

## AGENDA

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, January 24, 2023

**Time:** 7:00 p.m.

**Location:** Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

\*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: 2596 593 1615

Password: 5RuunFmgj53

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

**Audio conference:** 1-415-655-0001 Access Code: 25965931615##

**For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@eauclairecounty.gov](mailto:Rod.Eslinger@eauclairecounty.gov) at least 60 minutes prior to the start of the meeting.**

*\*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. Review/Approval of December 13, 2022 Meeting Minutes / Discussion – Action **Pages 2-5**
5. Public Hearings
  - a. **Proposed Ordinance: File No. 22-23/083** to rezone 7.14 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Angela Bowe Rev Trust. Applicant: Peter Gartman. Legal: A part of Lot 1 of CSM 2621, Volume 14, Pages 282-283, in the NW1/4 NE1/4, Section 19, T 26 N, R 8 W, Town of Washington, Eau Claire County, Wisconsin. RZN-0021-22. **Pages 6-23**
6. Committee Review – A subdivision variance request to create a flag lot, located in part of the NE ¼ of the SE ¼, Section 8, Township 26 North, Range 6 West, Town of Bride Creek, Eau Claire County, WI together with the West Half of the SW ¼ of Section 9, Township 26 North, Range 6 West, Town of Bridge Creek, Eau Claire County, Wisconsin. (Bauch) / Discussion – Action **Pages 24-30**
7. Review of December bills / Discussion **Page 31**
8. Proposed Future Agenda Items / Discussion
  - a. Next scheduled meeting February 28, 2023
9. Adjourn

Prepared by: Holly Weigand

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance (715-839-5106). For additional information on ADA requests, contact the County ADA Coordinator at 839-6945, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, December 13, 2022

**Time:** 7:00 p.m.

**Location:** Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

\*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: 2590 445 7300

Password: mZPmKAiy394

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

**Audio conference:** 1-415-655-0001 Access Code: 25904457300##

***For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@eauclairecounty.gov](mailto:Rod.Eslinger@eauclairecounty.gov) at least 60 minutes prior to the start of the meeting.***

*\*Please mute personal devices upon entry*

Members Present: Robin Leary, James Dunning, Nancy Coffey, Dane Zook, Todd Meyer

Members Absent: Nick Smiar

Ex officio Present:

Staff Present: Rodney J. Eslinger, Ben Bublitz, Hannah Wirth

#### 1. Call to Order and confirmation of meeting notice

Chair Leary called the meeting to order at 7 p.m. and confirmed with Director Eslinger that the meeting was properly noticed.

#### 2. Roll Call

Chairperson Leary – Present, Supervisor Meyer - Present, Supervisor Coffey - Present, Supervisor Dunning - Present, Supervisor Zook - Present, County Chair Nick Smiar - Absent.

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

#### 4. Review/Approval of November 15, 2022 Meeting Minutes / Discussion – Action

**ACTION:** Motion by Nancy Coffey to approve the November 15, 2022 committee meeting minutes as presented. Motion carried on a voice vote: 5-0-0

#### 5. Public Hearings

- a. A conditional use permit for the cumulative area of all accessory structures to exceed 1,200 sq. ft. Owner: John R Menard. Legal: The SW ¼ of the NW ¼ of Section 24, Township 27 North, Range 10 West, Town of Union, Eau Claire County, Wisconsin. CUP-0026-22

Ben Bublitz 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 on the applicant's property. He indicated that the Menards are requesting to construct an outdoor cooking and dining shelter. Ben indicated the cumulative areas of all accessory structures will 5,756 square feet. He reviewed the location map, site plan, floor plan and building elevations with the committee. The accessory structures will conform to the County's setback requirements of the district, comply with the height requirements, the structure's exterior will match the single-family residence. On November 10, 2022, the Town of Union Town

Board met and recommended approval of the conditional use request.

Staff concluded that the applicant's request for a conditional use permit for the cumulative area of all accessory structures to 1,200 square feet (5,756 sq. ft. requested) 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.

Matt Nesh, applicant's contractor, spoke on behalf of the applicants, and he indicated that the structure will not contain plumbing.

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

**ACTION:** Motion by James A. Dunning to approve the conditional use permit (CUP-0026-22) request for all accessory structures to exceed 1,200 sq. ft. as recommended by staff. Motion carried on a voice vote: 5-0-0

- b. A conditional use permit for an accessory structure over 1,200 sq. ft. Owner: Michael Winsand. Legal: Lot 1 of Certified Survey Map #646 recorded in Volume 3 of Certified Survey Maps, Page 248-249, being a part of Lot 8 and 9, Taylor Creek Acres, Town of Brunswick, Eau Claire County, Wisconsin. CUP-0027-22

Ben Bublitz presented the request for the cumulative square footage of all accessory structures to exceed 1,200 square feet on the applicant's property. He indicated that the owner is requesting 2,176 cumulative square feet of accessory structures. The application materials state that the garage will be a 32-foot by 68-foot garage that will be used for personal storage. There is a 15 by 20-foot garage that will be removed from the property. He reviewed the location map, site plan, floor plan and building elevations with the committee. This site is located adjacent to Taylor Creek. Ben also pointed out that the property will need to be careful during grading the site due to the mapped wetlands. He said that he'll also need to obtain a driveway access permit from the town for the new access that will serve the garage. As shown on the site plan, the structure will conform to the County's setback requirements of the district, comply with the height requirements, the structure's exterior will match the single-family residence.

The Town of Brunswick Town Board met and recommended approval of the conditional use request.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure more than 1,200 square feet (2,176 sq. ft. requested) 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.

Mike Winsand, property owner, stated that he is a contractor and understands he'll need to control the water. During the construction of the house on the site, he had to haul in 75 loads of fill due to the slopes. He said that he already talked to the town about getting a driveway access permit.

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

**ACTION:** Motion by Dane Zook to approve the conditional use permit (CUP-0027-22) request for an accessory structure over 1,200 sq. ft. subject to staff's recommended conditions and: 1. Driveway approval is obtained from the town, 2. A Wetland delineation to ensure all setback requirements are met. Motion carried on a voice vote: 5-0-0

- c. **Proposed Ordinance: File No. 22-23/0069** to rezone 1.449+/- acres from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Mark & Rosanne Chaput Rev Living Trust.

Legal: Part of the SW ¼ of the NW ¼ of Section 12, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin. RZN-0016-22

Rodney J Eslinger Planning and Development Director for Eau Claire County presented the staff report. He indicated the petitioners Mark and Rosanne Chaput are requesting to rezone 1.449 acres from the AP (Agricultural Preservation) District to the A2 (Agriculture-Residential) District for the purpose of creating two buildable lots. Eslinger gave the location of the proposed site within the Town of Washington off Graff Road and just south of the Town of Washington Town Hall. He presented an aerial map, shared the soils and slopes maps, reviewed the current zoning and future land use designations, and discussed the adjacent land uses with the committee. He reviewed staff findings with the committee and recommended approval of the rezoning petition. He noted that the town board met on November 17, 2022, and recommended approval of the request. Eslinger indicated that staff spent a considerable amount of time researching the zoning history to determine if there was an error with the zoning map. He noted that map is correct, and the rezoning petition was necessary as staff is not authorized to make amendments to the zoning map.

No one else spoke in favor or against the request.

**ACTION:** Motion by Nancy Coffey to approve the Proposed Ordinance: File No. 22-23/069. Motion carried on a voice vote: 5-0-0.

- d. **Proposed Ordinance: File No. 22-23/0076** to rezone 35.79+/- acres from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District and A-3 Agricultural District. Owner: Roger & Diane Weiss Trust/David & Mary Hoffe Trust. Legal: Part of the Northeast ¼ of the Northeast ¼, Section 13, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin lying north of County Road HH. RZN-0020-22

Director Eslinger presented the staff report. He indicated the petitioner is requesting to rezone 30.34 acres from the AP (Agricultural Preservation) District to the A3 (Agricultural) District and 5.45 acres from the AP District to the A2 (Agriculture-Residential) District to divide the existing home and outbuildings from the remaining acreage that will be auctioned off. Eslinger gave the location of the proposed site within the Town of Pleasant Valley along the Eleva ridge. He presented an aerial map, shared the soils and slopes maps, reviewed the current zoning and future land use designations, and discussed the adjacent land uses with the committee. He reviewed staff findings with the committee and recommended approval of the rezoning petition. Eslinger informed the committee that the town board met on December 12, 2022, and recommended approval of the request.

Vicki Lemke, co-owner, spoke in favor of the request and confirmed with the existing buildings and residence will be sold separately to the long time renter. She indicated that the remaining 30 acres will be retained by the family and farmed.

No one else spoke in favor or against the request.

**ACTION:** Motion by Todd Meyer to approve the Proposed Ordinance: File No. 22-23/076. Motion carried on a voice vote: 5-0-0.

6. Nashville North CUP 0017-22 (special event for music concerts) review / Discussion – Action

Land Use Manager Bublitz gave a brief update regarding the change of condition two of the original conditional use permit for Nashville North as it was discussed at the November committee meeting. He noted that since it was not on the November agenda as an action/discussion the committee couldn't approved the change at that time. There was no further discussion. The applicants did not attend the meeting.

**ACTION:** Motion by Todd Meyer to approve amending condition number two of Nashville North's CUP-0017-22 presented by staff. Motion carried on a voice vote: 5-0-0

7. Violation Status Report / Discussion

Hannah Wirth, Land Use Technician presented the violation status report to the committee. The committee would like to see more compliance progress with the older outstanding violations. Staff indicated they have been working with Corporation Counsel and the Health Department and have a court order on the Hemingway violation. Staff will follow up with the committee again in the first quarter of 2023.

8. 2023 Committee on Planning & Development Revised Meeting Schedule / Discussion – Action

Director Eslinger presented the updated committee schedule. He noted that the first two scheduled in 2023 were the wrong date. The committee accepted the updated 2023 committee meeting schedule as presented. revised meeting schedule as presented.

9. Review of November bills / Discussion

The committee reviewed the November bills.

10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting January 24, 2023

11. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 8:20 pm.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**REZONE NUMBER:** RZN-0021-22      **COMPUTER NUMBER:** 024103604010

**PUBLIC HEARING DATE:** January 24, 2023

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

**OWNER:** Angela Bowe Rev Trust, Angela L. Bowe, 1245 Continental Dr., Eau Claire, WI 54701

**AGENT:** Peter Gartmann, 1356 International Dr., Eau Claire, WI 54701

**REQUEST:** Rezone 7.14 acres +/- from A-P (Agricultural Preservation) to A-2 (Agriculture-Residential) to divide the existing residence and outbuildings. The remaining 3.6 acres +/- will remain A-P as the applicant owns the property adjacent to the south.

**LOCATION:** 7009 Walnut Rd.

**LEGAL DESCRIPTION:** Part of the NW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 19, Township 26 North, Range 8 West, Town of Washington, Eau Claire County, Wisconsin (complete legal description attached)

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**RECOMMENDATION**      Approval of request based on findings outlined on Page 4 of this report

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## BACKGROUND

### SITE CHARACTERISTICS:

- The property to be rezoned is developed with a single-family residence and outbuildings. There are currently no agricultural uses on the subject property.
- The western and southern portions of the property contain steep slopes

### EXISTING ZONING DISTRICT:

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

- Preserve and protect those areas best suited for agricultural, forestry or open space uses by minimizing fragmentation of contiguous agricultural or forest lands for the benefit and use of current and future generations;*
- Provide for a wide range of agricultural uses typically associated with the continued production of food and fiber while recognizing that such uses may involve noise, dust, odor, or operation of heavy equipment for long periods of time;*
- Strengthen and diversify a predominately agricultural and forestry-based economy by providing for a range of economic opportunities for property owners which are generally compatible with and supportive of agriculture or forestry operations as either permitted or conditional uses;*
- Comply with standards contained in Wis. Stat. ch. 91 to permit eligible landowners to receive tax credits under Wis. Stat. § 71.09, in conjunction with their agricultural operations;*

- 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.

**REQUESTED ZONING DISTRICT:**

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

**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE
<b>Subject</b>	A-P	Single-family residence and outbuildings
<b>North</b>	A-2	Single-family residence; Woodlands
<b>East</b>	A-2	Single-family residence
<b>South</b>	A-P	Agriculture
<b>West</b>	A-P	Woodlands

**COMPREHENSIVE PLANS:**

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

**Eau Claire County:**

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

- a. *Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm A-2 or A-3 parcels, unless rezoning land to either of these districts will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.*

**Town of Washington:**

- **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:**
  - a. *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.*
  - 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. No more than 20% of any proposed new lot should contain Class I, II, or III soils, or the owner must demonstrate that the lands with prime agricultural soils are marginal for agriculture due to other factors. In addition, it is the preference of the Town of Washington that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

**Eau Claire County Farmland Preservation Plan**

The property is included in the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. The proposed A-2 Zoning District is not a certified farmland preservation district and would not currently qualify for Farmland Preservation tax credits.

**ANALYSIS**

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

**A-P Rezoning Standards**

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

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



- **Soil Types** – The majority of the (5) soil types found on the property have limited productivity due to steep slopes (see attached soils map).
- **Historical Productivity** – There is no evidence of agriculture on the property to be rezoned.
- **Site Location** – The property is located on Walnut Road.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmlands, woodlands, farm and non-farm single-family residences, and vacant open areas.

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

The proposed rezoning substantially conforms to the future land use intent, purpose, and policies for the Eau Claire County Comprehensive Plan, including policies related to limiting residential density in rural areas of the County and limiting conversion of productive farmland. No new development is proposed with this rezoning.

**Standard 3** - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning would not remove productive farmland from cultivation.

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

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

Town Board Action: The Washington Town Board will consider the rezoning petition on Thursday, January 19, 2023.

The rezoning petition has been evaluated for consistency with the purpose of the A-2 District and the uses allowed in the districts. 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 agricultural uses, farmsteads, scattered farm and non-farm single-family residences, and scattered woodlands.

## CONCLUSION

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

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

In addition, the following factors have also been considered:

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

## FINDINGS

Findings in Favor:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. No land use changes are proposed with this rezoning.
3. Other A-2-zoned lots are found to the north and east of the subject property and in the vicinity.



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

Application Accepted:	12/01/2022
Accepted By:	Matt Michels
Receipt Number:	072305
Town Hearing Date:	1/19/23 (?)
Scheduled Hearing Date:	01/24/2023
Application No:	RZN-0021-22
Application Status:	Applied

### Rezoning Petition

**RECEIVED**

Owner/Applicant Name(s):  
 Owner: ANGELA BOWE REV TRUST  
 Applicant: Angela L Bowe, 1245 Continental Dr, Eau Claire, WI 54701  
 Telephone: (715) 577-9050      EMail: angieb@parkridgedistributing.com

**DEC 01 2022**

**COUNTY CLERK**

Site Address(es): 7009 WALNUT RD      Property Description: Sec 19 Twn 26 Rge 08  
 Town of Washington

Zoning District(s): AP - Agricultural Preservation Distr      Lot Area(s) - Acres: 10.74  
~~10.74~~      Overlay District(s): (7.14 ac. to be rezoned to A-2)  
 10.74

PIN: 1802422608191209000      Legal (partial): LOT 1 CSM 2621 (VOL 14 P 282 #1003065) LYG IN THE NW-NE CONT 10.74 AC WITH RD

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:	12/1/22
Accepted By:	mm
Application Number:	RZN-0021-22
Town Hearing Date:	1/19/23
Scheduled Hearing Date:	1/24/23

REZONING APPLICATION

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

Existing Zoning District: AP	Proposed Zoning District(s): A2
Acres to be rezoned: 10	

Property Owner Name: Angela L. Bowie	Phone#: 715-577-9050
Mailing Address: 1245 Continental Drive Eau Claire, WI 54701	
Email Address: Angieb@Parkridge.distributing.com	

Agent Name: PETER GARTMAN	Phone#: 7155144116
Mailing Address: 1356 INTERNATIONAL DRIVE EAU CLAIRE, WI 54701	
Email Address: PGARTMAN@RLSWI.COM	

SITE INFORMATION

Site Address: 7009 WALNUT ROAD EAU CLAIRE, WI 54701

Property Description: NW ¼ NE ¼ Sec. 19, T26 N, R8 W, Town of WASHINGTON

Zoning District: AP Code Section(s):

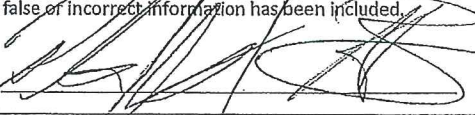
Overlay District:  
 Check Applicable  Shoreland  Floodplain  Airport  Wellhead Protection  Non-Metallic Mining

Computer #(s):	024103604010	
PIN #(s):	1802422608191209000	

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"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned CSM # 2621 1/14, Pg 282-283	<input checked="" type="checkbox"/> Provide \$600.00 application fee (non-refundable), (\$525.00 application processing fee and \$75.00 mapping surcharge fee). Send application to <a href="mailto:landuse@co.eau-claire.wi.us">landuse@co.eau-claire.wi.us</a> or to the address above.

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: 1/22/23

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:

DUE TO HAVING SLOPES OF OVER 20% MAKING FARMING IMPOSSIBLE WITHOUT ERROSION OF THE SOILS. WHEN LOT 1 WAS CREATED THOUGHT WAS PUT IN TO THE AREA SIZE SO THIS LOT COULD BE DIVIDED INTO TWO LOTS IN THE FUTURE.

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.

DUE TO THE SMALLER SIZE OF THE LOT AND THE 20% SLOPES THE ZONING CHANGE WOULD ALLOW FOR BETTER USE OF THE LOT.

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.

THERE IS A2 ZONING ON 2 SIDES OF THE PROPERTY

THE PROPERTY HAS NOT BEEN USED FOR AGRICULTURAL LAND FOR YEARS

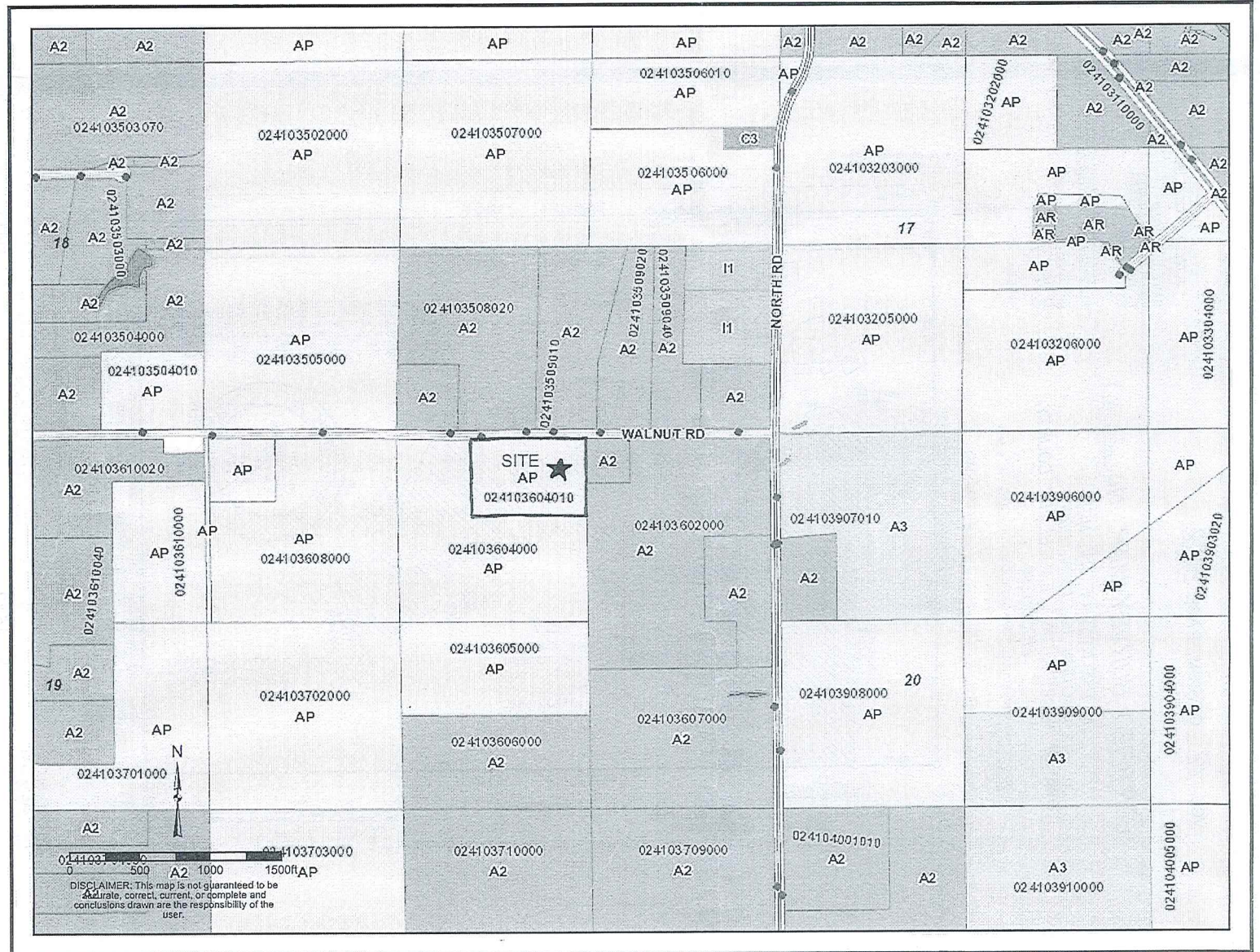
TOWN OF WASHINGTON COMPREHENSIVE PLAN 2.4.2 OBJECTIVE 1: LAND IS NOT PRODUCTIVE AGRICULTURAL LAND

OBJECTIVE 2: POPOSED CHANGE WILL HAVE NONDETRIMENTAL IMPACTS ON NATURAL RESOURCES

OBJECTIVE 3: POPOSED CHANGE WILL HAVE NONDETRIMENTAL IMPACTS ON HISTORICAL OR CULTURAL RESOURCES

THE PROPOSED ZONING WOULD FOLLOW E.C. CO. FARMLAND PRESERVATION PLAN BY NOT REMOVING AGRICULTURAL LANDS FROM PRODUCTIVE FARMLAND

BEING THAT A2 ZONING SUPPORTS "HOBBY FARMS" THE AGRICULTURAL LANDS AROUND IT WILL BE UNAFFECTED



1003065

MARY L KAISER  
EAU CLAIRE COUNTY  
REGISTER OF DEEDS  
EAU CLAIRE, WI

RECORDED ON  
01/27/2009 03:57PM

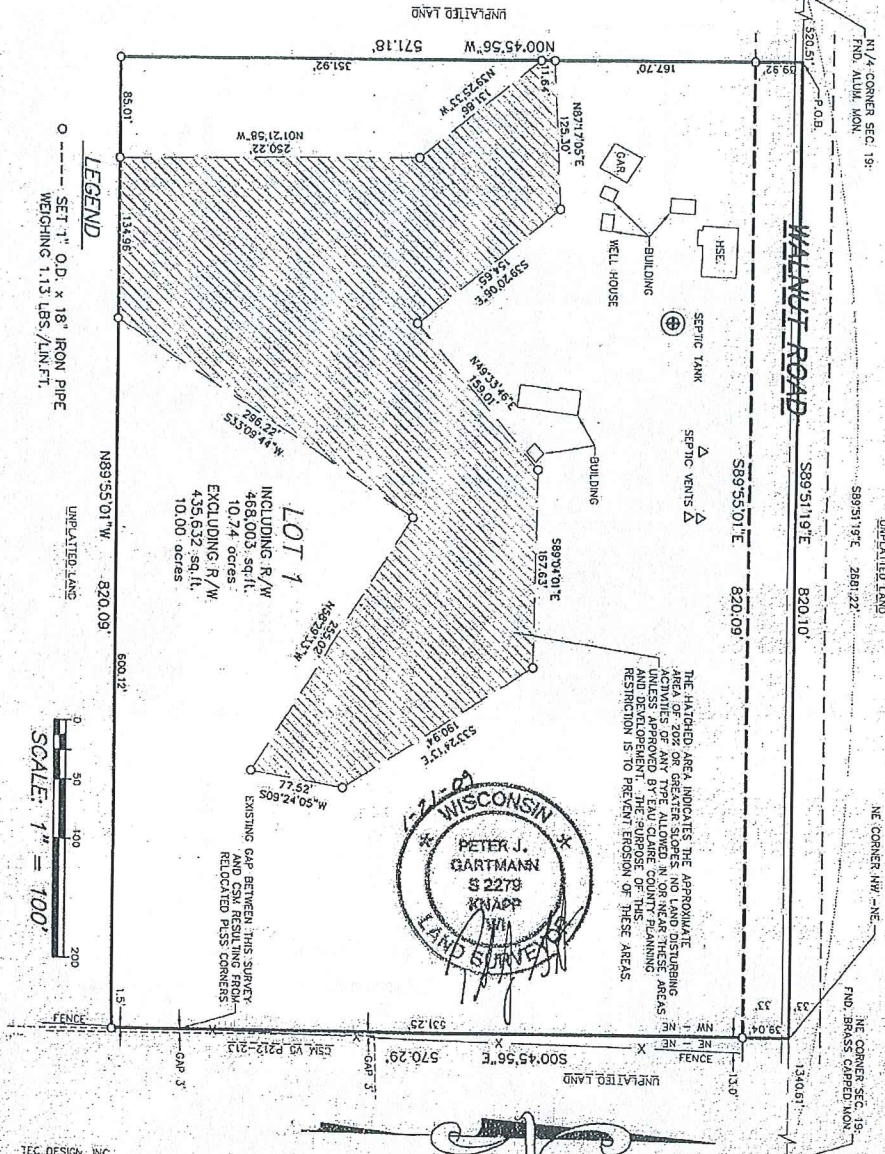
REC FEE: 13.00  
TRANS FEE:  
EXEMPT #:

PAGES: 2

# CERTIFIED SURVEY MAP, No. 2621

IN THE NW<sup>1</sup>/<sub>4</sub> OF THE NE<sup>1</sup>/<sub>4</sub>,  
SECTION 19, T26N, R8W,  
TOWN OF WASHINGTON, EAU CLAIRE COUNTY,  
WISCONSIN

LOT 1 OF THIS CERTIFIED SURVEY MAP WAS CREATED AS A RESULT OF A FARM  
CONSOLIDATION.



S- 4543

SHEET 1 OF 2

TEC DESIGN, INC.  
5829 ARNOT LANE  
EAU CLAIRE, WI 54701  
CARD No. 06256

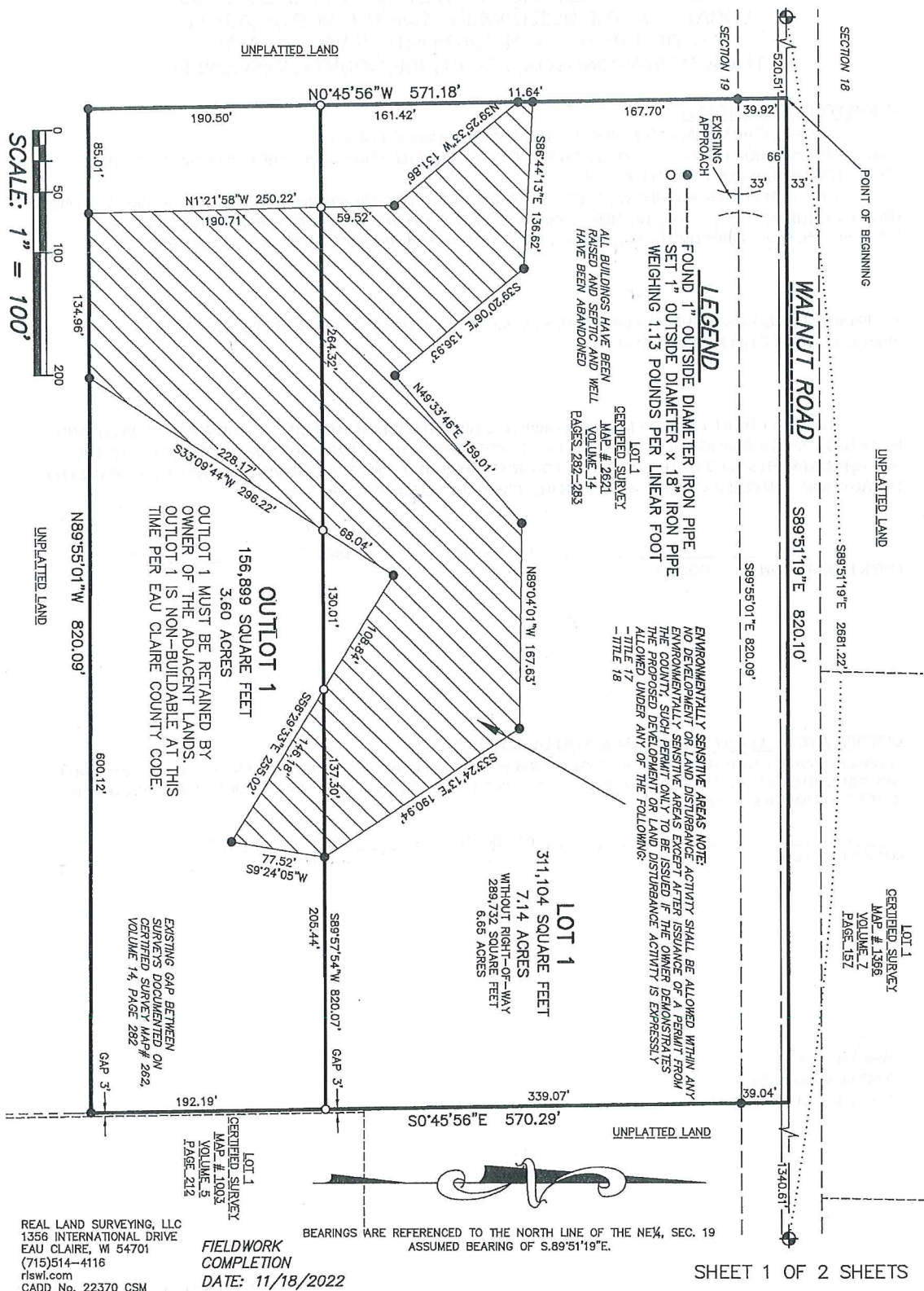


A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE NE1/4, SECTION 19, TOWNSHIP 26 NORTH, RANGE 8 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN BEING A PART OF LOT 1 OF CSM 2621, VOLUME 14 OF CSM'S, PAGES 282-283 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 19; THENCE S89°51'19"E, ALONG THE NORTH LINE OF SAID SECTION 19, AT A DISTANCE OF 520.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON S89°51'19"E, ALONG THE NORTH LINE OF SAID SECTION 19, AT A DISTANCE OF 820.10 FEET; THENCE S00°45'56"E, ALONG THE EAST LOT LINE OF SAID LOT 1 CSM, AT A DISTANCE OF 378.11 FEET; THENCE S89°57'54"W, AT A DISTANCE OF 820.07 FEET TO A POINT ON THE WEST LOT LINE OF SAID LOT 1 CSM; THENCE N00°45'56"W, ALONG THE WEST LOT LINE OF SAID LOT 1 CSM, AT A DISTANCE OF 380.68 FEET TO THE POINT OF BEGINNING;

**CERTIFIED SURVEY MAP, NUMBER \_\_\_\_\_**

BEING ALL OF LOT 1 CERTIFIED SURVEY MAP # 2621,  
 VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGES 282-283  
 LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼,  
 SECTION 19, TOWNSHIP 26 NORTH, RANGE 8 WEST,  
 TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN



VOLUME \_\_\_\_ OF CERTIFIED SURVEY MAPS, PAGE \_\_\_\_\_

**CERTIFIED SURVEY MAP, NUMBER \_\_\_\_\_**

BEING ALL OF LOT 1 CERTIFIED SURVEY MAP # 2621,  
VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGES 282-283  
LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼,  
SECTION 19, TOWNSHIP 28 NORTH, RANGE 8 WEST,  
TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

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

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND  
LOCATED IN THE NORTHWEST ¼ OF THE NORTHEAST ¼, SECTION 19, TOWNSHIP 26 NORTH, RANGE 8 WEST, TOWN OF  
WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING ALL OF CERTIFIED SURVEY MAP # 2621, VOLUME 14 OF CERTIFIED SURVEY MAPS, PAGES 282-283  
AND BEING SUBJECT TO EXISTING EASEMENTS.

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

**CERTIFICATE OF COUNTY PLANNING AND DEVELOPMENT:**

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

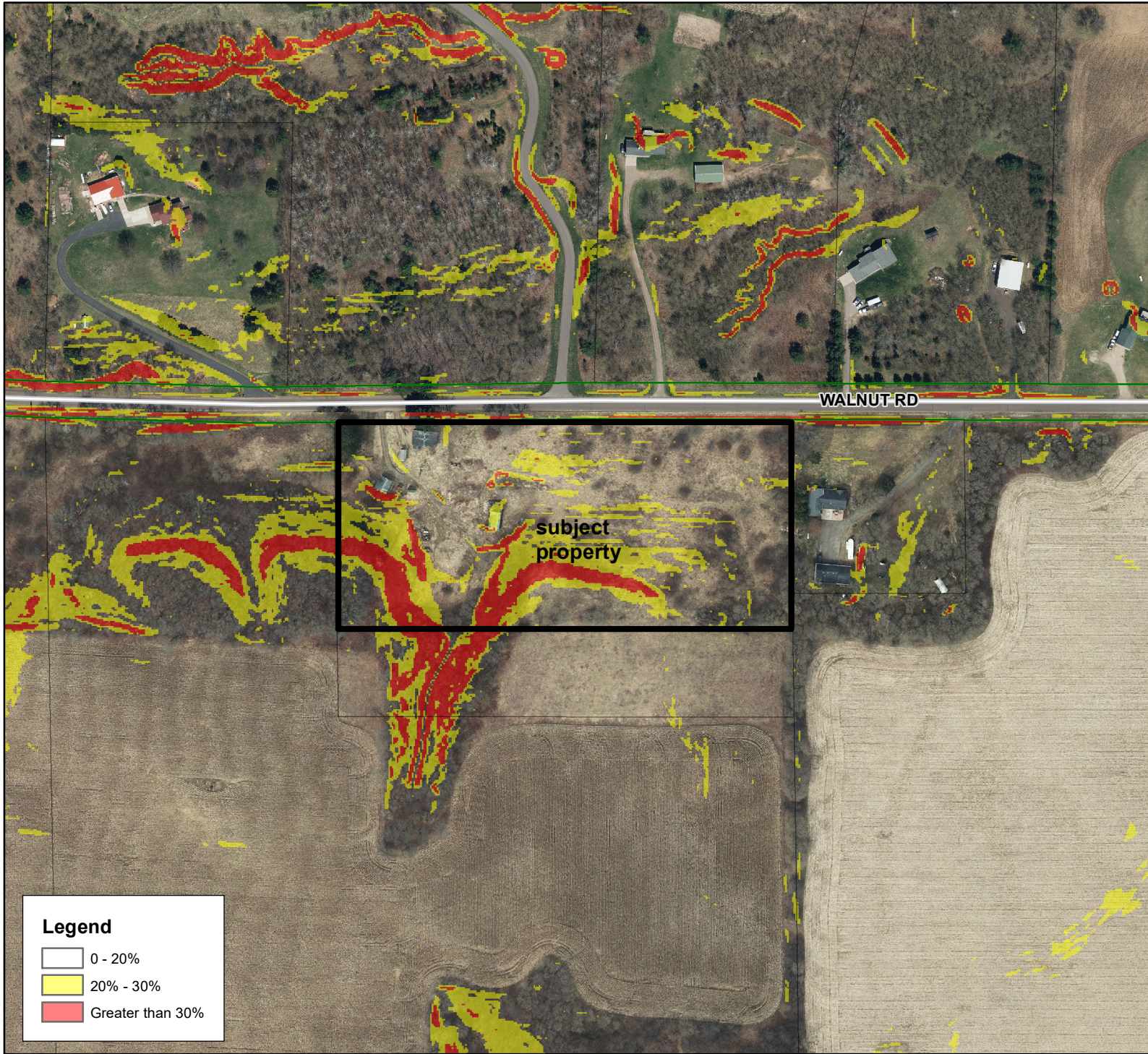
\_\_\_\_\_  
RODNEY J. ESLINGER

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

**Owner:**

Angela L. Bowe  
1245 Continental Drive  
Eau Claire, WI 54701

# BOWE REZONE AERIAL - SLOPE MAP



## Legend

- 0 - 20%
- 20% - 30%
- Greater than 30%

### 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.

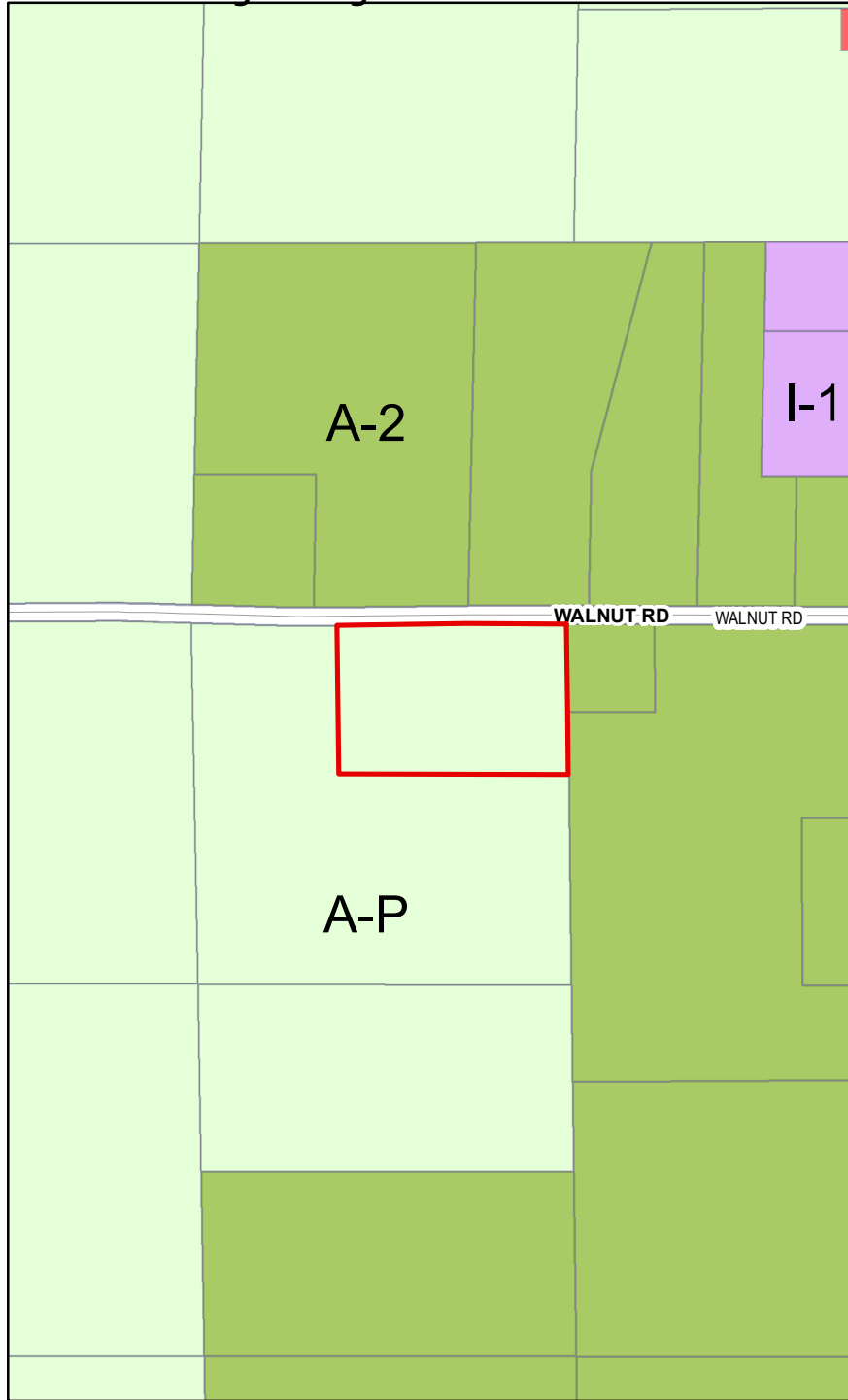




# Bowe Rezoning: RZN-0021-22

## Existing Zoning

1 inch = 666.666667 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
  - 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

- 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:

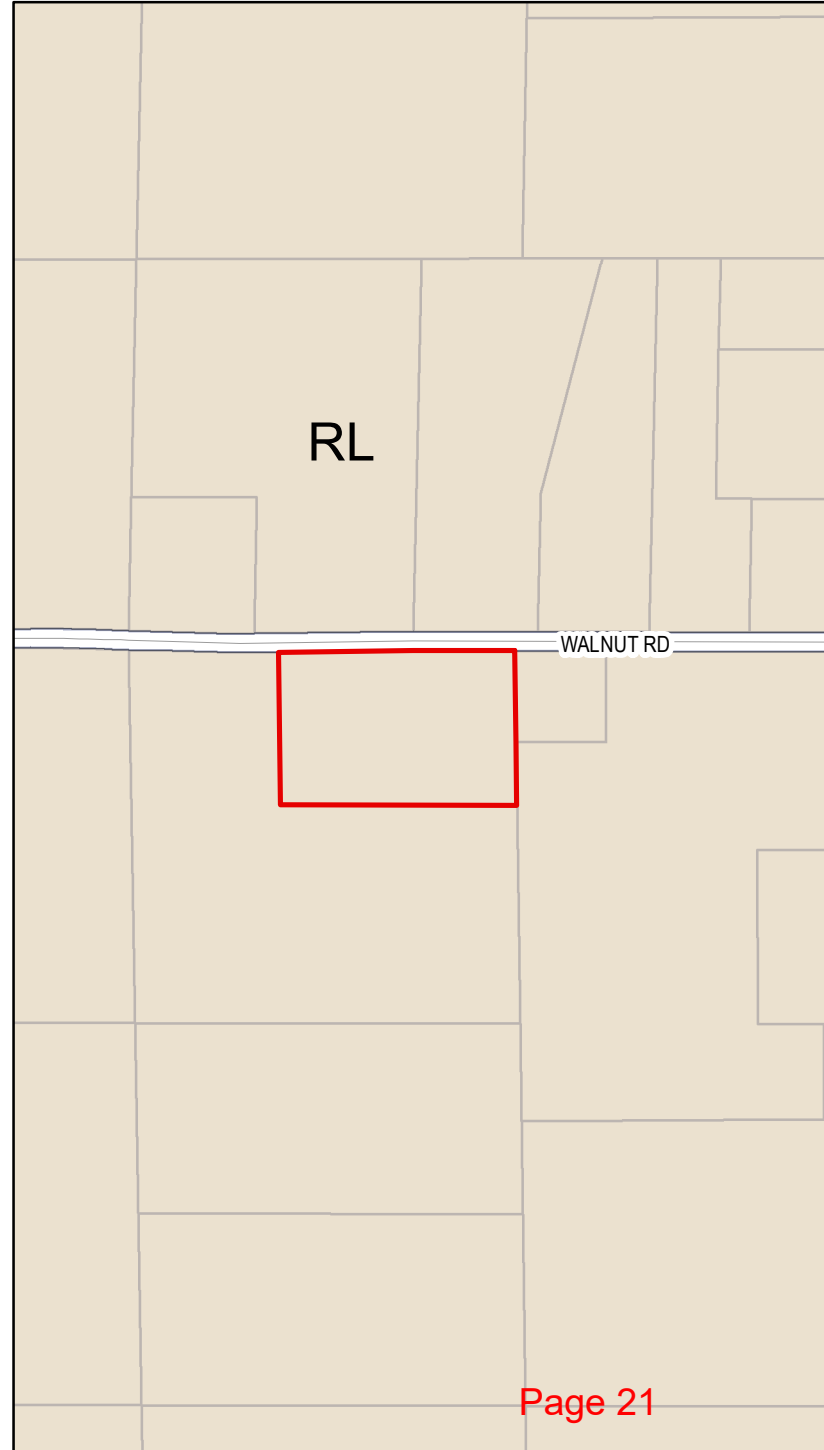
The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_Adj\_WI\_EauClaire\_Feet

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.

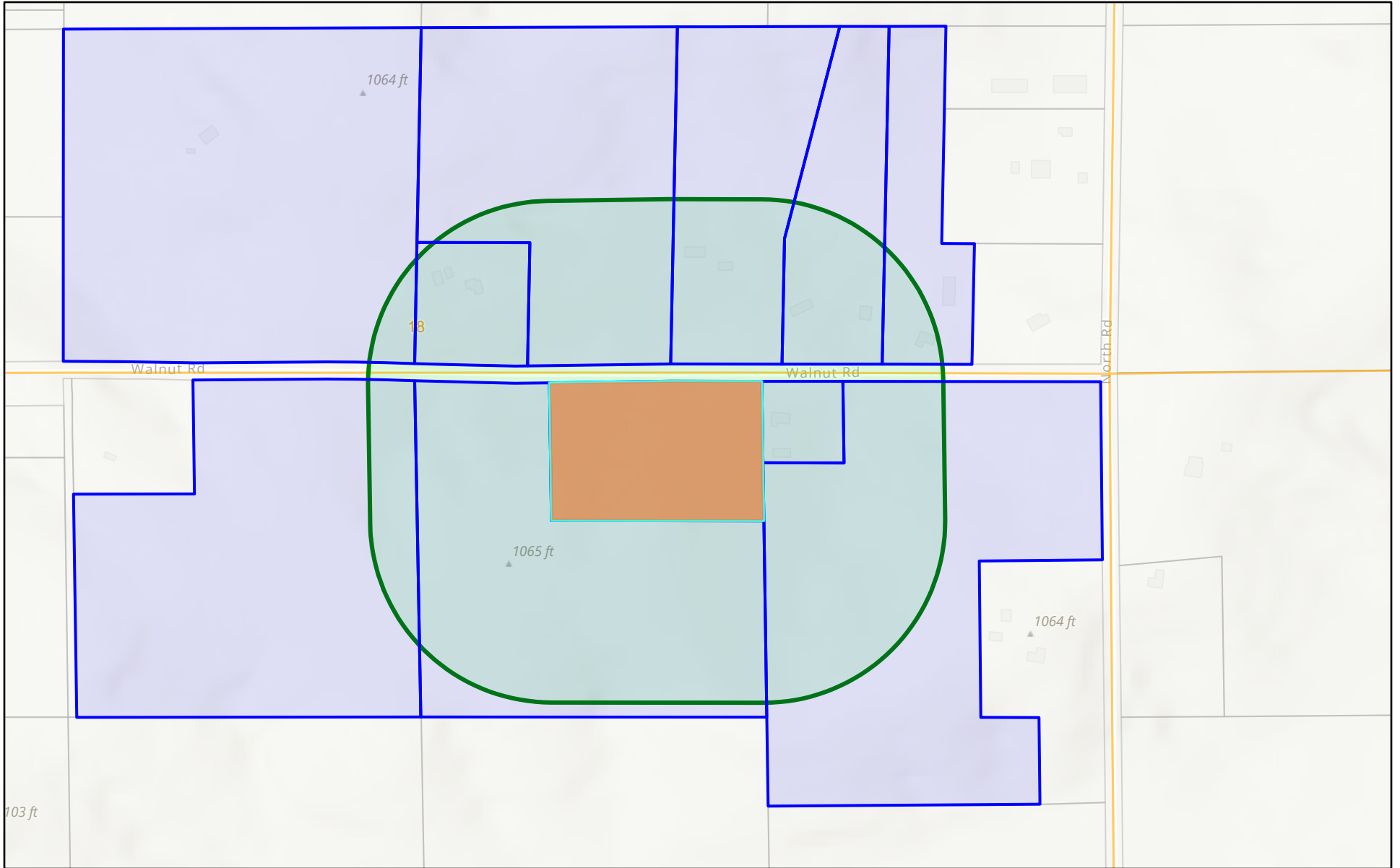
Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise; and the user relies on the map and results solely at their own risk.

## Future Land Use




1 inch = 667 feet

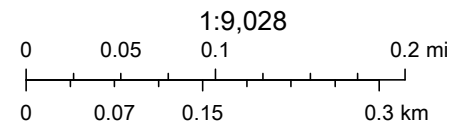


# Public Notification



12/21/2022, 3:09:56 PM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph,

FirstName LastName	Address	City State Zip
BIG EYED FISH LLC	1004 MENOMONIE ST	EAU CLAIRE WI 54703-5952
JOHN A & ELIZABETH M RUESCH	6960 WALNUT RD	EAU CLAIRE WI 54701-8831
STEVEN M & LINDA L KUMFERMAN	7040 WALNUT RD	EAU CLAIRE WI 54701-8831
ROBERT J & PAULA C LELAND	7050 WALNUT RD	EAU CLAIRE WI 54701-8831
ANTHONY C & SHANNON L CERRATO	7199 WALNUT RD	EAU CLAIRE WI 54701-9282
BRIAN JOHNSON	7036 WALNUT RD	EAU CLAIRE WI 54701-8831
ERIC A & JENNIFER L ANDERSON	7150 WALNUT RD	EAU CLAIRE WI 54701-9282
JON & KIMBERLY BOWE TRUST	5215 TERRE BONE TRL	EAU CLAIRE WI 54701-9380



**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

## REPORT:

TO: COMMITTEE ON PLANNING AND DEVELOPMENT

FROM: Ben Bublitz, Land Use Manager

DATE: January 24, 2023

RE: Variance request of lot standards prohibiting the creation of a ‘flag lot’ exceeding lot depth to width standards.

Corey Bauch, property owner, has requested a subdivision variance to create a two-lot certified survey map (CSM) with one of the lots being a flag lot and the second being a rectangular in shape. The proposed lots can be reviewed on the concept map the applicant provided. The concept is located in part of the SW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub> and the NW<sup>1</sup>/<sub>4</sub> of the SW<sup>1</sup>/<sub>4</sub>, Section 09, Township 26 North, Range 6 West, Town of Bridge Creek, Eau Claire County, Wisconsin. The Town of Bridge Creek is unzoned.

The concept included with this report shows the owners overall vision for his property as a whole (140 acres). This application is pertaining to the two twenty acre lots on the eastern boarder of his property labeled *Williamson* and *Nicks*. The lots labeled *Bauch* and *O’Brian* are not part of this review since they greater than 40 acres. Lots greater than 40 acres do not require certified survey map (CSM) review. Consequently, those lots are not required to meet all the subdivision standards.

The proposal would create two new buildable lots. The property is flat with no mapped wetlands or floodplain, so there aren’t areas considered environmentally sensitive. The width of the *flagpole* is not defined on the application, but based on correspondence from the Highway Department it will likely need to be 100’ wide to ensure the 100’ driveway separation requirement is met from the existing, neighboring driveway to the East.

**STAFF RECOMMENDATION:** Staff has reviewed this request and recommends approval of the request. The following reasons may be used to support or deny the request:

If the committee chooses to approve the request, the following reasons may be used to support approving the request:

- The variance will not be detrimental to the public good, the spirit and purpose of the code will be upheld.
- The purpose of the Subdivision Control Code will be upheld.
- The proposed lot configuration isn’t necessarily inconsistent with surrounding land divisions.

If the committee chooses to deny the request, the following reasons may be used to support approving the request:

- The variance may be detrimental to the purpose of the Subdivision Control including the public health, general welfare, and prosperity of the county.
- The property may still be used and enjoyed by the owner if there is one less division of the property.
- The hardship presented is not a hardship specific to this property.





**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:	
Receipt Number:	
Scheduled Hearing Date:	

**COMMITTEE REVIEW APPLICATION**

Property Owner Name: <b>Corey &amp; April Bauch</b>	Phone# <b>715.225.0268</b>
Mailing Address: <b>7388 Nine Mile Creek Rd. Eau Claire, WI 54701</b>	
Email Address: <b>signcorsales@gmail.com</b>	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

( REQUIRE THIS INFO FROM OTHERS )		SITE INFORMATION	
Site Address:			
Property Description: _____ ¼ _____ ¼ Sec. _____, T _____ N, R _____ W, Town of <b>Bridge Creek</b>			
Zoning District:	Code Section(s):		
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Floodplain	<input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):			

GENERAL APPLICATION REQUIREMENTS	
<p><b>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.</b></p> <p><input checked="" type="checkbox"/> A detailed written statement that specifically identifies what is being requested for review.</p> <p><input checked="" type="checkbox"/> Written narrative that justifies the need for the request. When applicable, it is the applicant's responsibility to prove that an "unnecessary hardship" exists.</p> <p><input type="checkbox"/> The applicant may be required to flag/stake the property/project corners and label them accordingly (e.g. NE Lot corner, NE building corner). <span style="color: red;">◀ Done upon Request.</span></p> <p><input checked="" type="checkbox"/> A scaled site plan of the site and surrounding area for a distance of 100 feet, including buildings and other structures. Also, include the proposed addition/structure/location of septic system, well, driveway, property lines, navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property. All maps and engineering data to be no larger than 11" x 17".</p> <p><input checked="" type="checkbox"/> Provide a <b>\$215.00</b> application fee (<b>non-refundable</b>). Send application to <a href="mailto:landuse@co.eau-claire.wi.us">landuse@co.eau-claire.wi.us</a> or to the address above. ** Review by the committee is not a public hearing**</p>	

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 July 27, 2022

At the meeting, 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.

# PROPERTY BREAKDOWN

1



2



3



## REQUESTED LAND DIVISION

This request includes two additional driveways.  
One at Nicks Property, and one at O'Brien property.

Department of Planning & Development  
Eau Claire County Courthouse  
721 Oxford Avenue, Room 3344  
Eau Claire, Wisconsin 54703  
715.839.4741

July 27, 2022

Corey & April Bauch  
7388 Nine Mile Creek Rd.  
Eau Claire, Wisconsin 54701  
715.225.0268

Dear Planning & Development Committee / EC County Board

I am writing this as a formal request to divide property that my wife and I own in the Town of Bridge Creek. We purchased this 140 acres a few years ago, with the intention of eventually building our dream home. As we do that, we realize there is a need for land to build new homes in the area, and would like to divide our property up to accommodate that need.

Currently, Eau Claire County has unique regulations when it comes to doing so. This includes properties under 40 acres, oddly shaped property dimensions, and "flagpole" properties.

We simply feel this is the best way to divide these properties, while being able to provide the most benefit for all involved. The area has others like it, so it is not far out of the norm. We also currently reside on Nine Mile Creek Road, in the town of Washington, on one such property. We are also surrounded many properties setup the same way.

My request is a variance from the current zoning regulation(s) in place.

I have taken the time to speak to locals and the Town of Bridge Creek Board. I have a letter from the Township offering not only full support, but appreciation for the opportunity at area growth.

I wish to thank you for your time, and consideration for this request.

Sincerely,



Corey S. Bauch

# Town of Bridge Creek

P.O. BOX 464  
AUGUSTA, WISCONSIN 54722

August 30, 2022

Eau Claire County Planning & Development  
721 Oxford Avenue, Suite 3344  
Eau Claire, WI 54703

Dear Planning & Development Committee,

At a meeting held on August 18, 2022, the Town of Bridge Creek Board approved a request by Cory Bauch regarding a land division (parcel division) request. This letter is to show support of this request for dividing these parcels of land up unevenly due to an easement to these parcels.

Thank you for approving this parcel division on behalf of the Township Board of Supervisors.

Respectfully,



Kathy Olson  
Clerk

## Ben Bublitz

---

**From:** Benjamin Klitzke  
**Sent:** Wednesday, January 18, 2023 12:25 PM  
**To:** Corey Bauch; Ben Bublitz  
**Cc:** tnicks525@gmail.com; Gordon O'Brien; Travis Pickering  
**Subject:** RE: Lot Configuration Review  
**Attachments:** Driveway Access Permit .pdf

Hi Corey,

I understand using an existing access road to gain access to your property. I am fairly certain that the access point on CTH GG has never been permitted based on your description of the use. The existing access at CTH GG must meet the guidelines for a land access driveway permit issued from the highway department. One of the requirements is a 100' driveway separation between driveways. This may not be an issue. I can't see the existing access road on the aerial photo on the GIS website.

I have attached a copy of the portion of the Eau Claire County Highway Department policy manual for driveway access.

Thanks,

Ben

---

**From:** Corey Bauch <signcorsales@gmail.com>  
**Sent:** Thursday, January 12, 2023 6:31 PM  
**To:** Ben Bublitz <Ben.Bublitz@eauclairecounty.gov>  
**Cc:** Benjamin Klitzke <Benjamin.Klitzke@eauclairecounty.gov>; tnicks525@gmail.com; Gordon O'Brien <g.obrien@cityofaugusta.org>  
**Subject:** Re: Lot Configuration Review

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

Hello Ben

As Ben mentioned, he spoke with me on your concern regarding driveway/access location close to neighbors driveway. I am utilizing a road that is already there, and has been since I was a kid.

I put many miles on the old dirtbike on that sandy road.

I grew up to the north of this property. The previous owner had this road put in to easily access the back of the property for hunting, etc.

It also has served as a fire line to neighbors and county properties.

I can certainly get photos if needed.

I hope this clears up any confusion.

Feel free to contact me if you have any questions.

Corey Bauch

On Thu, Jan 12, 2023, 11:03 AM Ben Bublitz <[Ben.Bublitz@eauclairecounty.gov](mailto:Ben.Bublitz@eauclairecounty.gov)> wrote:

Hi Ben,

I spoke with Cory Bauch today regarding concerns about the driveway location on the submitted committee review request, and the requirement that the Williamson access needs to be at least 100' from the existing access to the East. Cory mentioned there is an existing access already in place he's planning to utilize.

Corey, Ben Klitzke's phone number is 715-839-2979.

Thank you,

**Ben Bublitz** | Land Use Manager

721 Oxford Ave., Suite 3344 • Eau Claire, WI 54703  
**Office:** 715-839-4743 **Cell:** 715-829-2877 **Fax:** 715-831-5802  
**Email:** [ben.bublitz@eau Clairecounty.gov](mailto:ben.bublitz@eau Clairecounty.gov)



**Planning and  
Development**

This communication constitutes an electronic communication within the meaning of the Electronic Privacy Act, 18 USC 2510 and its disclosure is strictly limited to the recipient intended by the sender of this message. This communication is confidential and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Receipt by anyone other than the intended recipient does not constitute waiver or loss of the confidential or privileged nature of the communication. If the person receiving this message is not the intended recipient or you have received this message in error, any review, publication, copying or other distribution of this information is strictly prohibited. If you received this communication in error, please notify the sender immediately at the email address above, return the original message to me by mail, destroy any copies you may have made and delete the communication from any computer and/or storage media. Thank you for your cooperation.

**Planning and Development  
December 2022**

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

**Planning**

Vendor	Amount	Description	Line Item#
Real Land Surveying	230.00	CSM Mapping Fee Refund	100-15-44900-000-000
Real Land Surveying	420.00	CSM Submittal Fee/Lot Review Refund	100-15-44400-000-000
Chad Berge	20.75	November Mileage Expenses	100-15-56920-330-000
Voyager	84.14	November Fuel	100-15-56920-330-000
APG Media of WI	187.63	Pub Hearing 11/14, 11/15, 12/13	100-15-56920-321-000
ECC Highway	305.06	November Fuel	100-15-56920-330-000
1st Ave Mini Storage	165.00	Quarterly Rent 2023 Jan-Mar	100-15-56920-360-000
Amazon - Pcard	259.45	Office Supplies	100-15-56920-310-000
Everbrite - Pcard	17.55	EC Housing Opportunities Conference	100-15-56920-340-000
Fred Pryor - Pcard	499.00	Training	100-15-56920-340-000
American Planning - Pcard	509.00	Rod Eslinger - Membership Dues	100-15-56920-324-000
Digi Copy	17.22	Bussiness Cards/Name Plate	100-15-56920-310-000

**Resurvey**

Vendor	Amount	Description	Line Item#
ECC Highway	1,048.75	Road Monument Replacement Flagging	100-15-51740-360-200
Kalahari - Pcard	204.00	WLSL/UWSP Conference	100-15-56920-340-000
Fleet Farm - Pcard	20.08	Equipment	100-15-51740-360-000
Berntsen International - Pcard	766.45	Equipment	100-15-51740-360-000
Allen Precision Equipment	153.66	Equipment	100-15-51740-360-000

**Emergency Management**

Vendor	Amount	Description	Line Item#
Tyler Esh	229.26	November Travel/Training Expenses	100-15-52924-340-000

**Recycling**

Vendor	Amount	Description	Line Item#
Town of Bridge Creek	2,460.19	2022 Recycling Attendant Reimbursement	211-15-53635-208-000
Town of Wilson	82.08	November Recycling Attendant	211-15-53635-208-000
First Choice Computer Recycling	380.88	July-Nov Residential battery Recycling	211-15-53636-913-745
GFL Environmental	6,815.70	Drop sites	211-15-53635-208-000
Earthbound Environmental	3,968.64	November Curbside	211-15-53635-201-000
Trash on Trucks	1,605.90	November Curbside	211-15-53635-201-000
Waste Management	43,880.82	November Curbside	211-15-53635-201-000
Mark & Barbara Goings	17.00	Recycling Special Charge Refund	211-15-53635-201-000

**Land Conservation**

Vendor	Amount	Description	Line Item#
Jacob's Well Church	10,000.00	Financial Assurance Reimbursement	100-00-23172-000-000
Voyager	176.09	November Fuel	100-15-56920-330-000
Dudley Smith	1,000.00	Nutrient Management	207-15-56924-200-708
Hoefl Builders Inc	30,000.00	Partial Financial Assurance Release	100-00-23172-000-000
ECC-Highway	179.71	November Fuel	100-15-56920-330-000
Synergy Cooperative	444.50	NTD Labor & Service	207-15-56930-370-720
Days Inn & Suites - Pcard	89.00	Chad Berge - LWRM Madison	100-15-56920-340-000
Days Inn & Suites - PCard	89.00	Heather DuLuka - LWRM Madison	100-01-51110-340-122
In-Situ - PCard	(1,045.65)	Refunds	100-15-56924-368-000
Thunder Bay - PCard	22.85	Christina Rauh - Conference	100-15-56920-340-000
Holiday Inn - PCard	190.00	Christina Rauh - Conference	100-15-56920-340-000
Awards&More - Pcard	262.64	Conservation Awards	100-15-56922-326-000
Fleet Farm - Pcard	34.95	CREP Supplies	100-15-56920-390-000
In-Situ - PCard	1,351.00	River Gauges - Update Equipment	100-15-56924-368-000

Division	Totals
Planning	2,714.80
Resurvey	2,192.94
Emergency Management	229.26
Recycling	59,211.21
Land Conservation	42,794.09
<b>Total</b>	<b>64,348.21</b>