management

Vendor	Amount	Description	Line Item#
APG MEDIA	37.42	Legal Notice	52926-321-000

Recycling

Vendor	Amount	Description	Line Item#
Adobe Creative Cloud - Pcard - Matt	632.87	Adobe	53635-912-000
Advanced Disposal	\$4,413.58	Drop Box Service for February	211-15-53635-208-000
Advanced Disposal	\$38,083.68	Curbside Services February	211-15-53635-201-000
Boxx Sanitation	\$43,725.00	Curbside Services February	211-15-53635-201-000
Earthbound Environmental	\$1,863.48	Curbside Services February	211-15-53635-201-000
Express Disposal	\$610.56	Curbside Services February	211-15-53635-201-000
Waste management	\$12,325.68	Curbside Service-February	211-15-53635-201-000
Town of Wilson	\$82.08	Drop Box Service for February	211-15-53635-208-000

Land Conservation

Vendor	Amount	Description	Line Item#
Alpha Nursery	\$ 2,774.66	2021 Tree Orders	100-15-56922-829-701
Paint Creek	\$ 5,445.00	2021 Tree Orders	100-15-56922-829-701
Wheeler's	\$ 5,125.63	2021 Tree Orders	100-15-56922-829-701
Voyager	\$ 53.35	Feb Voyager Fuel	100-15-56920-330-000

Division	Totals
Planning	2,643.64
Resurvey	182.74
Emergency Management	37.42
Recycling	101,736.93
Total	104,600.73

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, March 23, 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: **145 701 6034** Password: **Pd4XApwVR68**

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

Audio conference: 1-415-655-0001 Access Code: **1457016034##**

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, James A. Dunning, Nancy Coffey, Robin Leary, Dane Zook

Members Absent:

Ex officio Present: Nick Smiar

Staff Present: Rodney J. Eslinger, Jared Grande

1. Call to Order and confirmation of meeting notice.

Chairperson Gibson called the meeting to order at 7 pm and confirmed that the meeting was properly noticed.

2. Public Comment **(15 minute maximum)**

None

3. Public Hearings

- a. A conditional use permit (CUP-0004-21) request for a Cottage Industry - Bakery in the proposed A-2 Agriculture-Residential District. Town of Pleasant Valley (Flaten/Kehoe) / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the background and staff report for a request for a cottage industry – bakery on the applicant’s property zoned A-2, Agricultural-Residential District. Jared reviewed the location of the property in the town, site plan, adjacent land uses, and details of the request. He noted that the bakery business will involve making baked goods such as cheesecakes, cookies, muffins, and cinnamon rolls. No direct sales will occur from the property. The goods will be sold to small businesses, at the farmers markets, and festivals.

The Town of Pleasant Valley Town Board met on March 8th to review the conditional use permit request and the board indicated they do not have any objections to the request to operate a bakery from the property.

Staff concluded that the applicant’s request for a conditional use permit for a bakery is consistent with the purpose of the code and the standards for granting a conditional use. Jared recommended approval subject to the conditions in the staff report.

Christian Flaten, owner, spoke in favor of the request. He clarified that he worked with the Jennifer Hansen and Phil Schumacher with the Health Department regarding the necessary approvals for the business. Chris said they intend to transport the baked goods themselves and that the baked goods will be sealed and labeled per local and state requirements.

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

ACTION: Motion by Jim Dunning to approve the conditional use permit request for a cottage industry to operate a bakery in an accessory building onsite. Motion carried, 5-0-0.

4. Oral Report Zoning Code (Title 18) Updated / Discussion

Jared Grande, Land Use Manager, presented an update on the Zoning Code rewrite. He indicated that he will be presenting an update to towns at their quarterly meeting on March 30th. Jared also indicated he is working with the Health Department and Corporation Counsel with reviewing the draft. The plan is still to get the ordinance through the adoption process this spring.

5. 2020 Annual Report / Discussion

Rodney Eslinger, Director, reviewed the department's 2020 Annual Report with the committee.

6. Review of January & February bills / Discussion

The committee reviewed the January and February bills.

7. Review/Approval of February 23, 2021 meeting minutes / Discussion – Action

The committee reviewed the February 23rd meeting minutes.

ACTION: Motion by Robin Leary to approve the February 23, 2021 meeting minutes as presented. Motion carried, 5-0-0.

8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – April 13, 2021

9. Adjourn

Action: Meeting adjourned by unanimous consent at 7:48 p.m.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development