

## **AGENDA**

Eau Claire County

- Groundwater Advisory Committee •

**Date:** Thursday, May 25, 2023

**Time:** 4:00 P.M.

**Location:** Eau Claire County Court House, Room 3312

721 Oxford Avenue, Eau Claire, WI 54703

**Join WebEx Meeting:**

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=m6915c42039b03fb303c0ce3c1e3cbe8d>

Meeting number: 2592 563 6757 Password: vNHfEa985R

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

**Audio conference:** 1-415-655-0001, Access Code: 25925636757##

**For those wishing to make public comment, you must e-mail Chad Berge at [chad.berge@eauclairecounty.gov](mailto:chad.berge@eauclairecounty.gov) at least 30 minutes prior to the start of the meeting.**

## **AGENDA**

1. Call to order
2. Roll call
3. Confirmation of Compliance with Open Meeting Law
4. Public Comment Period (15 minute maximum)
5. Review/Approval of February 2, 2023, meeting minutes (Discussion/Action) **Pages 2-3**
6. Thank Glory Adams and Sarah Vitale for their committee service. Welcome Darryll Farmer and Jane Mohler
7. Terry Zien with U.S. Army Corps of Engineers, review of the Groundwater Flow Model Grant scope. (Discussion/Action) **Pages 4-6**
8. Private well testing project update (Discussion)
9. Review of the [Eau Claire County Comprehensive Revision to Title 18](#) (Discussion/Action) **Pages 7-14**
10. Member, Staff and Agency Updates
  - a. Committee Members
  - b. Regional Planning Commission
  - c. Planning and Development
  - d. Land Conservation
  - e. Health Department
  - f. County Municipalities
11. Set next meeting date
12. Future agenda Items
13. Adjourn

**COUNTY OF EAU CLAIRE  
EAU CLAIRE, WISCONSIN  
GROUNDWATER ADVISORY COMMITTEE**

**MEETING MINUTES – February 2, 2023, 4:00 pm, Rm 3312, 721 Oxford Ave, Eau Claire, WI 54703**

**MEMBERS PRESENT:** James Dunning, Nancy Coffey, Jodi Lepsch, Sham Anderson, Glory Adams, Mark Kaeding, Anna Mares, Sarah Vitale

**MEMBERS ABSENT:** Mary Kenosian

**STAFF PRESENT:** Chad Berge, Christina Rauh (Land Conservation Division); Rod Eslinger, Regan Watts, Madeline Marchiafava (Planning & Development); Matt Steinbach, Audrey Boerner (Eau Claire City/County Health Department)

**OTHERS PRESENT:** Andrew Werthman (City of Eau Claire City Council), Sherri McCormick (Town of Lincoln), Jane Mohler, Claire Schoenemann, Rachel Klinkner

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**1. Call to order by Chair.**

The meeting was called to order by Chair Coffey at 4:01 pm.

**2. Roll call of members present**

Roll call was taken. A quorum was present with 8 members in attendance. Kaeding arrived at 4:07 pm and Mares arrived at 4:09 pm.

**3. Confirmation of Compliance with Open Meeting Law**

Coffey confirmed compliance with the open meetings law.

**4. Public Comment Period**

None

**5. Review/Approval of August 4, 2022, meeting minutes**

**DISCUSSION:** None

**ACTION:** Motion by Anderson/Second by Dunning to approve the November 3, 2022, meeting minutes. Motion carried on a voice vote with none in opposition, 8-0-0

**6. Update regarding ARPA proposals/funding.**

**DISCUSSION:** Coffey noted that Vitale's ARPA proposal was approved for \$97,000 in funding. Vitale shared that there are areas in the county where very little well testing has been conducted. She is looking to contact homeowners with a goal of testing 150-200 wells for nitrate, metals, bacteria and possibly PFAS.

**7. Terry Zien with U.S. Army Corps of Engineers, groundwater flow model funding.**

**DISCUSSION:** Terry Zien and Pat Dowd with the USACOE presented, remotely, their funding sources with the committee. Zein shared that the Planning Assistance to States grant is most likely the best fit and funding source to conduct a groundwater flow model, which is cost shared at a 50-50 rate. Dowd is the technical expert and would assist with creating the groundwater flow model. The product of the study would be a computer model called MODFLOW. For the county to initiate the process, Zein would need a scope letter that describes what the county is requesting from the USACOE.

**ACTION:** Motion by Lepsch/Second by Mares to draft a scope letter named Eau Claire County Groundwater Analysis. Motion carried on a voice vote with none in opposition. 8-0-0

**8. Members, Staff and Agency Updates**

- a. **Committee Members** – Nothing to add.
- b. **Regional Planning Commission** – Not present.
- c. **Planning and Development** – Watts shared she is leading the new Sustainability Committee.
- d. **Land Conservation** – Nothing to add.
- e. **Health Department** – Steinbach shared the Health Department, through ARPA funding, is receiving new lab equipment.
- f. **County Municipalities** – Not present.

**9. Set next Meeting Date**

The next regular meeting date is April 13, 2023, at 4:00 p.m. in room 3312.

**10. Future Agenda Items:**

**11. Adjourn**

Coffey adjourned the meeting at 5:45 p.m.

Respectfully Submitted,



Chad Berge, Land Conservation Manager  
Groundwater Advisory Clerk



# Groundwater Advisory Committee

May 25, 2023

# Project Questions:

1. What partners need to be involved to complete the flow model?
2. What technical assistance will you provide?
3. What is the cost of the project?
4. When would cash disbursements need to be made?
5. What does the Army Corps expect from Eau Claire County?
6. What is the timeframe of the project?
7. What is the final product? Will the final product help us answer all the questions in our goals?



**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

February 24, 2023

Mr. Kevin Wilson  
U.S. Army Corps of Engineers  
St. Paul District  
332 Minnesota Street, Suite E1500  
St. Paul, MN 55101

RE: Request for Public Assistance to States for a comprehensive groundwater flow model for Eau Claire County, Wisconsin.

Dear Mr. Wilson,

Eau Claire County (ECC) would like to formally request a Public Assistance to States (PAS)/Section 22 project for a comprehensive groundwater flow model of the county. Recently, the county has seen increased industrial, commercial, and residential development pressures throughout the County and these development pressures are straining the County's groundwater supply. In addition, PFAS was detected in the City of Eau Claire's municipal water system. As a water-rich area, we anticipate additional future land use demands which will further strain our groundwater resources.

Historically, Eau Claire County has taken a proactive approach protecting its groundwater resources. In 1989, the Eau Claire County Groundwater Advisory Committee (GAC) was created by ordinance. The GAC has prioritized groundwater as a precious natural resource since its formation. In 1994, the County adopted the "Eau Claire County Groundwater Management Plan". In 2001, the County Board adopted a County Wellhead Protection Ordinance, that regulated land uses in the municipal wellhead recharge zones. Over the years the GAC and county have collaborated with federal and state agencies, along with local governments through various planning efforts in order to protect and improve surface and groundwater in the county.

In 2018, the Groundwater Advisory Committee adopted a report titled *State of the Groundwater in Eau Claire County, Wisconsin – 2018*. To support our PAS request, a top priority recommendation of the report was "To better understand groundwater quantity and to create a comprehensive county-wide groundwater flow model. The flow model will include groundwater depth and recharge to better understand sustainability and susceptibility to land use and climatic impacts."

Primary objectives of the County's request for a comprehensive groundwater flow model are to:

- Map existing depths to the water table within the county and to identify groundwater flow directions of the aquifers.
- Determine groundwater aquifer (recharge) capacity and quality.
- Identify susceptible or sensitive areas that might impact groundwater supply from land use and climatic impacts.

The information provided from the comprehensive groundwater flow study will assist in future Eau Claire County land use decisions.

We would like to discuss the availability of information, required schedule, and level of effort required in order to negotiate an appropriate Cost Sharing Agreement to initiate a Section 22 study. Please contact Chad Berge, Land Conservation Manager at 715-839-4784 or Rod Eslinger, Planning and Development Director at 715-839-1657 to arrange a meeting to discuss our request further.

Thank you for your consideration. We look forward to working with you.

Sincerely,

  
Nancy Coffey  
Groundwater Advisory Committee Chair  
District # 10 County Board of Supervisors

  
Chad Berge  
Land Conservation Manager

  
Rod Eslinger  
Planning and Development Director



# EAU CLAIRE COUNTY LAND USE AND DEVELOPMENT ORDINANCE SUMMARY

May 4, 2023

## ABOUT THIS PROJECT

Eau Claire County has been working to update its zoning and subdivision ordinances (Title 18).

The zoning ordinance regulates the use and improvement of land in the Towns of Brunswick, Clear Creek, Drammen, Lincoln, Otter Creek, Pleasant Valley, Seymour, Union and Washington. The subdivision ordinance regulates the division of land throughout the County. Title 18 includes several other ordinances that regulate certain uses (mining reclamation, airports) or protect specific resources (groundwater, floodplains, shorelands) throughout the county. The goals of this update are to make the ordinance consistent 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.

## LEADERSHIP

This process is coordinated by the County's Planning & Development Department, at the direction of the County Board. The County contracted with a team of consultants led by MSA Professional Services, Inc. An Oversight Committee and several subcommittees were formed to help identify issues with the current ordinance and review proposed changes. The Planning & Development Committee provided input at critical points in the process.

## PROJECT SCHEDULE AND STAKEHOLDER INVOLVEMENT

Phase 1 – Current Code Review and Issue Identification – December 2018 to May 2019

- Oversight Committee and Subcommittees
- Eau Claire County Planning & Development Committee
- Eau Claire County Board
- Town Cluster Meetings (Urban, Rural)
- Public Meeting

Phase 2 – Drafting and Editing – May 2019 to October 2019

Phase 3 – Revised Code Local Stakeholder Review – October 2019 to December 2019

- Oversight Committee
- Eau Claire County Planning & Development Committee
- Town Cluster Meetings (Urban, Rural)
- Public Meeting

Phase 4 – Revised Code Institutional Stakeholder Review and Final Editing – January 2020 to March 2023

- Eau Claire County Corporation Counsel
- Wisconsin Department of Natural Resources (Floodplain Ordinance, Shoreland Ordinance)
- Department of Agriculture, Trade and Consumer Protection (Farmland Preservation Certification)

Phase 5 – Adoption – 2023

- Public Hearing at Eau Claire County Planning & Development Committee (May 9)
- County Board Introduction and Vote on Adoption (May 16, June 20)
- Town Board Adoptions (Summer to Fall)



## TITLE 18 UPDATE - SUMMARY OF CHANGES

### Non-Policy Changes

The code has been changed in the following ways that do not directly affect land use or land division rights:

- Reorganized – similar content is consolidated. Section 18.30 (the “junk drawer” of the current code) is distributed to more appropriate sections.
- Streamlined and reformatted – whenever possible, long blocks of text have been replaced with lists or tables to make the code easier to read.
- Unclear wording revised – where the old text was hard to interpret, it was revised.
- Expired content revised – out-of-date references and policies that have been nullified by other local code changes have been eliminated.

Examples:

Existing Section 18.50.30	Rewritten
<p>A. Removal. It is the express policy of Eau Claire County and this ordinance that mobile service support structures be removed once they are no longer in use and not a functional part of providing mobile service and that it is the mobile service support structure owner’s responsibility to remove such mobile service support structures and restore the site to its original condition or a condition approved by the Eau Claire County Planning and Development Department. This restoration shall include removal of any subsurface structure or foundation, including concrete, used to support the mobile service support structure down to three feet below the surface. After a mobile service support structure is no longer being used for mobile service that is in operation, the mobile service support structure owner shall have one hundred eighty (180) days to effect removal and restoration unless weather prohibits such efforts. Permittee shall record a document with the Eau Claire County Register of Deeds showing the existence of any subsurface structure remaining below grade. Such recording shall accurately set forth the location and describe the remaining structure.</p>	<p>A. <b>Removal.</b> Within 180 days after the use of a mobile service support structure ceases, the structure’s owner must:</p> <ol style="list-style-type: none"> <li>1. Remove the structure and all subsurface structure or foundation materials to a depth of at least 3 feet below the ground surface,</li> <li>2. Restore the site to its original condition, or the condition required by the structure’s land use permit, and</li> <li>3. Record a document with the Eau Claire County Register of Deeds identifying and describing all subsurface materials remaining below the ground surface, if any.</li> </ol>
<ul style="list-style-type: none"> <li>- 181 words</li> <li>- No white space</li> <li>- Passive voice</li> </ul>	<ul style="list-style-type: none"> <li>- 86 words</li> <li>- White space</li> <li>- Active voice</li> </ul>

18.01.030 Relation to the land use plan. It is the policy of the county that the enactment, amendment and administration of this subtitle shall be accomplished with due consideration of the purposes and goals of the County Land Use Plan adopted on January 16, 1979, as amended from time to time, and other land use plans adopted by the county, such as a farmland preservation plan. The board recognizes that the Land Use Plan and its amendments is a guide for the future development of the county and is the basis for the enactment of this subtitle. (Ord. 126-16 Sec.3(part), 1982).

### 18.05 Consistency with Comprehensive Plan

- A. It is the policy of the county that the enactment, amendment, and administration of this title shall be accomplished with due consideration of the purposes and goals of the Eau Claire County Comprehensive Plan adopted on April 20, 2010, as amended from time to time, and other land use plans adopted by the county, such as a farmland preservation plan.
- B. The board recognizes that the comprehensive plan and its amendments is a guide for the future development of the county and is the basis for the enactment of this title.



OLD – lists of uses in each district

NEW – One table for all uses

<p><b>18.09.010 Permitted principal uses.</b> The following principal uses are permitted in the R-1-M district:</p> <p>A. Single-family housing;</p> <p>B. Parks and playgrounds. (Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>
<p><b>18.09.015 Permitted principal structures.</b> The following principal structures are permitted in the R-1-M district:</p> <p>A. Single-family dwellings;</p> <p>B. Park and playground related structures. (Ord. 138-68, Sec. 17, 1994; Ord. 129-74 Sec.18, 1986; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>
<p><b>18.09.020 Permitted accessory uses.</b> The following accessory uses are permitted in the R-1-M district:</p> <p>A. Private storage of motor vehicles;</p> <p>B. Home occupations, as defined in Chapter 18.23;</p> <p>C. Private recreational uses, including but not limited to swimming, tennis, horticulture and playground activities.</p> <p>D. Beekeeping subject to Chapter 8.25. (Ord. 160-005, Sec. 4, 2016; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>
<p><b>18.09.025 Permitted accessory structures.</b> The following accessory structures are permitted in the R-1-M district:</p> <p>A. Private garages;</p> <p>B. Private recreational structures as allowed in Chapter 18.30;</p> <p>C. Noncommercial greenhouses, storage sheds and play-houses. (Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>
<p><b>18.09.030 Conditional uses.</b> The following conditional uses may be allowed in the R-1-M district, and are subject to the provisions of Chapter 18.21:</p> <p>A. Planned unit developments;</p> <p>B. Two-family housing;</p> <p>C. Governmental and religious uses;</p> <p>D. Public recreational uses, including golfing, swimming and archery;</p> <p>E. Public and private schools;</p> <p>F. Cemeteries;</p> <p>G. Hospitals and nursing home related uses;</p> <p>H. Nursery schools and day care centers.</p> <p>(Ord. 138-68, Sec. 18, 1994; Ord. 135-92, Sec.14, 1992; Ord. 134-36 sec 6, 1990; Ord. 126-69 Sec.10(part), 1983; Ord. 126-16 Sec.3(part), 1982).</p>

RESIDENTIAL	A-P	A-1	A-2	A-3	A-R	AC-R	RH	R-L	R-1	R-2	R-3	C-1	C-2	C-3	I-L	I-1	F-1	F-2
<i>Residences:</i>																		
Caretaker Residence*													A	A	A	A		
Dwelling, Accessory*			A	A		A	A	A	A									A
Dwelling, Multiple-Family												P	C	C				
Dwelling, Single-Family*			P	P	P	P	P	P	P	P	P	C	P					P
Dwelling, Two-Family			C		P	C	C	C	C	P	C		C					
Farm Residences, up to 2 Dwelling Units	P	P																
Farm Residences, more than 2 Dwelling Units	P	C																
Modular Home*			P	P	P	P	P	P	P	P	C	P		C				P
Manufactured Home Community												C						
Manufactured Home	P	P	P	P	P	P						C					P	P
Tiny House*			P	P	P	P	P	P	P	P								
<i>Group Living:</i>																		
Community-Based Residential Facility									P	P	P							
Community Living Arrangement (8 or fewer persons)			P	P	P	P	P	P	P	P	P							
Community Living Arrangement (9-15 persons)									C	C	P							
Community Living Arrangement (> 15 persons)									C	C	C							
Continuing Care Retirement Community												P	P	C				
Residential Care Apartment Complex												P	C	C				
Residential Care Facility											C	P	P	P	P			
Rooming & Boarding House												P	P	P				
Single-family, two-family and multifamily housing without public water and sewer service.												C						

Policy Changes

The code has been updated in many ways that MAY affect how people use or divide land. Most of these changes are very minor, but a few may be of interest to property owners.

General categories of policy changes

- Eliminating inconsistencies wherever state law has changed
- Increased flexibility for County staff to approve things not clearly addressed in the ordinance
- Replacing vague, subjective standards with language that is more easily interpreted and enforced
- Additions to implement ideas in the towns’ and county’s comprehensive plans
- Changes to address public comments and requests during this process

Specific policy changes

Noteworthy policy changes are presented here within the outline of the revised code.

I. Introduction (no policy content)

The Introduction now clarifies that this is a “parcel based” code, and that zoning districts follow parcel boundaries and each parcel may have only one district.

II. Zoning Districts

- The A-P District had included a Transfer of Development Rights option. This is deleted.
- The Agricultural-Conservation Residential (AC-R) District is added to enable scattered rural housing on marginal farmland while providing more explicit protections for surrounding ag activities. AC-R parcels have a

minimum size of 1.5 acres, minimum width of 150' and minimum side setback of 50' to mitigate well contamination risks and reduce conflicts with ag uses. Up to 3 parcels and a cumulative total of 5 acres may be zoned AC-R per government protracted quarter-quarter section. (18.18)

- The Light Industrial (I-L) District is created to provide more flexibility for the siting of uses such as light manufacturing or assembly that can be compatible with nearby residential or commercial use. The unused "Sewered Industrial" (I-2) district is removed. (18.27)
- The Planned Unit Development (PUD) District replaces the current Planned Unit Development chapter, treating this customized zoning tool as a district rather than as a conditional use, and providing a more specific process for how the rules will be established each time it is used. (18.31, 18.107)
- A Use Table is added to make it easier to determine where and how any particular uses is permitted in the county. Most of the policy changes involve the addition of uses not previously described in the ordinance. (18.32)
- Non-commercial alternative energy systems are separated into solar and wind energy (permitted in all districts) and biofuels and methane digesters (permitted only in the A-P and Industrial districts). (18.32)
- Lot coverage standards are added for the residential, commercial and industrial districts, primarily to prevent excessive lot coverage (and excessive stormwater runoff) on small lots. (Each zoning district)

### III. Use Regulations

- Larger accessory structures allowed by right in the residential districts, increased from 1,200 SF now to a sliding scale of 1,600 SF for lots under 1 acre to 2,400 SF for lots over 5 acres. (18.41.010)
- Accessory Dwelling Units are now allowed to be rented, may be used year-round, and the maximum size is increased to the lesser of either 1,200 square feet or the area of the principal dwelling unit. (18.47.010)
- "Short-Term Rentals" (e.g. Air BnB) are listed as a permitted use in all districts. The ordinance requires a Land Use Permit and also references other applicable regulation by the State and County. (18.52)
- The raising of poultry or bees is identified as a permitted accessory use in the residential districts, subject to the requirements of Title 8. (18.41.050)
- Limits on the use of camping units on undeveloped property are revised from 90 cumulative days to 90 consecutive days. (18.43)
- Wind energy regulations are simplified and solar energy regulations added to require a conditional use permit and identify limits on conditions established in state statutes. (18.55, 18.56)

### IV. Development Standards

- Road setbacks are reduced to match Highway Department requirements (18.71.030)
- The landscaping and tree preservation standards are consolidated and expanded, applicable to the commercial and industrial districts (C-1, C-2, C-3, I-L, and I-H), multiple-family residential uses in the R-3 district, and off-street parking areas with 6+ spaces. Standards address minimum plant size at the time of planting, minimum planting amounts, and requirements for installation and maintenance. (18.74)
- Sign ordinance changes include elimination of any rules related to the content of the sign, roof signs are not allowed, greater flexibility with monument signs (18.78)

### V. Subdivision Regulations

- Design standards for new roads are still provided, but the Town must now approve their use with each project to ensure that the County is not regulating the design of town infrastructure. (18.86.020)
- A conservation subdivision ordinance is provided (18.87).
- If lots are to be smaller than 1.5 acres and either public sanitary sewer or public water supply is not feasible, the development of shared drinking water systems and/or shared wastewater treatment systems is required.

(18.88.020)

- VI. Procedures
  - A Certificate of Compliance is formalized, to certify that a building or premises and the proposed use conforms to the provisions of Title 18. (18.104)
  - The rezoning process is clarified to include a town board recommendation. (18.106.010)
- VII. Submittal Requirements (no noteworthy changes)
- VIII. Nonconformities and Vested Rights
  - Nonconforming structures can be repaired/restored more readily, per state law. (18.134)
  - Nonconforming uses are regulated in greater detail, establishing triggers for bringing fences & screening, landscaping, and parking and loading spaces into compliance with the ordinance. (18.135)
- IX. Agencies (no noteworthy changes)
- X. Enforcement
  - The time requirements for enforcement notification and action are loosened to reflect actual practices
- XI. Definitions and Rules of Interpretation
  - It is clarified that a “lot of record” may include multiple tax parcels, provided none of those parcels were created by plat or certified survey map. (Definitions)
  - A definition is added for “Lot, Buildable” that requires frontage on a public street. (Definitions)
- XII. Legal Provisions (no noteworthy changes)
- XIII. Airport Overlay (no noteworthy changes)
- XIV. Floodplain Overlay
  - Updated to use the DNR model ordinance
- XV. Groundwater Overlay (no noteworthy changes)
- XVI. Shoreland Overlay (no noteworthy changes)

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

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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.

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.