

## **AGENDA**

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, September 14, 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: **145 347 8393** Password: **iUvCCzbv954**

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

**Audio conference:** 1-415-655-0001 Access Code: **1453478393##**

***For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@co.eau-claire.wi.us](mailto:Rod.Eslinger@co.eau-claire.wi.us) at least 30 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.***

*\*Please mute personal devices upon entry*

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment **(15 minute maximum)**
4. Public Hearings
  - a. **Proposed Ordinance: File No. 21-22/041** “Amending the 1982 Zoning District Boundary Map for Town of Washington” (Cliff Family Trust & Peter J. Gartmann) / Discussion – Action **PAGES 2 - 20**
5. Violation Report / Discussion **PAGE 21**
6. Lake Districts / Discussion – Action
7. Review/Approval of August 24, 2021 Meeting Minutes / Discussion – Action **PAGES 22 -24**
8. Proposed Future Agenda Items / Discussion
  - a. Next scheduled meeting – September 28, 2021
9. Adjourn

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

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 Washington, described as follows:

10  
11 A parcel of land being all of the Southeast ¼ of the Northwest ¼, Section 14, Township  
12 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

13  
14 Except the South 165.00 feet thereof.

15  
16 Said described parcel of land containing 35 acres +/-, of land and is subject to the  
17 easements and restrictions of record to be reclassified from the A-2 Agriculture-  
18 Residential District to the RH – Rural Homes District.

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

23  
24  
25 ENACTED:

26  
27 I Hereby certify that the foregoing correctly  
28 represents the action taken by the undersign  
29 Committee on September 14, 2021, by a  
30 vote of

31  
32 for, against.

33  
34  
35  
36 \_\_\_\_\_  
Committee on Planning & Development, Chairperson

37 SS

38  
39 Dated this 14<sup>th</sup> day of September 2021.  
40  
41  
42  
43  
44  
45  
46

**REZONE NUMBER:** RZN-0012-21      **COMPUTER NUMBER:** 024117402000

**PUBLIC HEARING DATE:** September 14, 2021

**STAFF CONTACT:** Matt Michels, AICP, Senior Planner

**OWNER:** Patricia M. Cliff Family Trust/Cliff Family Trust, 6681 Talmadge Rd., Eau Claire, WI 54701

**AGENT:** Peter J. Gartmann, Real Land Surveying, 1360 International Dr., Ste. 2, Eau Claire, WI 54701

**REQUEST:** Rezone 35 acres +/- of land from A-2 (Agricultural Residential) to RH (Rural Homes) District to enable development as a single-family detached residential subdivision. (Note that, if approved, a preliminary and final plat will be required).

**LOCATION:** West side of Talmadge Rd. approximately one-quarter mile south of Deerfield Rd.

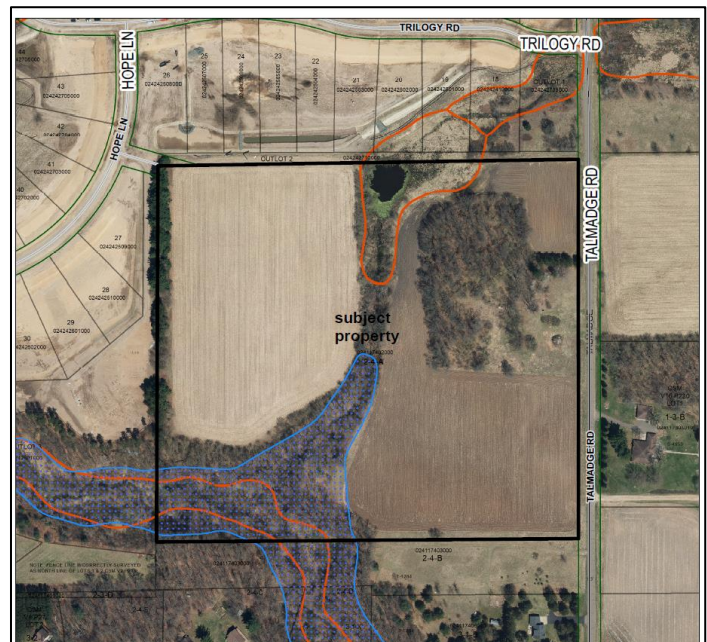
**LEGAL DESCRIPTION:** SE¼ NW¼ of Section 14, T26N, R9W, Town of Washington, Eau Claire County

**RECOMMENDATION**      Approval based on the findings on Page 4 of this report.

**BACKGROUND**

**SITE CHARACTERISTICS:**

- The property contains a mixture of cropped lands and woodlands.
- There is a small pond on the northern portion of the property.
- Willow Creek flows through the southwest corner of the property.
- The property contains areas of floodplain and mapped wetlands.
- There are areas of steep slopes along Willow Creek and in the ravine area in the center of the property.
- There is an existing stub-out for a connector road to Hope Lane in the Trilogy subdivision, which borders the property to the north and west.

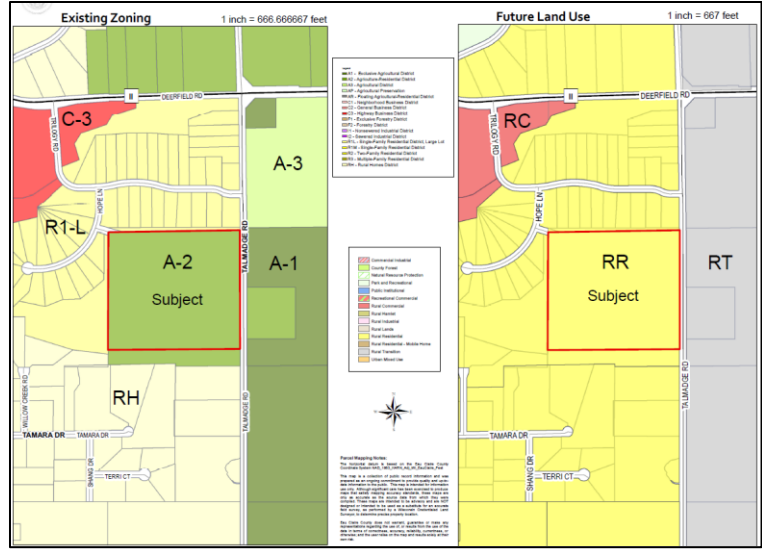


**CURRENT ZONING:**

A-2 Agriculture-Residential District. The A-2 District is established to “A. Provide an area for limited residential and hobby farm development in a rural atmosphere; and B. Preserve the county’s natural resources and open space.” Minimum lot size in the A-2 District is five (5) acres.

**REQUESTED ZONING DISTRICT:**

RH Rural Homes District. The RH Rural Homes District is established to “provide for suburban large-lot development with individual on-site water and sewage disposal facilities.”



**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE(S)
<b>Subject</b>	A-2	Agricultural Fields; Woodlands
<b>North</b>	R1-L	Single-family residential lots (Trilogy subdivision)
<b>East</b>	A-2; A-1	Single-family residence; Ag. fields
<b>South</b>	A-2; RH	Single-family residences
<b>West</b>	R1-L	Single-family residential lots (Trilogy subdivision)

**COMPREHENSIVE PLAN:**

The County and Town of Washington Comprehensive Plan Future Land Use Maps both include this property in the Rural Residential (RR) planning area, consistent with this rezone request. Following is a description of the intent of the applicable County and Town comprehensive plan future land use category and applicable policies:

**Eau Claire County:**

- Rural Residential Intent and Description: “The primary intent of this classification is to identify areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.”
- Applicable Policies: The following policies are applicable to this rezoning petition.
  1. The preferred housing density is one (1) unit per two (2) acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per two (2) acres to one (1) unit per 10 acres.

2. Cluster development or conservation subdivisions are encouraged, and in some cases required, within many of the local comprehensive plans. In many cases, higher density development or “bonus lots” are used as a tradeoff for the preservation of areas with natural, agricultural, or cultural importance.
3. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential

**Town of Washington:**

- Rural Residential (RR) Comprehensive Plan Intent and Description: *The primary intent of this classification is to identify areas suitable for future rural residential neighborhoods. Rural Residential areas include lands with existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.*
- Applicable Policies: The following policies are applicable to this rezoning petition.
  1. Within the RR classification, limit new development to a maximum gross density of one residential dwelling unit per two (2) acres held in single ownership.
  2. The following Eau Claire County zoning districts will be considered for approval within RR areas: RH Rural Homes District and the R-1-L Single Family Residential Large Lot (with approved conservation subdivisions).

Comprehensive Plan Summary

The proposed RH zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan.

FARMLAND PRESERVATION PLAN:

The property is not included in the Farmland Preservation Plan Map as A-2 is not a certified farmland preservation zoning district.

**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.

The primary purpose of the zoning ordinance is to:

- Separate incompatible land uses from one another
- Maintain public health and safety
- Protect and conserve natural resources
- Prevent overcrowding
- Preserve property values
- Maintain the general welfare of the citizens

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

Findings For:

1. The Town of Washington and Eau Claire County Comprehensive Plans both designate the property Rural Residential, which is consistent with this request.
2. 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 Residential Future Land Use classification in the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
3. The subject property is bounded on two sides by a platted single-family residential subdivision of similar zoning, character and density.
4. The property is appropriately situated for the intended residential subdivision use permitted in the RH Zoning District, with a connection to Hope Lane in the Trilogy subdivision and Talmadge Road on the east.
5. The 66-foot right-of-way connecting to Hope Lane was provided in the Trilogy plat in anticipation of future development of the subject property.

Town Board Action: The Town of Washington Board held a public hearing regarding the proposed rezoning on August 19, 2021 and voted unanimously (5-0 vote) to recommend approval to the Committee on Planning & Development. Several nearby property owners spoke in opposition to the proposed rezoning.

**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 Zoning Ordinance, including purpose of the zoning code and allowable uses in the RH District

**RECOMMENDATION**

Staff recommends that the Planning and Development Committee file a recommendation of approval to the County Board for the petition to rezone 35 acres +/- of land from A-2 (Agricultural Residential) to RH (Rural Homes) District to be developed as a single-family detached residential subdivision.



Department of Planning and Development

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

RECEIVED

JUL 20 2021

COUNTY CLERK

Rezoning Petition

Application Accepted:	07/20/2021
Accepted By:	Matt Michels
Receipt Number:	67433
Town Hearing Date:	08/19/2021
Scheduled Hearing Date:	09/14/2021
Application No:	RZN-0012-21
Application Status:	Applied

Owner/Applicant Name(s):

Owner: PATRICIA M CLIFF TRUST

Applicant:

Telephone: 7155144116

EMail: pgartmann@rlswi.com

Site Address(es):

No Address Available

Property Description:

Sec 14 Twn 26 Rge 09  
Town of Washington

Zoning District(s):

A2 - Agriculture-Residential District

Lot Area(s) - Acres:

35.00

Overlay District(s):

Shoreland  
Flood Zone

PIN

1802422609142400001

Legal (partial)

SE-NW, EX S 165' THEREOF OWNERS ARE PATRICIA M CLIFF TRUST OF 2001 PER

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: \_\_\_\_\_  
 Accepted By: \_\_\_\_\_  
 Application Number: \_\_\_\_\_  
 Town Hearing Date: \_\_\_\_\_  
 Scheduled Hearing Date: \_\_\_\_\_

**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-2

Proposed Zoning District(s): RH

Acres to be rezoned: 35

Property Owner Name: Patricia M Cliff Family Trust / Cliff Family Trust

Phone# 715-214-9413

Mailing Address: 6681 Talmadge Road Eau Claire WI 54701

Email Address: md76c@aol.com

Agent Name: Peter J. Gartmann

Phone# 715-514-4116

Mailing Address: 1360 International Dr. Eau Claire WI 54701

Email Address: pgartmann@rlswi.com

**SITE INFORMATION**

Site Address: Talmadge Road

Property Description: SE ¼ NW ¼ Sec. 14, T 26 N, R 9 W, Town of Washington

Zoning District: Eau Claire Code Section(s):

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

PIN #(s): 18024 - 260914 - 240 - 0001

*024-1174* - - - - -

COMPUTER #(S): *024-1174-02-000*

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.

- Complete attached information sheet
- Contact the Town to coordinate a recommendation on the application
- Provide legal description of property to be rezoned
- 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 \_\_\_\_\_

Date *7-19-21*

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



Cliff re-zone narrative:

The Cliff Trust would like to re-zone the property from A-2 (5 acre minimum) to RH (one acre minimum) to allow for a higher density development. Trilogy to the north and west is R1L and to the South is RH. The east is owned by the Cliff Trust and is a mix of A2 and A1. The new zoning will not adversely affect any existing zoned properties and will uphold the purpose of the zoning ordinance.

This land is part of the Town of Washington and Eau Claire Co. Comprehensive plan for high density.

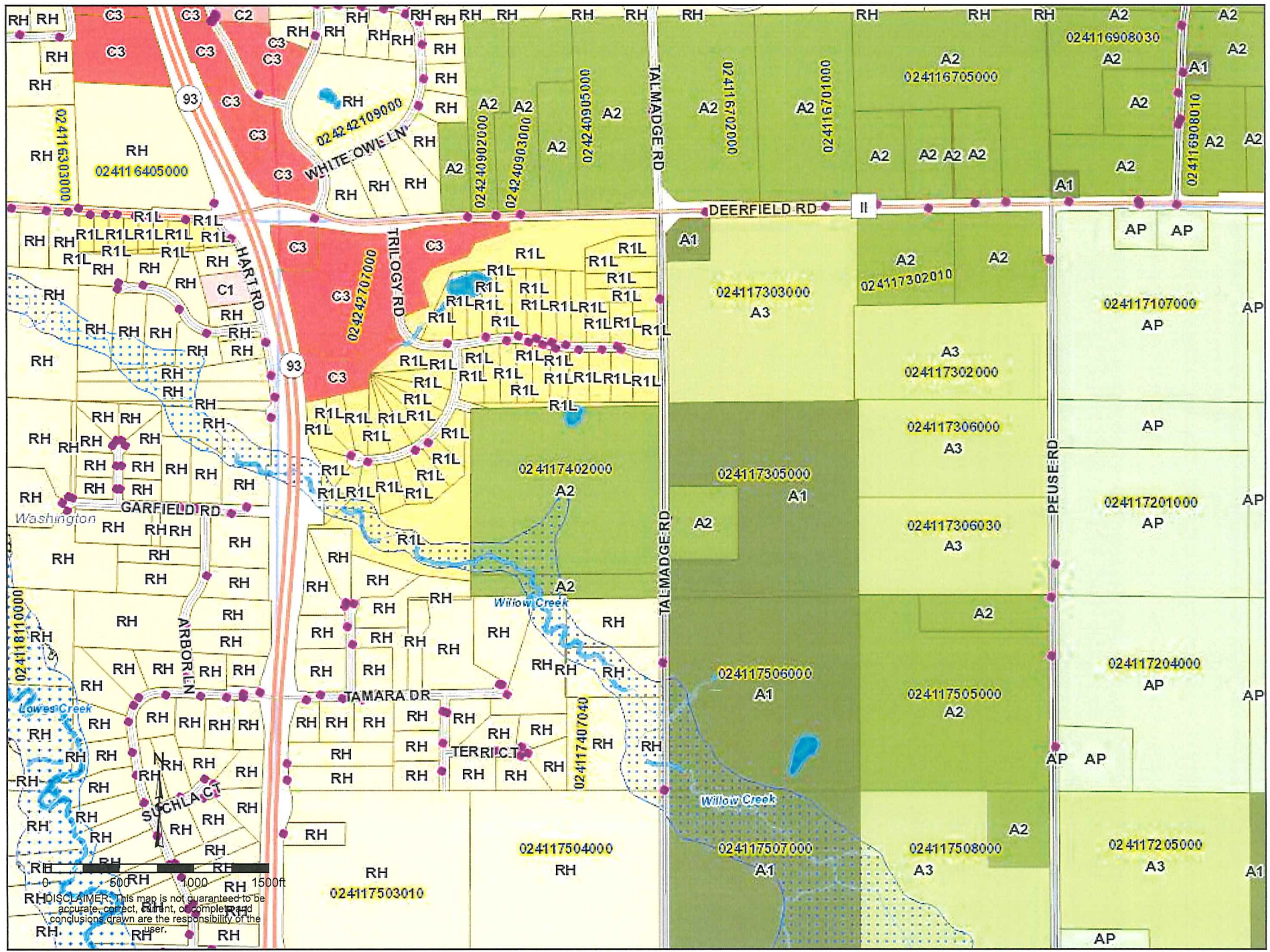
The proposed development will extend a stub dedicated road that was part of the Trilogy plat to access this property. Also, the Plat will utilize Talmadge Road driveway access.

Part of the property will be protected by the Eau Claire County E.S.A. (environmentally sensitive areas) such as flood plain, wetlands and slopes in excess of 20%. The lots will be served by private well and septic systems. Soil boring for each proposed lot have been completed and suitable for a private system.

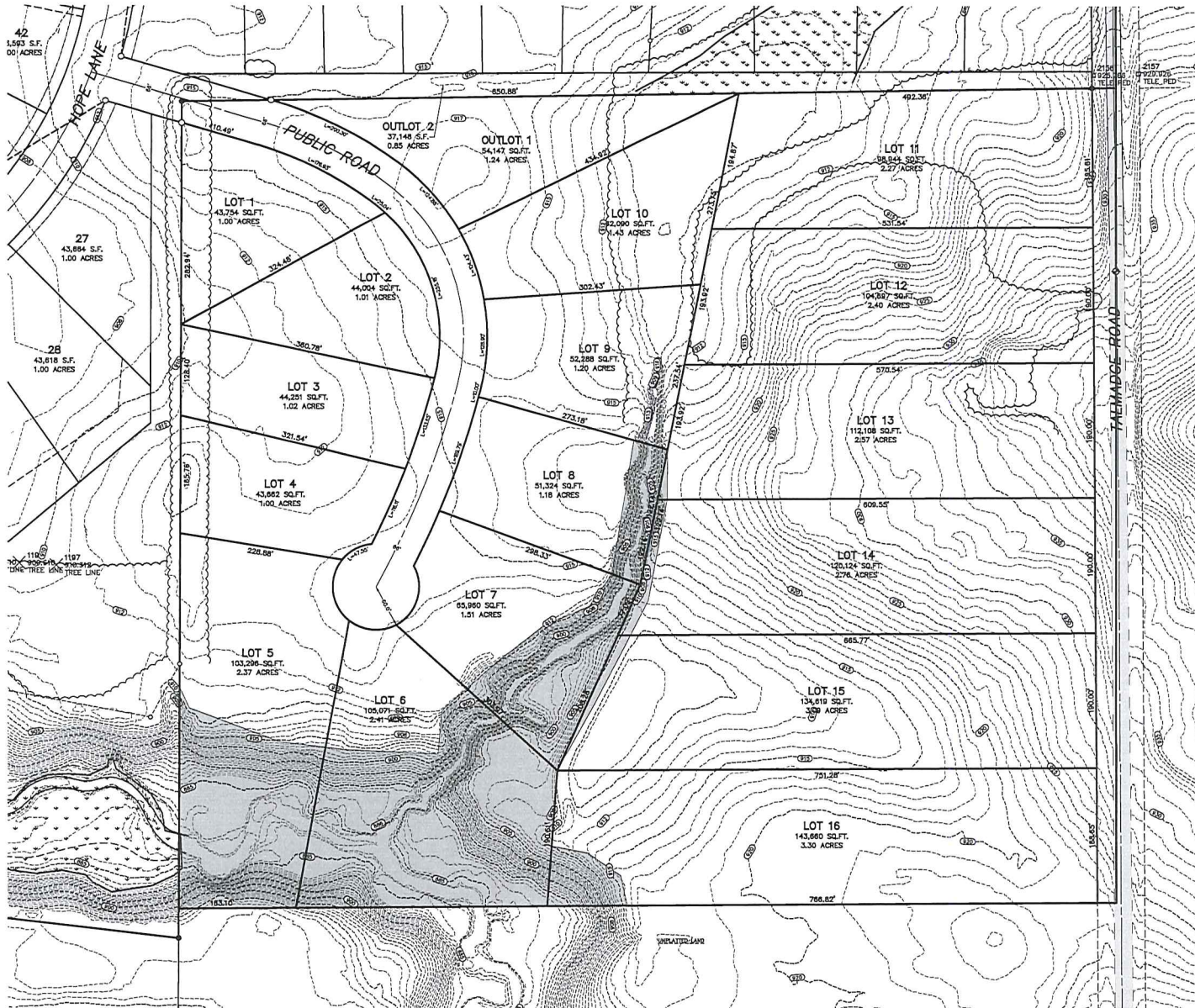
Cliff Family Trust Legal Description

Being all of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ , Section 14, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

Except the South 165.00 feet thereof.



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



- LANDOWNERS:**
- CLIFF FAMILY TRUST
  - PATRICIA W. CLIFF TRUST
  - 6681 TALMADGE ROAD / EAU CLAIRE WI 54701
- SUBDIVIDERS:**
- RANDY CLIFF
  - 6801 TALMADGE ROAD
  - EAU CLAIRE, WI 54701
- APPROVING AUTHORITIES:**
- CITY OF EAU CLAIRE
  - TOWN OF WASHINGTON
  - EAU CLAIRE COUNTY
- OBJECTING AUTHORITIES:**
- DEPARTMENT OF ADMINISTRATION
- SURVEYOR:**
- PETER J. CARTMANN R.L.S. No. 2278
  - REAL LAND SURVEYING
  - 1380 INTERNATIONAL DRIVE,
  - EAU CLAIRE, WISCONSIN 54701



LOCATION SKETCH  
NOT TO SCALE



CONCEPT  
**PLAT NAME**  
IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4,  
SECTION 14, T26N, R9W,  
TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN



## **Eau Claire County, WI** **Online Payment Service**

*Your transaction has been successfully completed!*

### **Account Information**

**Payment Type:** Permit

**Address:** 1360 International drive Eau Claire WI 54701 US

**Phone Number:** 7155144116

**Email Address:** pgartmann@rlswi.com

**Permit Number:** Cliff Trust Re-zone

**Phone Number:** 715-497-8237

### **Payment Information**

**Amount:** \$595.00

**Convenience Fee:** \$14.22\*

**Total Amount:** \$609.22

**Card Number:** XXXXXXXXXXXXX3229

**Expiration Date:** 11/2022

Peter Gartmann

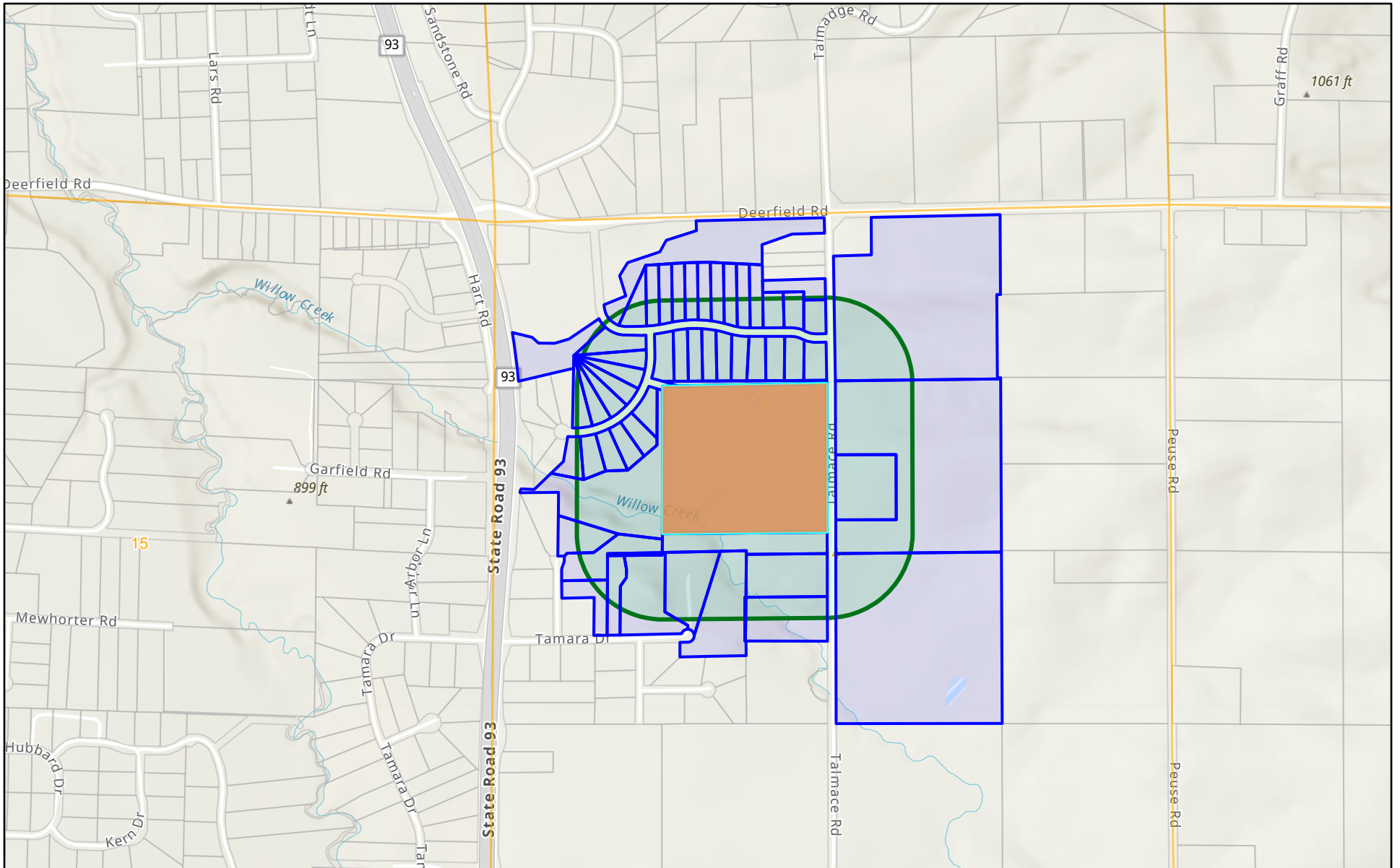
1360 International drive Eau Claire WI 54701 US

Your confirmation number is:




# **6585145**

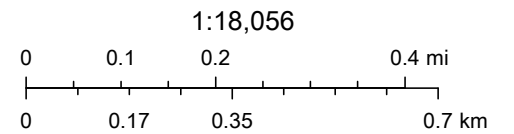
Tuesday, 20 July 2021 11:35:26 [CST]

# Public Notification



7/29/2021, 3:44:26 PM

-  County Boundary
-  Tax Parcel
-  Section



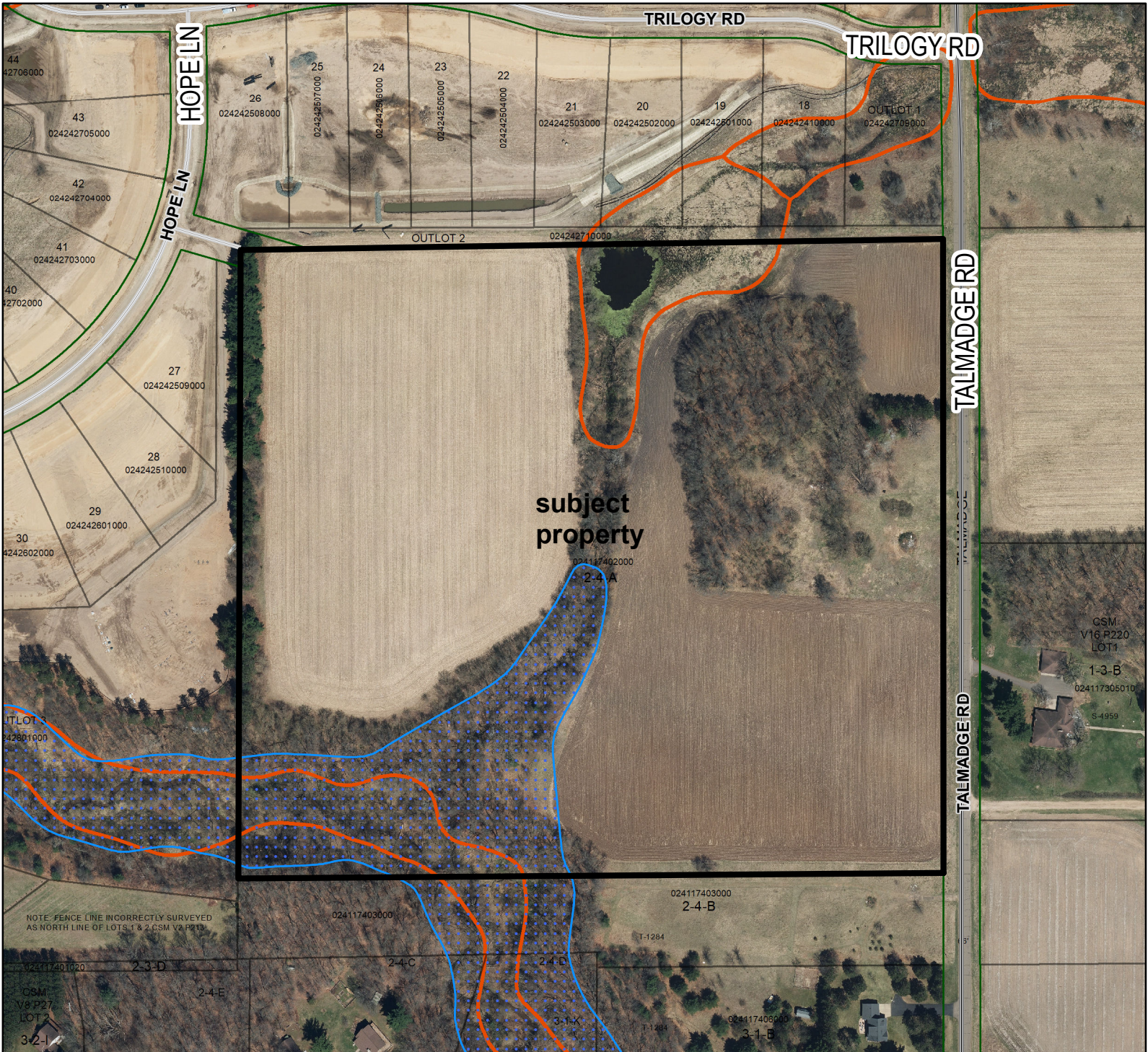
Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri

Eau Claire County, WI

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

FirstName LastName	Address	City State Zip
UDAY B MANCHALA	4451 TRILOGY RD	EAU CLAIRE WI 54701
SOUTHSIDE EC PROPERTIES LLC	6176 SANDSTONE RD	EAU CLAIRE WI 54701
MARTIN E SIEVERT	4290 TRILOGY RD	EAU CLAIRE WI 54701
BLONG KUE	4656 TRILOGY RD	EAU CLAIRE WI 54701-5506
GARY C & PAULETTE L CARLSON	E 4950 INTERLACHEN BLVD	ELEVA WI 54738-9443
N&P PROPERTIES LLC	629 E MURRAY ST	BOYD WI 54726-9059
TRAVIS ZIMMERMAN	4466 TRILOGY RD	EAU CLAIRE WI 54701
JACOB JANSEN	2451 SPOONER AVE APT 7	ALTOONA WI 54720-2328
SEAN LEWANDOWSKI	2237 PHOENIX RD SW	ROCHESTER MN 55902-1424
DAVID G & PATRICIA P SPAULDING	4204 TAMARA DR	EAU CLAIRE WI 54701-8999
BENJAMIN NIEBAUM	3017 DAMON ST	EAU CLAIRE WI 54701-3056
BENJAMIN BRENDEN	240 ROOSEVELT AVE	EAU CLAIRE WI 54701-4064
MICHAEL PRASHER	4021 MEADOWWOOD DR	EAU CLAIRE WI 54701-9230
JAYNI MATTES	6790 TAMARA DR	EAU CLAIRE WI 54701-8956
AMANDA SCHNEIDER	35700 LEE ST	WHITEHALL WI 54773-2602
CLIFF FAMILY TRUST	6681 TALMADGE RD	EAU CLAIRE WI 54701-8811
JAIME JIMENEZ LOPEZ	4932 BULLIS FARM RD APT 101	EAU CLAIRE WI 54701-2719
MATTHEW FLYNN	1311 EDGEWOOD DR	ALTOONA WI 54720-2528
SOUTHSIDE EC PROPERTIES LLC	6176 SANDSTONE RD	EAU CLAIRE WI 54701
CLIFF FAMILY TRUST	6681 TALMADGE RD	EAU CLAIRE WI 54701-8811
C&M PROPERTIES AND CONSTRUCTION INC	6176 SANDSTONE RD	EAU CLAIRE WI 54701-5138
JOHN MURPHY	6346 TALMADGE RD	EAU CLAIRE WI 54701-8811
N&P PROPERTIES LLC	629 E MURRAY ST	BOYD WI 54726-9059
JONATHAN J ZIERDEN	3124 COUNTY FARM RD	EAU CLAIRE WI 54703-4420
OMAR M EL KAWKGI	4621 TRILOGY RD	EAU CLAIRE WI 54701-5506
DAVID SUCHLA	3809 HARVARD LN	EAU CLAIRE WI 54701-7788
SCOTT REUTER	PO BOX 452	EAU CLAIRE WI 54702-0452
ARDEN L & PATRICIA A THORSBAKKEN	4304 TAMARA DR	EAU CLAIRE WI 54701-8936
N&P PROPERTIES LLC	629 E MURRAY ST	BOYD WI 54726-9059
ARDEN L & PATRICIA A THORSBAKKEN	4304 TAMARA DR	EAU CLAIRE WI 54701-8936
JOHN W KEMPF	2115 GOODVIEW CT	EAU CLAIRE WI 54703-5798
BERKIN ULGEN	6559 HOPE LN	EAU CLAIRE WI 54701
GARY BRUNNER	6850 WILLOW CREEK RD	EAU CLAIRE WI 54701-5154
BRIAN BESSINGER	6798 TALMADGE RD	EAU CLAIRE WI 54701-8811
DANIEL ERICKSON	6850 TALMADGE RD	EAU CLAIRE WI 54701-8811
ROBERT J & DEBRA L SUTTON	N 10323 SE JOOS RD	ALMA CENTER WI 54611-8006

# CLIFF REZONE AERIAL-WETLAND-FLOODPLAIN MAP



**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.







# JR Rental Properties Rezoning: RZN-0011-21

## Existing Zoning

1 inch = 666.666667 feet

## Future Land Use

1 inch = 667 feet

- Legend
- 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
  - R1 - 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

- 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

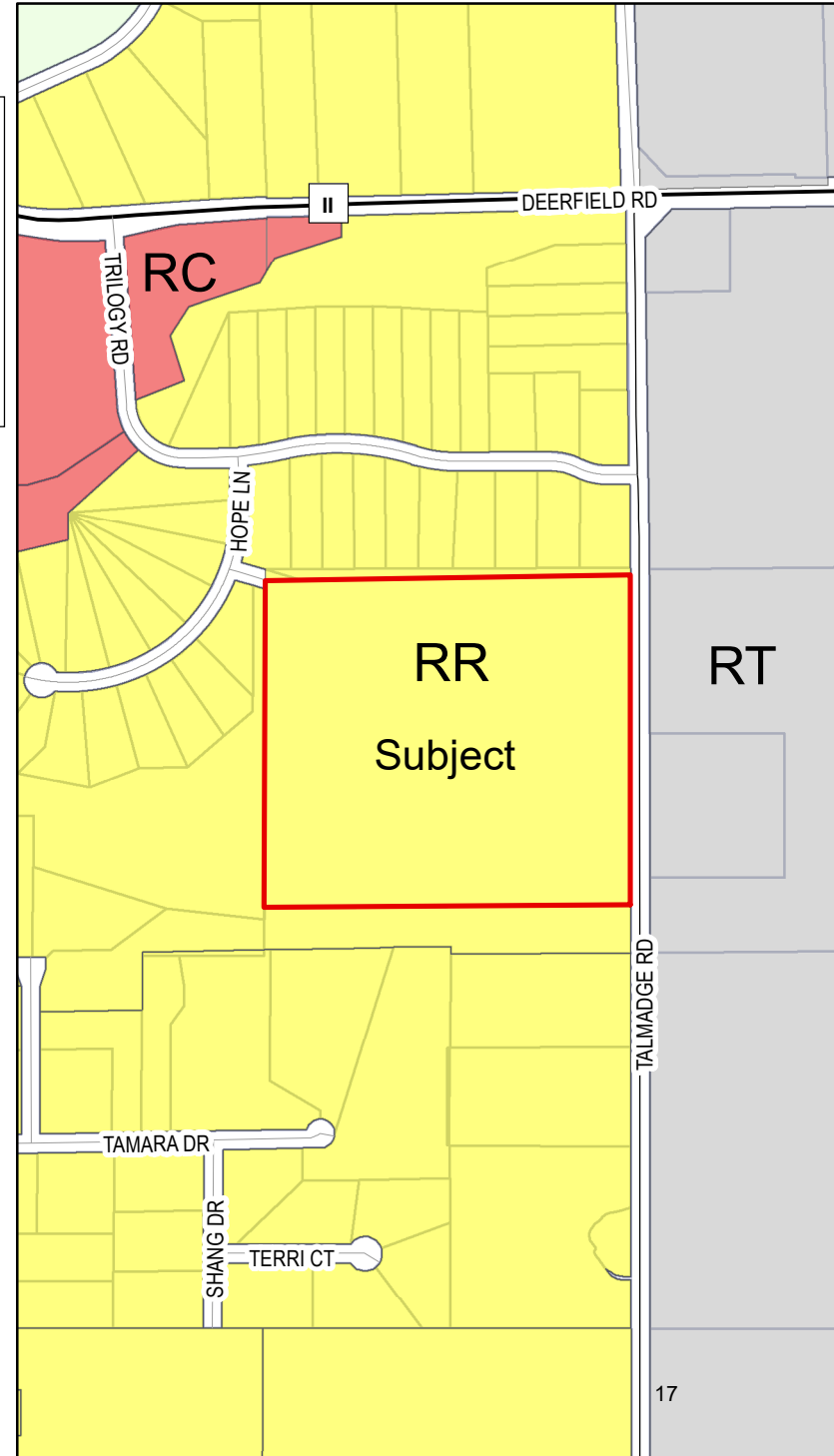
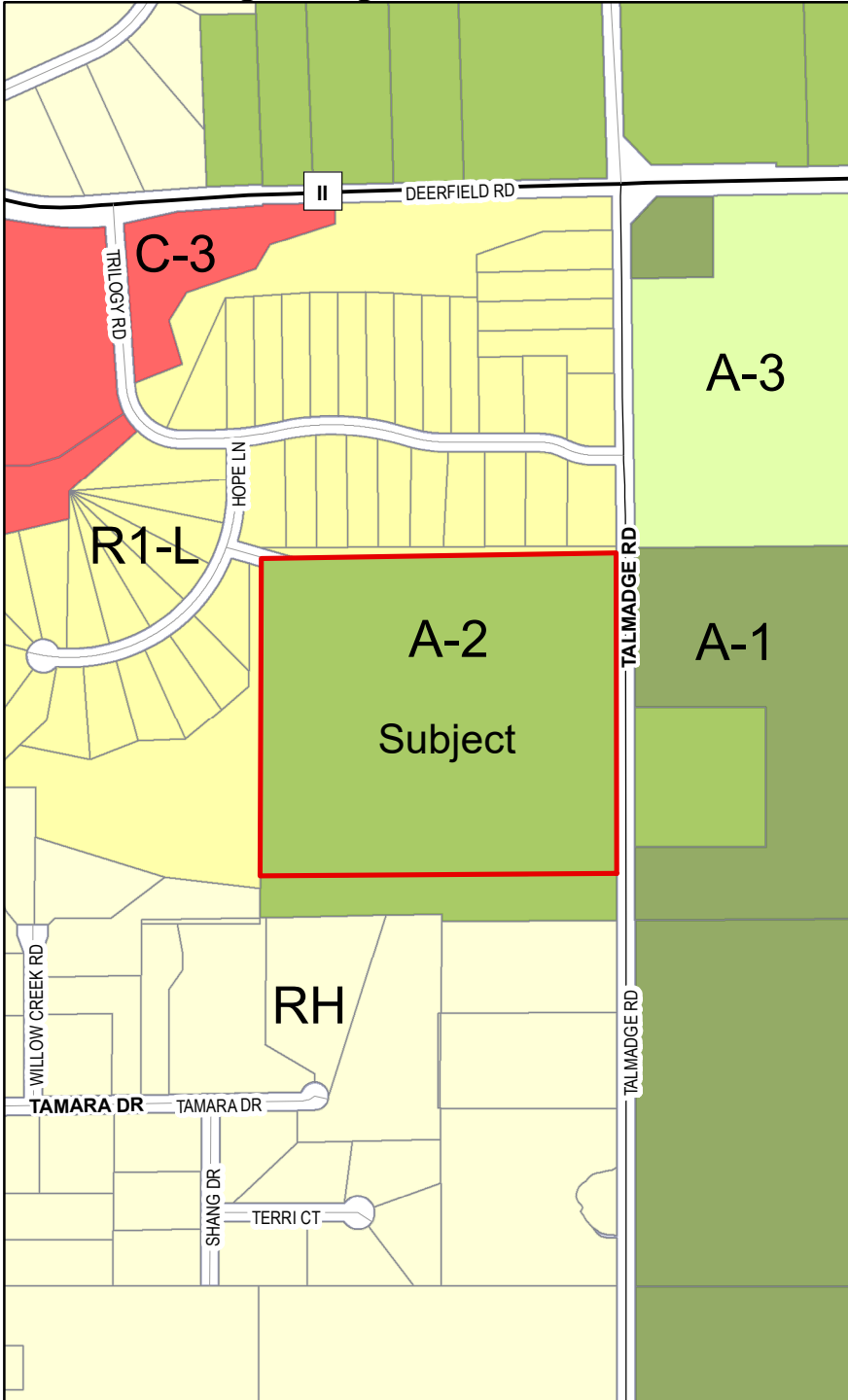


### Parcel Mapping Notes:

The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_Adj\_LWI\_EauClaire\_Feet

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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.



## Matt Michels

---

**From:** henning@townofwashington.org  
**Sent:** Tuesday, August 17, 2021 2:58 PM  
**To:** Matt Michels  
**Subject:** Cliff Rezone Correspondence  
**Attachments:** Cliff Rezone Correspondence.pdf

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

Please find below and attached correspondence in regards to the Cliff Rezone.

---

**From:** Berkin Ulgen <berkin.ulgen@gmail.com>  
**Sent:** Tuesday, August 17, 2021 2:45 PM  
**To:** henning@townofwashington.org  
**Subject:** Re-zoning concerns for 8/19/21 meeting

Hello,

I am sending this email in support of my neighbors in the Trilogy neighborhood who have concerns with the re-zoning of the land just south of the Trilogy neighborhood. I am unable to attend the meeting on 8/19 but I am hoping my email can be taken into consideration with the rest of the point of views and interests being considered for this decision.

My neighbors, particularly who's properties are going to be adjacent to the new proposed development are concerned that this new development will significantly erode the tranquility of their new homes. They are also concerned that this will decrease the privacy and perhaps even decrease the value of their new homes with their new mortgages.

This has been a time of rapid expansion for the town of Washington and I hope that there is a good consensus on a thoughtful approach that balances desires for expansion and the pace of that expansion so that current residents' quality of life is taken into consideration.

For instance, my understanding is that my property which is also south facing, (Trilogy lot #29) will not be adversely affected as there are tall trees and a creek just south of my property. Similar to my property, at the very least if a buffer area is created where rows of tall trees could be planted, I think it would at the very least thoughtfully try to address my neighbors concerns. If the rezoning measure is to pass I please ask of you to consider something to come up with an elegant solution.

To reiterate from before, my overall stance is against re-zoning at this time due to the above reasons.

Respectfully,

Berkin Ulgen  
Trilogy lot 29 (6559 Hope Ln), Eau Claire, WI 54701

**From:** Martin Edwin <[martinetsievert@gmail.com](mailto:martinetsievert@gmail.com)>

**Sent:** Thursday, August 5, 2021 2:20 PM

**To:** [henning@townofwashington.org](mailto:henning@townofwashington.org)

**Subject:** Cliff Family Rezone request

Janelle,

I live in the Town of Washington and received word of an upcoming rezoning request on Talmadge Road. I live at 4290 Trilogy Road so only a couple blocks away from the property. I would object to the rezoning for two reasons. One, there is a lot of wildlife that live in that area. Many sandhill cranes, bald eagles, herons, geese, ducks, and deer all frequent that area. Taking away their natural habitat would be very unfortunate and take away from the appeal/ views of the existing homes.

Second, I have first hand experience that local builders are building so quickly that quality is suffering. Further escalating the building in the area will likely worsen this problem.

I will likely attend the meeting but wanted to express those opinions in case I am unable to attend. Thank you. - Martin Sievert MD

## Matt Michels

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**From:** henning@townofwashington.org  
**Sent:** Thursday, August 19, 2021 6:48 AM  
**To:** Mike Peterson; Karen Tomesh; Bob Solberg; Jane Mueller ; Andrea Kott  
**Cc:** Jackie Vold; Matt Michels  
**Subject:** FW: AGAINST RE ZONING

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

-----Original Message-----

From: uday0482@gmail.com <uday0482@gmail.com>  
Sent: Wednesday, August 18, 2021 6:24 PM  
To: henning@townofwashington.org  
Subject: AGAINST RE ZONING

Hello,

I am sending this email regarding concerns about re-zoning of the land just south of the Trilogy neighborhood. I will be unable to attend the meeting on 8/19, but hopefully my email will be taken into consideration in regards to taking a decision.

The reason for building a house in the neighborhood is that we like the serene environment with lots of greenery which was close to the city. With the new development coming up, this will be disturbed to a certain extent and I am also of the opinion that the value of the new houses already built in the neighborhood.

We built a house on Trilogy lot # 23 where the back of our house faces the newly proposed development. It's such a peaceful place which I am afraid will be disturbed along with eroding the privacy.

Me along with my neighbors are against re-zoning and hopefully over concerns will be taken into consideration.

Sincerely,  
Uday Manchala  
Trilogy lot 23 (4451 trilogy road), Eau Claire.

Sent from my iPhone

Violation #	Y/N	Ice C	Pliar	ceiv	Date Let	Se	al Se	itati	Violation	Contractor	Property Owner	Address/PIN
V-0001-21	Y	#####		#####	1/14/2021			5/5/2021	Multiple campers and storage sheds w/o permit in floodplain		Cynthia Olin	Hemlock Rd. / 1800422610334400001
V-0002-21	Y	#####		#####	1/14/2021			2/3/2021	Operation of a commercial business on property zoned A2		Jack Raven	1007 County Line Rd. / 180222710062109000
V-0003-21	Y	#####		#####	2/3/2021			5/5/2021	Use of a park model as a second dwelling		Jason Winter	10009 County Line Rd. / 1802222710062109001
V-0004-21	Y	#####		#####	3/5/2021			2/3/2021	Second dwelling on parcel and use of a camper as a residence		Terry Davis	2521 Paulina St. / 1802222710264100017
V-0005-21	Y	#####		#####				5/5/2021	Auto repair business on RH		Matthew Smith	5273 Olson Dr. / 1802022709123100003
V-0006-21	Y	#####		#####	3/1/2021			2/3/2021	Addition of a carport on attached deck		Glenda Nelson	W3895 Langdell Rd. / 1800422610262200002
V-0007-21	Y	#####		#####				2/3/2021	Use of a RV as a second residence		Dolores Weinke	W4215 Jene Rd. / 1800422610104100002
V-0008-21												
V-0009-21	Y	#####		#####	3/8/2021			3/1/2021	Person living in storage unit		Grip's Storage	7732 Hwy 12 / 1802422708293409002
V-0010-21	Y	#####		#####	3/8/2021			5/5/2021	Horses on parcel zoned RH		AIM Properties	6711 US HYW 12 / 1802422708303100005
V-0011-21	Y	#####		#####	3/5/2021			5/5/2021	Horses on parcel zoned RH		Kathleen Henning	6401 S Lowes Creek Rd / 1802422609152109001
V-0012-21	Y	#####		#####	#####			#####	Placement of structure (pet wash station) without a permit		Sharon Thobaben	4079 Deerfield Rd. / 1802422609142209000
V-0013-21	Y	#####		#####	#####			#####	Placement of structure without permit		Bryan Rassbach	S8437 Wren Dr. / 1801822609271202015
V-0014-21	Y	#####		#####	#####			#####	Riprap w/o permit	Stensen Excavating LLC	Joseph Anderson	E20855 CTH ND / 1800222606041402005
V-0015-21	Y	#####		#####	#####			#####	Riprap w/o permit	Stensen Excavating LLC	Joseph and Lori Bechtel	E19825 CTH ND / 1801422606054102006
V-0016-21	Y	#####		#####	#####			#####	Riprap w/o permit	Stensen Excavating LLC	Troy and Jane Bechtel	E19820 CTH SD / 180022260608102004
V-0017-21	Y	#####		#####	#####			#####	Riprap w/o permit	Stensen Excavating LLC	Johnson Family Trust	E20405 CTH ND / 1800222606042402006
V-0018-21	Y	#####		#####	#####			#####	Riprap w/o permit	Stensen Excavating LLC	Eric, Allen & Jill Weisenbeck, et al	E20333 CTH ND / 1800222606042402002
V-0019-21	Y	#####		#####	#####			#####	Riprap w/o permit	Stensen Excavating LLC	Barbara Juwe, Papenfuss Trust	E20500 CTH SD / 1800222606043402001
V-0020-21	Y	#####		#####	#####			#####	Riprap w/o permit	Stensen Excavating LLC	Gonnie & Jeffrey Melland	80120 Greens Landing Rd. / 1800222606092202009
V-0021-21	Y	#####		#####	#####			#####	Riprap w/o permit	Stensen Excavating LLC	Duane Ives	80260 Greens Landing Rd. / 1800222606092202019
V-0022-21	Y	#####		#####	#####			#####	Riprap w/o permit	Stensen Excavating LLC	Shannon & Angela Zimmerma	E19825 CTH ND / 1801422606054102004
V-0023-21	N	-		#####	-			-	violation unfounded, contacted the town to follow up with		within Hart Rd ROW	
V-0024-21	N	-		#####	-			-	off south shale rd, Ben to follow up with			
V-0025-21		#####		#####	#####			#####	Operation of a dog kennel		Thomas & Julie Holland	5517 Deerfield Rd. / 1802422609132200003
V-0026-21		#####		#####	5/5/2021			#####	operation of lawn care business (715 Lawn Service)		Brady Schueh	610090 Michiagn Dr. / 1801822609342302041
V-0027-21				#####	6/4/2021			#####	Junkyard material			W2417 Silver Spring Drive
V-0028-21				#####	#####			#####	Multiple people living in a garage		Sather	9060 Hwy 53
V-0029-21	N			#####	3/3/2021			#####	Junkyard material beyond whats allowed as nonconforming		Arneson	5137 Sheeder Rd.
V-0030-21	Y	#####		#####	6/4/2021			#####	feedlot in wellhead district #3		David Bontrager	E 21065 karow rd
V-0031-21	N			#####	#####			#####	Home trucking business in RH District		Daniel and Hillary Weiss	68171 Todd Rd. / 1801822609223302017
V-0032-21		#####		#####	#####			#####	Operation of a wood related business w/o CUP (wood cutting and sales)		Scott Daniels	57313 Lowes Creek Rd. / 1801822609222100002
V-0033-21	Y	#####		#####	#####			#####	Replacement of an existing nonconforming structure		Scott Zimmer	HYW 12 / 1802222710043209001
V-0034-21	Y	#####		#####	#####			#####	Construction and operation of a private racetrack		Curt McCann	68455 Drinkman Ln. / 1801822609281209000
V-0035-21				#####	7/8/2021			7/9/2021	Construction without a permit		Asher	W5588 State Road 37 / 1800422610333400002
V-0036-21	Y	8/9/2021		#####	7/6/2021			7/9/2021	Multiple unlicensed and/or inoperable vehicles onsite. And the Construction of a 'stage' without a permit within areas mapped Zone A floodplain		Curtis Kassa	1300 N 130th Ave. / 1802022707074400002
V-0037-21	Y	8/9/2021		#####	7/6/2021			7/9/2021	Operation and future scheduling of 'special events' without		Curtis Kassa	1300 N 130th Ave. / 1802022707074400002
V-0038-21		#####		#####	#####			#####	Exceeding CUP standards		Verlyn Arneson	5137 Sheeder Rd. / 1802422609023300003
V-0039-21												
V-0040-21	Y	#####		#####	#####			#####	Land transfer to 3rd party		Anthony and Pamela Amundson	/1802222710284209003
V-0041-21	Y	#####		#####	#####			#####	Subdivision without a CSM		Danie & Else Bauer	8529 Burnell Rd. / 180202270809120200
V-0042-21	Y	#####		#####	5/6/2021			#####	Subdivision without a CSM		Diane Hagman	S1095 S140th Ave. / 1801422707213200001
V-0043-21	Y	#####		#####	#####			#####	Subdivision without a CSM		Richard Vojik	S12872 CTH H / 1801022505154400001
V-0044-21	Y	#####		#####	1/8/2021			#####	2 lots w/o required frontage of 150'		Yarrington / Seguin	1, 1801822509251100001, 1801822509251400001, 1800622509302300001
V-0045-21	Y	#####		#####	#####			#####	noncommercial raising of animals		Davis	E2890 Hailey Ln. / 1801822609222102003
V-0046-21				#####	#####			#####	Construction of sign without permit (Green Oasis)			
V-0047-21				#####	#####			#####	noncommercial raising of animals (chickens)			3835 Halsey St. / 180242270932410203021
V-0047-21	Y	#####		#####	#####			#####	noncommercial raising of animals (goats)			105 E Lowes Creek Rd / 1802422709324300006
V-0047-21				#####	#####			#####	Junkyard		Erickson	7730 Beulah Ln. / 1802422708203402008
V-0047-21				#####	#####			#####	Construction of a commercial storage yard	Luke Deutschlander	Brown	2601 Kane Rd. / 1802222710142309008

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, August 24, 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: 1459 21 7684 Password: teHExEJZ883

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

**Audio conference:** 1-415-655-0001 Access Code: 1459217684##

***For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@co.eau-claire.wi.us](mailto:Rod.Eslinger@co.eau-claire.wi.us) at least 30 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.***

*\*Please mute personal devices upon entry*

Members Present: Gary Gibson, Robin Leary, Nancy Coffey, Dane Zook James A. Dunning

Members Absent:

Ex officio Present:

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 p.m. and staff confirmed the meeting was properly noticed.

#### 2. Roll Call for Committee on Planning & Development

Chairperson Gibson - Present, Supervisor Leary - Present, Supervisor Coffey - Present, Supervisor Dunning - Present, Supervisor Zook – Present, Chair Smiar – Absent

#### 3. Public Comment (**15 minute maximum**) - None

#### 4. Public Hearings

- a. A conditional use permit (CUP-0018-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,512 square foot structure) in the R-H Rural Homes District (Nanstad) Town of Washington. / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,200 square feet (1,512 total square feet) on the applicant's property. Jared noted that the request involves constructing a new 36-foot x 42-foot detached garage. He reviewed the location of the site within the Town of Washington.

On August 19, 2021, the Town of Washington Town Board met and voted 5-0 to recommend approval of the conditional use request subject to the applicant submitting an erosion control plan for the area to be graded to the Land Use Manager and Land Conservation Division for review and approval.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure more than 1,200 square feet in the RH District complies with the code standards for accessory

structures in the district, 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.

Lee Nicolet, owner, spoke in favor the request and stated that the slopes aren't as steep in the area where the shed is to be constructed.

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

**ACTION:** Motion by Robin Leary to approve the conditional use permit (CUP-0018-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,512 total square feet) in the R-H Rural Homes District in the Town of Washington with the requirement of the submittal of an erosion control plan to the Land Use Manager and Land Conservation Division. Motion carried on a roll call vote: 4-0-0.

- b. A conditional use permit (CUP-0019-21) request to operate a sawmill in the A-P Agricultural Preservation District (Borntreger) Town of Lincoln. / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the background and staff report. The request to operate a sawmill on the property to offer custom log cutting. Jared reviewed the location of the property in the town, site plan, adjacent land uses, and details of the request. He noted that the sawmill will be operated within an open sided building.

Supervisor Dunning joined the hearing after staff's presentation.

The Town of Lincoln Town Board met on August 9<sup>th</sup> to review the conditional use permit request and recommended approval.

Staff concluded that the applicant's request for a conditional use permit to operate a sawmill 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 Borntreger, operator of the sawmill, indicated that the sawmill will generate a very small amount of sawdust and he said the sawdust would be used for bedding in the calf barn. He also indicated that he doesn't expect the mill to run a quarter of the time. He is not selling marketed lumber rather he is offering custom log cutting.

Shawn Bockman, S8790 Shale Ridge Road, spoke in opposition of the request and was concerned about the sawdust accumulating onsite like the other sawmills in the area.

Jen Krenz, S 8400 County Road K, was also concerned about the sawdust and it getting in the drainage way that flows through the property. She also questioned whether a limit could be placed on the number of sawmills in the town.

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

**ACTION:** Motion by Robin Leary to approve the conditional use permit request (CUP-0019-21) to operate a sawmill in the A-P Agricultural Preservation District subject to the applicant submitting a sawdust management plan to the Land Use Manager for review and approval by the Land Conservation Division. The plan, at a minimum, shall address how the sawdust will be stored/stockpiled onsite, show

the location of the stockpile, describe how the sawdust will be protected from the wind and rain, and indicate/describe how the sawdust will be disposed of.

5. Review of July bills / Discussion

The committee reviewed the July bills.

6. Review/Approval of August 10, 2021 Meeting Minutes / Discussion – Action

The committee reviewed the August 10, 2021 meeting minutes.

**ACTION:** Motion by Nancy Coffey to approve the August 10, 2021 meeting minutes. Motion carried on a voice vote of 5-0-0.

7. Proposed Future Agenda Items / Discussion

a. Next scheduled meeting – September 14, 2021

b. Request by Supervisor Zook to add a “Lake District Discussion” to the next agenda.

8. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 8:23 p.m.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development