

## **AGENDA**

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, May 23, 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: 2599 848 9009

Password: ARbPiw7jd39

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

**Audio conference:** 1-415-655-0001 Access Code: 25998489009##

**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 May 9, 2023 Meeting Minutes / Discussion – Action **Pages 2-4**
5. Public Hearings
  - a. A conditional use permit concerning a request for a tourist rooming house. Owner: Coty Link. Applicant: Link Property Holdings, LLC. Legal: A parcel of land located in the SE ¼ of the NE ¼ of Section 27, Township 27 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin. CUP-0003-23  
**Pages 5-18**
6. Continuation of File No. 23-24/010 regarding the following changes to the Eau Claire County Code: To Repeal Title 18 Zoning and Title 20 Shoreland Protection Overlay District Of The Code: To Create Title 18 Of The Code: Land Use and Development / Discussion – Action **Pages 19-22**  
**Comprehensive Zoning Code Update Summary**  
<https://www.eauclairecounty.gov/home/showpublisheddocument/50157>  
**Comprehensive Zoning Code Update Public Hearing Draft. Ordinance No. 23-24/010**  
<https://www.eauclairecounty.gov/home/showpublisheddocument/50159>
7. Review of April bills / Discussion **Page 23**
8. Proposed Future Agenda Items / Discussion
  - a. Next scheduled meeting June 13, 2023
9. Adjourn

Prepared by: Heidi Pederson

*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, May 9, 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: 2593 420 7714

Password: dPf5BYr3dF5

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

**Audio conference:** 1-415-655-0001 Access Code: 25934207714##

***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: Dane Zook, James Dunning, Todd Meyer, Robin Leary

Members Absent: Nancy Coffey

Ex officio Present:

Staff Present: Rodney J. Eslinger, Ben Bublitz

Others Present: Supervisor Russel, Janelle Henning (remote)

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 the meeting was properly noticed.

2. Roll Call Members present are noted above. A quorum was present.

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

4. Review/Approval of April 25, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the April 25, 2023 meeting minutes.

**ACTION:** Motion by Todd Meyer to approve the April 25, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 4-0-0.

5. File No. 23-24/010 regarding the following changes to the Eau Claire County Code:

To Repeal Title 18 Zoning and Title 20 Shoreland Protection Overlay District Of The Code: To Create Title 18 Of The Code: Land Use and Development

**Comprehensive Zoning Code Update Summary**

<https://www.eauclairecounty.gov/home/showpublisheddocument/50157>

**Comprehensive Zoning Code Update Public Hearing Draft. Ordinance No. 23-24/010**

<https://www.eauclairecounty.gov/home/showpublisheddocument/50159>

Chair Leary opened the public hearing and asked for staff's presentation.

Rodney Eslinger, Director of Planning and Development introduced ordinance File no. 23-24-010, a comprehensive revision to Title 18 and presented the history and background on the existing zoning code. He also reviewed with the board the timeline for adoption. He noted that after the County Board adopts the Land Use and Development ordinance, each town will have one year to adopt the new ordinance by resolution. Should a town fail to adopt the revision after one year, neither the existing or the new ordinance will be in effect in those towns.

The County's project consultant, Jason Valerius, AICP, of MSA Professional Services provided a presentation that explained the project process and schedule, project purpose, and he reviewed with the ordinance non-policy and policy changes with the committee. Mr. Valerius discussed improvements that were made to the ordinance, such as putting similar materials in one place, adding use tables and graphics, replacing paragraphs with lists, and updating expired context. The policy changes covered general themes, (allows flexibility for staff to approve things not clearly covered by the text), use regulations (chicken and ducks licensed by the Health Department, clarified camping standards, and updated the wind and solar regulation to align with state code), development standards (align road setback with the Highway Department, added landscaping and tree preservation standards, and updated the sign ordinance), subdivision regulations (clarified road standards, added a conservation subdivision ordinance, encouraged community well and septic's if lots are smaller than 1.5 acres), several new zoning districts (AC-R District, PUD, I-L, use table), plans to improve the usability of the ordinance (added table, charts and illustrations). Mr. Valerius concluded by stating there were several sections of the ordinance with no substantive changes.

Pat Smith, 2228 Peterson Ave, Eau Claire, Chippewa Valley Home Builders Association President, expressed concerns with the Subdivision regulation that required a shared drinking water system and/or a shared wastewater treatment system for lots smaller than 1.5 acres. Mr. Smith would rather see the ordinance to encourage community wells and septic, but he didn't want them required.

Paul Holzinger, 704 Mitscher Ave., Eau Claire, Owner of Holzinger Homes LLC, Past President Chippewa Valley Home Builders Association, spoke against requiring shared community wells and septic for lots less than 1.5. He stated it could increase the cost to development, it could encourage annexations, and said more research is needed around the issue. He concluded that he could support the ordinance if it encouraged community wells and septic.

Christina Thrun, 2832 8<sup>th</sup> Street, Eau Claire, Executive Officer of the Chippewa Valley Home Builders Association, spoke against requiring community wells and septic. She noted that Midwest studies have shown regulations increase the cost of a lot and new home build by \$88,500. She indicated that she has talked with an engineer, and she stated that this issue hasn't been fully vetted. She encouraged the county to consult with experts if they were to move forward with the requirement.

Neil Haselwander, 3705 Freedom Drive, Eau Claire, Haselwander Bros Inc., stated he was concerned that the ordinance requirement for community wells and septic will impact the affordability of new homes. He offered past examples of developments with private onsite septic systems on 20,000

square foot lots and compared it to one acre of corn field, both delivering the same amount of nutrients into the ground.

Scott Rogers, 101 N. Farwell, Eau Claire Vice President Governmental Affairs, Eau Claire Area Chamber of Commerce, stated there is a housing shortage in Eau Claire and by requiring community wells and septics will further impact housing affordability. By requiring community wells and septics the cost per unit will increase.

No one else spoke in favor or against the request.

**ACTION:** Motion by Todd Meyer to postpone the hearing to the May 23, 2023 meeting to allow addition time for public comment. Motion carried on a voice vote: 4-0-0.

6. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting May 23, 2023

7. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 8:32 pm.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development

**CONDITIONAL USE PERMIT NUMBER:** CUP-0003-23

**COMPUTER NUMBERS:** 024-1223-07-000

**PUBLIC HEARING DATE:** May 23, 2023

**STAFF CONTACT:** Ben Bublitz, Land Use Manager

**OWNER:** Coty Link, E3270 James Lane, Eau Claire, WI 54701

**AGENT:** Link Property Holdings, LLC

**REQUEST:** Conditional use permit for a tourist rooming house

**LOCATION:** 3701 US Highway 12 (Clairemont Ave.), Eau Claire, WI 54701

**LEGAL DESCRIPTION:** A parcel of land located in the SE ¼ of the NE ¼ of Section 27, Township 27 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

**SUMMARY**

The request is for a conditional use permit to operate a tourist rooming house. The owner plans to remodel some of the existing structure with the intent to rent to a maximum of 12 overnight guests. The intent is to have the structure available for rent year-round.

If approved the applicant is required to follow the standards outlined in Chapter 18.30.290 of county zoning code and obtain licensing through the City-County Health Department. The zoning code sets specific standards that each tourist rooming house must follow and are included in the recommended staff conditions if approved.

**BACKGROUND**

**REQUEST CHARACTERISTICS:**

- The overall property size is approximately 3.1 acres.
- The site is located in the Town of Washington with the City of Altoona bordering it on three sides.
- There is an existing nondenominational day retreat permitted on this site.

**CURRENT ZONING:** The purpose of the R-1-L District is to, to provide an area for large-lot development on public sewer and water systems or where public facilities may be feasibly extended.

**ADJACENT ZONING & LAND USES:**

	ZONING	LAND USE
North	City of Altoona	Bed and Breakfast
West	R-1-L	Residential
South	R-1-L / City of Altoona	Vacant
East	City of Altoona	Apartments

**LAND USE PLANS:** The County and Town of Washington Comprehensive Plan Future Land Use Maps both include this property in an urban mixed use planning area.

**Urban Mixed Use (UM)**

**Intent and Description:** The primary intent of this classification is to identify areas suitable for a broader range of Smart Growth Areas – As defined under State Statute 66.1001, Smart Growth Areas are those “areas that, where practical, will enable the development and redevelopment of lands with existing infrastructure and municipal, state, and utility services, where practical, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which will have relatively low municipal, state governmental, and utility costs.” Chapter 1 Chapter 2 Chapter 3 Chapter 4 Chapter 5 Appendices 40 commercial, institutional, recreational, and residential uses, which might be served by public services within the next 20 years. This classification is reserved for those areas that are immediately adjacent to the Cities of Eau Claire and Altoona. Land within the classification includes retail businesses and pre-existing higher density residential developments. The existing land use pattern, transportation infrastructure, and availability of sanitary sewer make these areas suitable for mixed-use neighborhoods with higher density residential development than what is permitted under the Rural Residential classification. Higher density development within these areas can require the use of public sanitary sewer or group septic systems. Areas included in UM could potentially represent prime candidates for “receiving areas” under a county-wide Transfer of Development Rights program.

**APPLICABLE ZONING REGULATIONS**

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

**Section 18.08.001 Purpose.** The R-1-L single-family residential district is established to provide an area for large-lot development on public sewer and water systems or where public facilities may be feasibly extended.

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

**Chapter 18.30.290 Tourist Rooming House.** Standards for a tourist rooming house are outlined: 1) Property owner must obtain the proper licensing from the state and/or county for the operation of a tourist rooming house. 2) Property must be in compliance with all applicable laws and regulations including, but not limited to, the uniform building code and sanitary provisions. 3) Accessory structures and/or buildings shall not have habitable living spaces such as, but not limited to, sleeping accommodations, kitchens, living spaces. 4) Tents or recreational vehicles, such as pop-up campers or motor homes or other means of overnight stay, are prohibited. 5) Adequate parking must be provided for on the applicant’s property, and parking is not allowed within the road right-of-way. 6) The property must remain free from citations and/or charges for nuisances, disorderly conduct, or any other illegal activity. 7) One six-square-foot on premise sign is allowed. The sign must be placed outside of the road right-of-way. 8) There must be a 24-hour contact number available for public complaints and/or inquiry. 9) Quiet hours may be established by the committee. 10) All pets shall be contained on the property during the stay of the tourist. 11) Applicable local, county and state permits shall be referenced on any type of advertising,

including on the internet and shall be prominently displayed and in a conspicuous location on the property. 12) Exclusive Agricultural (A-1) District. In compliance with Wis. Stat. § 91.01 (1) (c) and (21), a tourist rooming house in the exclusive agricultural district is limited to a farm residence or a nonfarm residence; it shall not impair or limit the current or future agricultural use of the farm or of other protected farmland and requires no buildings, structures, or improvements other than those which are an integral part of, or are incidental to, an agricultural use or the farm residence.

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

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

- 1) The use must be in conformance with the purpose of the zoning district it is located in; *Tourist rooming houses are allowed as a conditional use in the R-1-L zoning district.*
- 2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *the proposed use could have impacts to the neighbor(s) with noises generated by guests to the property. There are already quiet hour requirements outlined in a previously approved conditional use permit.*
- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *The Health Department will ensure the existing utilities are adequate, or the necessary improvements are made, through the rental licensing process.*
- 4) Adequate off-street parking is provided; *Off-street parking is available on improved surfaces.*
- 5) Adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; *If the renters are outside additional measures may be necessary to mitigate any additional noise they may create. While the renters are inside the structure there are no foreseen disturbances to nearby property owners.*
- 6) Soil conditions are adequate to support the use; *it appears the soils are adequate to support the use.*
- 7) Access does not pose traffic congestion or hazards; *the site has off-street parking areas available to guests, and there is an existing entrance that has been used for current business activities.*

**TOWN BOARD ACTION:** The Town of Washington will meet May 18, 2023 to review the request, and forward a recommendation.

**STAFF CONCLUSIONS AND RECOMMENDATION:** Staff has concluded that the proposed tourist rooming house is consistent with the purpose of the zoning code, consistent with the standards for conditional use permits, adheres to applicable zoning regulations, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

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

1. The conditional use permit is granted for a tourist rooming house. The site plan, and the narrative shall be attached to and made part of the permit. Any updates/corrections shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
3. The tourist room house shall follow the standards in 18.30.290.A 1-12 of the Zoning Code. Any violation of the standards may warrant revocation of the conditional use permit.
4. No parking on the street is permitted. All parking must be off-street on an improved surface.
5. All outside lighting shall be shielded downward to reduce glare to adjacent properties and not to cause light pollution. Any new lighting will be required to be shielded as to direct the light source downward.

6. Quiet hours shall be in effect from 10:00 p.m.-6:00 a.m. daily. Quiet hours meaning outside noise generated that negatively impacts neighboring property owners such as loud conversation, music, etc...
7. Uses authorized under this conditional use permit shall be limited to the tourist rooming house proposed in the application. However, future changes shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
8. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
9. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.




**Department of Planning and Development**

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

**Office Use Only**

Date Application Accepted:	04/21/2023
Accepted By:	Ben Bublitz
Receipt Number:	073393
Town Hearing Date:	05/18/2023
Scheduled Hearing Date:	05/23/2023

## CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: Coty D Link	Phone#: (715) 828-9720
Mailing Address: E3270 James Lane, Eau Claire WI 54701	
Email Address: Coty4944@gmail.com	

Agent Name: Link Property Holdings, LLC	Phone#: (715) 828-9720
Mailing Address: P.O. BOX 1871, E 225 Madison Street, Eau Claire WI 54702	
Email Address: Linkpropertyrentals@gmail.com	

### SITE INFORMATION

Site Address: 3701 Clairemont Hwy 12 Eau Claire, WI 54701	
Property Description: <u>SE</u> $\frac{1}{4}$ <u>NE</u> $\frac{1}{4}$ Sec. <u>27</u> , T <u>27</u> N, R <u>09</u> W, Town of <u>Washington</u>	
Zoning District: RL	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):	024-1223-07-000
or	
PIN #(s):	

### GENERAL APPLICATION REQUIREMENTS

Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included. The department is allowed 10 working days after submitting an application to determine if an application is approved, conditionally approved or denied.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide <b>\$545.00</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.
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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 *Coty Link* Date 3/27/2023

DocuSigned by:  
C086912CBB69441...

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

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

## **STANDARDS FOR CONDITIONAL USE PERMITS**

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

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

## SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

### WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

I currently have a purchase agreement on the property located at 3701 Hwy 12, Eau Claire, WI. Pending approval's my intent is to turn the property into a short term vacation rental. The property would be rented for a minimum of three nights with quiet hours from 10pm-6am. The property was previously used as a day retreat for small groups, healing sessions, consultation and making pottery. My proposed plan would be a continuation to the prior owners ambitions with a new twist of overnight stays. As an exsisting vacation rental host I currently own and manage two full time vacation rentals. As a host, I will be available 24 hours a day should a guest need assistance. I will also have a backup manager available located in Eau Claire in case I am not available. The maximum occupancy will be determined by the city but ideally we would like to host a maximum of 12 overnight guests.

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

Description of the type of business activity:

5bd 3ba, 18 parking spaces, renovations will include full kitchen, additional shower.

Equipment used in the business activity:

Days and hours of operation:365 / 24 Hours a day

Number of employees:2

Nuisance abatement measures that will be implemented:

Noise abatement measures:10pm-6am Quiet hours

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

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

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

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

N/A

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

N/A

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

A 4'x 3' sign will be placed on the existing signage

SCALED SITE PLAN-[EAU CLAIRE COUNTY, WI » WG XTREME](#)

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

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

- Show floor plan, including attics
- Show scaled building elevations
- Show color scheme
- Provide information addressing 59.69 (5e) with substantial evidence supporting your request



# Eau Claire County Parcel Mapping



1 inch = 50 feet

## PLSS Lines

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

## Parcel Lines

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

## Platted Lands

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

## Navigability

- Navigable
- Non-Navigable

Alternate Number = 025107103000  
Survey Map Index Number = S-2763

## Parcel Mapping Notice:

The historical data is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_L4\_WL\_EauClaire\_Feet

This map is a collection of public record information and was prepared as an ongoing commitment to provide timely 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 reliance from the use of the data in terms of correctness, accuracy, reliability, completeness, or otherwise, and the user relies on the map and results solely at their own risk.

## Date:

Aerial Photography Flight    Spring 2006  
Information Current            January 1, 2010





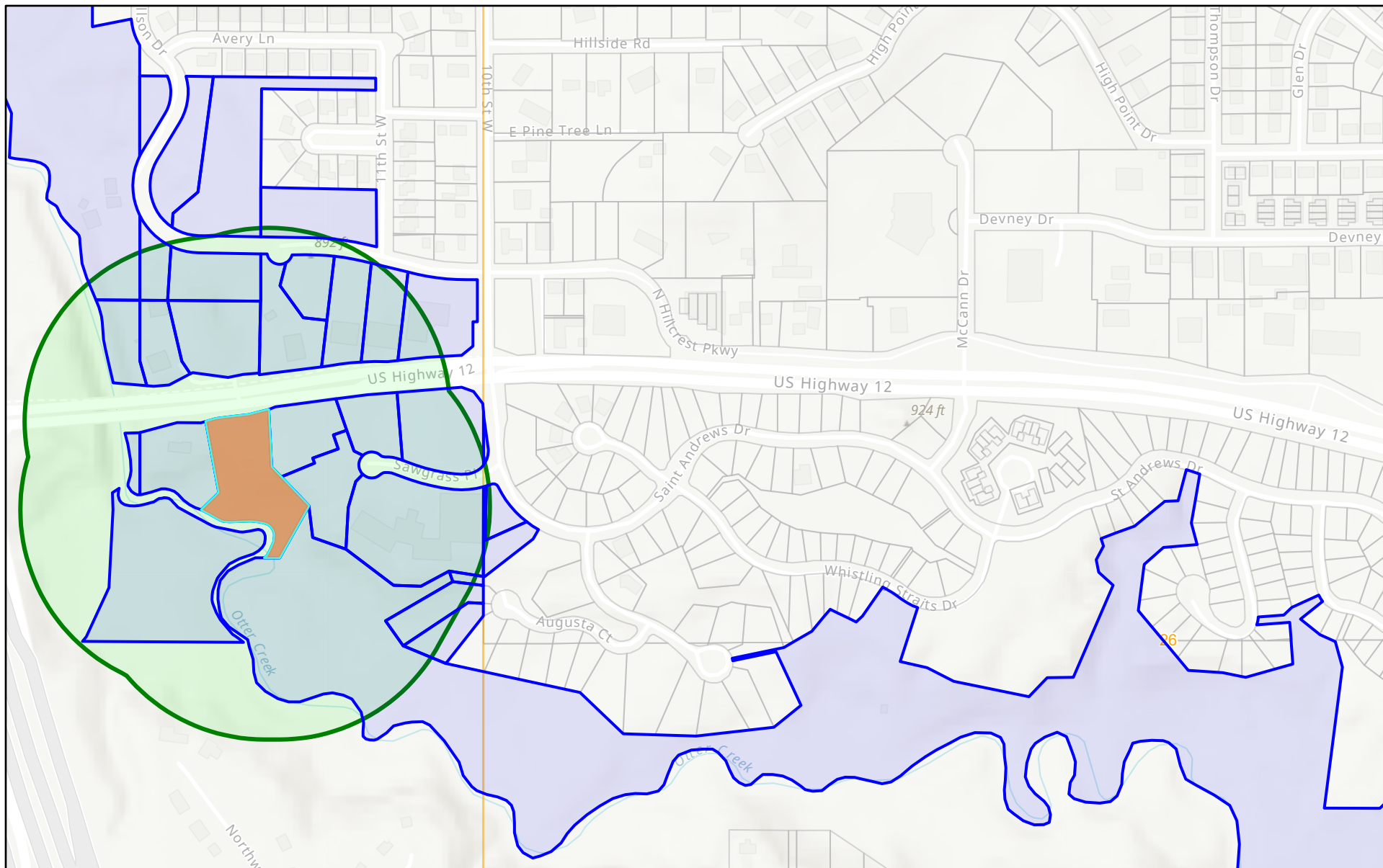









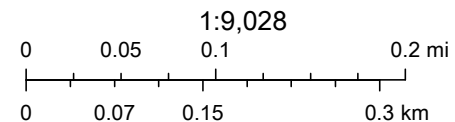


# Public Notification



4/26/2023, 10:18:52 AM

-  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
STONEBRIDGE HOMES 2 LLC	3311 GOLF RD	EAU CLAIRE WI 54701-8017
HASELWANDER CO INC	3615 N HASTINGS WAY STE 200	EAU CLAIRE WI 54703-0474
LISA JENKINS	2536 HANSEN LN	ALTOONA WI 54720-2643
JASP LLC	2519 N HILLCREST PKWY STE 200	ALTOONA WI 54720-2588
JIM & JENNIFER ROONEY FAMILY FOUNDATION INC	13167 COUNTY HIGHWAY OO	CHIPPEWA FALLS WI 54729-7313
TB FROEHLICH IRREVOC TRUST	2393 AUGUSTA CT	ALTOONA WI 54720-2229
CASEY'S MARKETING COMPANY	PO BOX 54288	LEXINGTON KY 40555-4288
SCOTT DANIELS	3611 US HIGHWAY 12	EAU CLAIRE WI 54701-4900
CEDARCREEK COMMUNITY CHURCH	3520 EASTWIND DR	EAU CLAIRE WI 54701-3120
KMTSJ INC	PO BOX 3217	EAU CLAIRE WI 54702-3217
CITY OF ALTOONA	1303 LYNN AVE	ALTOONA WI 54720-1942
EPI OF HILLCREST LLC	PO BOX 100	ELK MOUND WI 54739-0100

**FACT SHEET  
TO FILE NO. 23-24/010**

Ordinance 23-24/010, is an ordinance to repeal and recreate Title 18, Zoning of the County Code and to repeal Title 20 of the County Code, Shoreland Protection Overlay District. Title 18 will be renamed the “Land Use and Development Ordinance”, which will consist of the general zoning, subdivision, nonmetallic mining reclamation, and several resources specific overlays: wellhead protection, shoreland and floodplain. This ordinance is considered a comprehensive revision, which means it’s a complete rewrite of the existing zoning ordinance which changes numerous zoning provisions and adds zoning districts. The existing zoning ordinance was adopted by the County Board in 1982 and is in effect in the following towns: Brunswick, Clear Creek, Drammen, Lincoln, Otter Creek, Pleasant Valley, Seymour, Union, and Washington.

The update process started in the winter of 2018 and featured meetings with stakeholder committees, the Towns, and the public in the spring of 2019. We met again with the stakeholders’ groups from October to December 2019. The final phase of the process included agency review and input from the Wisconsin Department of Natural Resource, Department of Agricultural, Trade and Consumer Protection and the Eau Claire County Corporation Counsel’s office from January 2020 to March 2023. The final phase was impacted by COVID along with the departure of the lead staff on the project in January of 2022.

Upon adoption of the County Board in July of 2023, pursuant to section 59.69 5. (d.), each Town under county zoning will need to adopt the revised code by resolution within one year of the adoption date to continue with county zoning. The existing code will remain in effect until the towns file their adopting resolution with the county. If the town board fails to approve the resolution adopting the revision within a year neither the existing ordinance nor the revision will be in force in that town.

The outcome of the revision is to update the ordinance to ensure consistency with current state laws and legal standards, to consider policy adjustments in response to feedback from stakeholders across the county, and to make it easier for all users to understand and apply the ordinance.

Attached is a summary of the changes made in the Title 18 Revision for your reference.

Neither positive nor negative fiscal impacts are anticipated as a result of the adoption of this ordinance.

Respectfully submitted,

Rodney J. Eslinger  
Planning and Development Director

RE

Attachment: Title 18 Revision – Summary of Changes



**Eau Claire County**  
**DEPARTMENT OF PLANNING**  
**AND DEVELOPMENT**  
 Eau Claire County Courthouse, Rm. 3344  
 721 Oxford Avenue  
 Eau Claire, Wisconsin 54703-5481  
 (715) 839-4741

Land Use Controls  
839-4743  
 Planning  
839-5055  
 Land Information  
839-4742  
 Land Conservation  
839-6226  
 Emergency Management Coordinator  
839-4736

# Memo

To: Eau Claire City-Planning and Development Committee  
 From: Ben Bublitz, Land Use Manager  
 Date: 5/23/2023  
 Re: Title 18 Comprehensive Update Draft Amendments

Below you will find proposed amendments to the current Title 18 Comprehensive Code update draft. These amendments have been identified by staff as areas of concern or inconsistency with codes administered in other program areas. If the Planning and Development Committee concurs with the proposed changes, they will be forwarded to the County Board with the Title 18 draft as needed amendments. Areas to be removed have a strikethrough while the proposed new text is bold.

**18.200.090 General standards applicable to all Floodplain Districts.**

F. Public or Private Campgrounds. Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

1. The campground is approved by the ~~Department of Health Services~~ **Eau Claire City-County Health Department**

**MANUFACTURED HOME COMMUNITIES**

**18.48.030 Permitted & prohibited uses.**

A. Permitted Uses. The following uses are permitted within manufactured home communities:

- ~~6. Non-motorized recreational units that are used for permanent single family residential use if:~~
  - ~~a. The unit is a minimum of 12 feet by 35 feet, and~~
  - ~~b. The unit is registered as a recreational unit under state or federal law, and~~
  - ~~c. A copy of the serial number and unit model is provided to the department at the time of permit application.~~

**18.48.040 Development standards for manufactured home communities.**

3. Interior Streets.
  - a. Interior streets shall meet the paving requirements of Chapter 18.77.
  - b. Interior streets shall meet the following width standards:

<b>2-Way Street</b>	
On-street parking, both sides	32 feet
On-street parking, one side	25 feet
On-street parking prohibited	<del>18 feet</del> 24 feet
<b>1-Way Street</b>	
On-street parking, one side	22 feet
On-street parking prohibited	<del>14 feet</del> 18 feet

18.32 USE TABLE

Use Category	A-P	A-1	A-2	A-3	A-R	AC-R	RHR-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2
Apiculture (Beekeeping)	P	P	P	P	P	P	A	A	A	A							
Keeping of Poultry*	P	P	P	P	<del>P</del>	<del>P</del>	A	A	A	A							<del>P</del>

SUBTITLE V SUBDIVISION REGULATIONS

18.89 REQUIRED IMPROVEMENTS

18.89.020 Water supply & sanitary sewer facilities.

D. Alternative Options for Water Supply and Sewage Disposal Systems. When a connection to a public water system and/or public sanitary sewer facility are not feasible, the subdivider shall submit an alternative plan for supplying drinking water and disposing of residential wastewater. **When individual lots are proposed to be less than 1 acre in size, the applicant is encouraged to consider strategies to reduce the potential for well contamination.**

1. ~~When individual lots are proposed to be less than 1.5 acres in size, the plan must include strategies to reduce the potential for well contamination. Options include, but may not be limited to:~~
  - a. ~~installation of a community or shared drinking water system; and/or~~
  - b. ~~clustered or community wastewater treatment systems.~~
2. ~~When shared or community wastewater disposal systems are utilized as the alternative option, individual lots may be serviced by individual wells.~~
3. ~~Plans including shared or community drinking water systems and/or clustered or community wastewater disposal systems shall identify a method to ensure sustained operation and maintenance of the systems.~~

18.86 PROCEDURES

18.86.030 Preliminary plats

G. Approval criteria.

1. Approval, conditional approval, or disapproval of a preliminary plat shall be based on compliance with:
  - a. ~~1.~~ Wis. Stat. Ch. 236;
  - b. ~~2.~~ Subtitle V, Subdivision Regulations;
  - c. ~~3.~~ Title 18;
  - d. ~~4.~~ Eau Claire County code of general ordinances; and
  - e. ~~5.~~ applicable town and municipal ordinances and official maps; and
  - f. ~~6.~~ resolution or non-resolution of objections by objecting agencies.
2. If any groundwater within the proposed development is found by the Eau Claire City-County Health Department to be substantially at risk of being contaminated in excess of Wis. Admin. Code NR 140 health standards from an identified contamination source or any proposed septic system, the committee may:
  - a. disapprove the preliminary plat or
  - b. conditionally approve the preliminary plat, subject to application of one or more of the following conditions:
    - i. ~~a.~~ Installation of a common or shared well system for the affected area,
    - ii. ~~b.~~ Installation of a buffer zone or green area to provide additional protection,
    - iii. ~~c.~~ Relocation of proposed sanitary systems and wells,
    - iv. ~~d.~~ Remedy by State-approved treatment:
      - (a). Water treatment systems may be subject to approval by the DNR and the Wisconsin Department of Commerce.
      - (b). Treatment for removal of nitrates from individual 12 wells is at the option of the property owner/developer.
    - v. Modification of the proposed subdivision.



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# Memo

## 18.85 GENERAL PROVISIONS

### 18.85.030 Land suitability.

#### A. Criteria for Determination of Suitability for Proposed Use.

1. As part of the review of certified survey maps and preliminary plats, the committee, town board, and department will determine whether the land is suitable for the proposed use, based on the following factors:

##### a. Contiguous Buildable Area.

i. All Lots 1 acre and greater in lot area shall have a minimum contiguous buildable area of at least one-half (1/2) of an acre;

ii. All Lots smaller than 1 acre in lot area shall have contiguous buildable area ~~equal to the minimum~~ **of at least 55 percent of the** lot area required by the zoning district.

**Planning and Development  
April 2023**

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

**Planning**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Enterprise Car Rental	37.39	Rental Car Expense	100-15-56920-330-000
Hannah Wirth	141.13	WCCA Spring Conference Expenses	100-15-56920-340-000
Voyager	147.14	March Fuel	100-15-56920-330-000
APG Media	173.30	3/28 and 4/4 Public Notice	100-15-56920-321-000
Nels Gunderson Chevrolet	24,789.50	2023 Chevrolet Equinox	405-15-57730-811-021
MSA	1,349.20	Comp Zoning Ordinance Revision	100-15-56920-200-000
Matt Michels	75.94	March Mileage	100-15-56920-330-000
ECC Highway	175.93	March Fuel	100-15-56920-330-000

**Resurvey**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Sam Monahan	90.40	Equipment Repair Travel Expenses	100-15-51740-360-200

**Emergency Management**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Valerie Desio	27.55	March Expenses	100-15-52924-330-000
Valerie Desio	225.61	March Expenses	100-15-52924-340-000
Valerie Desio	90.39	March Expenses	100-15-52927-330-726

**Recycling**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Earthbound Environmental	4,706.40	Curbside Recycling	211-15-53635-201-000
GFL Environmental	46,866.84	Curbside Recycling	211-15-53635-201-000
GFL Environmental	4,309.33	Dropsite Recycling	211-15-53635-208-000
Trash on Trucks	3,914.58	Curbside Recycling	211-15-53635-201-000
Waste Management	43,139.88	Curbside Recycling	211-15-53635-201-000
Town of Wilson	82.08	Recycling Attendant-March	211-15-53635-208-000
Village of Fairchild	133.02	Recycling Attendant-March	211-15-53635-208-000
First Choice Computer Recycling	3,333.33	Residential Electronics Recycling- March	211-15-53636-309-745

**Land Conservation**

<b>Vendor</b>	<b>Amount</b>	<b>Description</b>	<b>Line Item#</b>
Voyager	54.76	March Fuel	100-15-56920-330-000
Chad Berge	38.88	Conference Meal Reimbursement	100-15-56920-340-000

<b>Division</b>	<b>Totals</b>
Planning	26,889.53
Resurvey	90.40
Emergency Management	343.55
Recycling	106,485.46
Land Conservation	93.64
<b>Total</b>	<b>133,808.94</b>