

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, September 26, 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: 2606 917 5391

Password: vzV3uHPyv53

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

Audio conference: 1-415-655-0001 Access Code: 26069175391##

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

**Please mute personal devices upon entry*

A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of August 22, 2023 Meeting Minutes / Discussion – Action **Pages 3-8**
5. Public Hearings
 - a. Continuation of a conditional use permit for the cumulative area of all accessory structures exceeding 1,200 square feet (2,174 square feet). Owner: Waldemar Hurt III & Tracy Hurt. Legal: Lot 99 Third Addition to St Andrews Park, Section 18, Township 27 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin. CUP-0011-23 **Pages 9-19**
 - b. **Proposed Ordinance: File No. 23-24/037** to rezone 5.15 acres +/- from A-P Agricultural Preservation to A-2 Agriculture-Residential District. Owners: James & Joan Walker. Applicant: Peter Gartmann. Legal: Lot 1 CSM 3861, (VOL 23 P 109 #1246501), Town of Lincoln, Eau Claire County, Wisconsin. RZN-0007-23 **Pages 20-37**
 - c. **Proposed Ordinance: File No. 23-24/038** to rezone 5.32 acres +/- from A-P Agricultural Preservation to A-2 Agriculture-Residential District. Owner: Sunflowco, LLC. Applicant: Peter Gartmann. Legal: Lot 1 CSM 3845 (VOL 23 P 75 #1244123), Town of Washington, Eau Claire County, Wisconsin. RZN-0008-23 **Pages 38-56**
 - d. **Proposed Ordinance: File No. 23-24/039** to rezone 4.99 +/- acres from A-R Floating Agricultural-Residential District to the A-P Agricultural Preservation District & then rezone 5.16 +/- acres from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owners: Stephen & Rachel Capozzi. Legal: Part of the SW ¼ of the NE ¼, Section 2, Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin. RZN-0010-23 **Pages 57-73**

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.

6. Recycling and Sustainability Programming Update / Discussion **Pages 74-86**
7. Review of August bills / Discussion **Page 87**
8. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting October 24, 2023
9. Adjourn

Prepared by: Heidi Pederson

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MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, August 22, 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: 2602 992 9974

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Audio conference: 1-415-655-0001 Access Code: 26029929974##

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

**Please mute personal devices upon entry*

A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.

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

Members Absent: Nick Smiar

Ex officio Present:

Staff Present: Rodney Eslinger, Matt Michels, Ben Bublitz

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 August 8, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the August 8, 2023 meeting minutes.

ACTION: Motion by James Dunning to approve the August 8, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 4-0-0

5. Review/Approval of August 10, 2023 Joint Meeting on Planning & Development and Finance & Budget Committee Minutes / Discussion – Action

The committee reviewed the August 10, 2023 meeting minutes.

ACTION: Motion by Todd Meyer to approve the August 10, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 4-0-0

6. Public Hearings

- a. A conditional use permit for the cumulative area of all accessory structures to exceed 1,200 square feet (2,800 square feet). Owner: Paul & Mary Zachau. Legal: A parcel of land located in the SW ¼ of the SW ¼, Section 1, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin. CUP-0009-23

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 (2,800 square feet requested). Mr. Bublitz reported that the proposed garage will be used for personal storage. He reviewed the location of the site within the Town of Pleasant Valley. The new garage would meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the single-family residence. On August 14, 2023, the Town of Pleasant Valley 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 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. Mr. Bublitz recommended approval subject to the conditions in the staff report.

Applicant was in attendance but did not address the committee

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

ACTION: Motion by Todd Meyer to approve the conditional use permit CUP-0009-23 request for the cumulative area of all accessory structures to exceed 1,200 square feet. Motion carried on a voice vote: 4-0-0

- b. A conditional use permit for an accessory structure over 1,200 square feet (1,920 square feet). Owner: Dustin Robelia. Legal: Lot 3 of CSM Volume 16 Page 127 (#2861), Section 8, Township 27 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin. CUP-0010-23

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 (1,920 square feet requested). He stated the applicant is looking to construct a 40 foot by 48-foot garage to be used for personal storage. He reviewed the location of the site within the Town of Seymour. The new garage would meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the single-family residence. On August 8, 2023, the Town of Seymour Town Board met and voted to recommend approval of the conditional use request.

Mr. Bublitz recommended approval subject to the conditions in the staff report.

Dustin Robelia didn't have anything further to add beyond the staff report.

Steve Simon, neighbor to Mr. Robelia, stated no objections and indicated the site is well

screened.

ACTION: Motion by Dane Zook to approve the conditional use permit CUP-0010-23 request for and accessory structure over 1,200 square feet. Motion carried on a voice vote: 4-0-0

- c. A conditional use permit for the cumulative area of all accessory structures exceeding 1,200 square feet (2,174 square feet). Owner: Waldemar Hurt III & Tracy Hurt. Legal: Lot 99 Third Addition to St Andrews Park, Section 18, Township 27 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin. CUP-0011-23

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 (2,174 square feet requested). Ben informed the committee that he was made aware that the applicant possibly was operating a business selling UTV's from the property. He spoke with the applicant earlier in the day and the applicant indicated he was not able to attend the hearing and was not looking to withdraw nor postpone the application.

Ben reviewed the application materials with the committee along with the location of the property in the St. Andrews Subdivision in the Town of Seymour. The request involves expanding an existing garage to be used for personal storage. The new garage would meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the single-family residence. On August 8, 2023, the Town of Seymour Town Board met and voted to recommend approval of the conditional use request.

The applicant was not available at the hearing.

Jessica Jansen, Town Chair, Town of Seymour address the committee and stated the board had originally supported the request at the last meeting. She mentioned that the town board was not aware that the property owner was selling UTV's from the property.

Andrew Anderson, neighbor, spoke in opposition to the conditional use request. He stated that it appears that the applicant is running a business selling UTV's from the property.

Fred Hankel, town building inspector, neighbor, and is on the St. Andrews' building architectural committee indicated that he has received numerous calls regarding the applicant selling side by sides from the property. He said the neighbors have complained about the buyers of the UTV's test driving vehicles within the subdivision. There are concerns about small children walking, playing or riding their bikes on the streets.

Garry Keute, 921 McGregor Drive, stated that the applicant is clearly running a business from the property selling UTV's. He's concerned with the safety of the children in the neighborhood, impact that the business could have on property values, and the illegal use of the vehicles on town roads.

ACTION: Motion by Todd Meyer to postpone the conditional use permit CUP-0011-23 to the September 26, 2023 committee to allow the St. Andrews Architectural Committee and the Town of Seymour additional time to consider the new facts around the applicant selling UTV's from the property, and to allow staff to verify whether or not a zoning violation exists. Motion carried on a voice vote: 4-0-0

- d. **Proposed Ordinance: File No. 23-24/028** to rezone 35.33 acres +/- from A-P Agricultural Preservation to A-2 Agriculture-Residential and A-3 Agricultural District. Owner(s): Chris & Ingrid Silewski. Applicant(s): Kris Severtson. Legal: Lot 2 CSM 3265, Vol 18, P 196-197, #1143779 Town of Washington, Eau Claire County, WI. RZN-0004-23

Matt Michels, Senior Planner for Eau Claire County presented the staff report to the committee. He reviewed with the committee the location of the rezoning petition within the town, an aerial map, the zoning and future land use map, and the soils of the property to be rezoned. He explained the request is to add 3 additional acres to the existing CSM. He noted that there are two mapped wetlands onsite that could impact further development of the larger parcel. Mr. Michels said the Town of Washington Town Board reviewed the rezoning petition at their meeting on August 17, 2023, and voted to recommend approval of the petition.

Matt concluded his presentation by recommending that the committee approve the rezoning petition based on the following findings: 1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan. 2. No additional lots would be created, and no new land use changes are proposed with this rezoning. 3. Other similarly zoned lots are found in the vicinity of the subject property.

Kris Severston, agent for the applicants Chris and Ingrid Silewski, spoke in favor of the request. He clarified for the committee that this is a simple add on to increase the size of the CSM lot to 8 acres.

Darryl Winrich, spoke in opposition to the request. His concerns included that the rezoning petition could limit hunting by the neighbors in the vicinity and would be a fire protection burden.

No one else spoke in favor or in oppose to the rezoning petition.

ACTION: Motion by James Dunning to approve the Proposed Ordinance: File No. 23-24/028. Motion carried on a voice vote: 4-0-0

- e. **Proposed Ordinance: File No. 23-24/032** to rezone 48.04. acres +/- from A-P Agricultural Preservation to A-3 Agricultural District. Owner(s)/Applicant(s): Jane Mueller Revocable Living Trust. Legal: Part of the SW-SW and part of the SE-SW, Section 29, Township 26 North, Range 8 West and part of the NW-NW, Section 32, Township 26 North, Range 8 West. Town of Washington, Eau Claire County, Wisconsin. RZN-0006-23

Matt Michels, Senior Planner for Eau Claire County presented the staff report to the committee. He updated the committee as to the location of the rezoning petition within the town showing the site west of Brackett. He reviewed with the committee an aerial map, the zoning and future land use map, and a soil map of the property to be rezoned. The request is to rezone 48 acres from the A-P Agricultural Preservation District to the A-3 Agricultural District. Mr. Michels said the Town of Washington Town Board reviewed the rezoning petition at their meeting on August 17, 2023, and voted to recommend approval of the petition.

Matt concluded his presentation by recommending that the committee approve the rezoning petition based on the following findings: 1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan. 2. No new lots are being proposed since Mueller Road already divides the property. 3. Other similarly zoned lots are found in the vicinity of the subject property.

He also noted that no one provided documentation to support or oppose the rezoning petition as presented.

Jane Mueller, the applicant and property owner, spoke in favor of the request. She briefly shared the history of the Mueller farm with the committee. She has a buyer for a land lying north of the Mueller Road and feels that this petition will not disturb the character of the neighbor.

No one else spoke in favor or in oppose to the rezoning petition.

ACTION: Motion by Dane Zook to approve the Proposed Ordinance: File No. 23-24/032. Motion carried on a voice vote: 4-0-0

7. Committee Review– A request to reduce the contiguous buildable area of lot from 21,780 square feet to 3,489 square feet. Lot located in part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 4, Township 26 North, Range 6 West, Town of Bridge Creek, Eau Claire County, Wisconsin. (Kinderman/Gartmann) / Discussion – Action

Ben Bublitz, Land Use Manager, refreshed the committee on this request. He indicated that since the applicant last appeared in front of the committee, he or his agent have secured the following approvals: Highway Department approval of the driveway placement, Highway Department approval for a reduced setback from the right of way, Health Department approval for the POWTS, and land conservation general review.

Pete Gartmann, applicant's agent, spoke in favor of the request. He reviewed with the committee his reasons why hardships exist on the lot. He indicated that there is a buildable area of 3,400 sq. ft. that will protect all the resources onsite. He indicated that only 10 % of the lot will be covered with impervious surface, which is below the allow 15 % on shoreland lots. Mr. Gartmann indicated that no runoff will leave the site.

Brandon Andries, neighbor to the Kinderman's property, asked the committee what is the hardship? He stated that he was an CPA for Baker Tiley and understood tax rates. He questioned why the lot was given the outlot status on the original plat. He told the committee he would have purchased the outlot, if he believed that someday a residence could have been built on lot. He opposed the request.

ACTION: Motion by Todd Meyer to approve the committee review request to reduce the contiguous buildable area subject to the owner submitting an engineered drainage plan prior to the commencement of construction. Motion carried on a voice vote: 4-0-0

8. Recycling and Sustainability Programming Update / Discussion

This was moved to the September 26th committee meeting.

9. After the fact permit fees (Section 18.31.040 A. 3., Section 17.04.110 E., Section 17.05.090 A. 4., and Section 17.05.090 A. 4. of the County Code) / Discussion – Action

Director Eslinger gave a brief background on after-the-fact fees. He stated that there have been several cases recently where contractors/owners have blatantly started construction without obtaining permits from the Department. Mr. Eslinger requested that the county consider increasing the after-the-fact fees as a deterrent from starting construction without a permit.

ACTION: Motion by James Dunning to approve staff researching the matter more and bringing back information for the committee to considered at a future meeting. Motion carried on a voice vote: 4-0-0

10. Review of July bills / Discussion

The committee reviewed the July 2023 bills.

11. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting September 12, 2023

12. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:52 p.m.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0011-23

COMPUTER NUMBERS: 020-1248-08-000

PUBLIC HEARING DATE: August 22, 2023

STAFF CONTACT: Ben Bublitz, Land Use Manager

OWNER: Waldemar Hurt, 5972 Heathermoor Lane, Eau Claire, WI 54703

AGENT: Owner

REQUEST: Cumulative area of all accessory structures to exceed 1,200 square feet (2,176 total square feet requested).

LOCATION: 5972 Heathermoor Lane, Eau Claire, WI 54703

LEGAL DESCRIPTION: Lot 99 Third Addition to St Andrews Park, Section 18, Township 27 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin.

SUMMARY

Cumulative area of all accessory structures to exceed 1,200 square feet (2,176 total square feet requested) in the Rural Homes District (R-H).

BACKGROUND

The applicant has requested an addition to an existing accessory structure: approximately 32-foot by 40.5-foot addition (private garage) for a personal storage. The proposed structure would be situated in the corner of the lot meeting setbacks from both town roads nearby.

The application materials include site plan, building elevations and floor plan layout of the garage; exterior of the building will be colored be compatible with the dwelling.

SITE CHARACTERISTICS:

- The lot size is approximately 1.5 acres.
- The lot is located at the intersection of Heathermoor Lane and Thistle Lane.
- The proposal is to exceed the 1,200 square foot maximum by 976 square feet.

CURRENT ZONING: RH Rural Homes District. The RH rural homes district is established to provide for suburban large-lot development with individual on-site water and sewage disposal facilities.

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	RH	Residential-Single Family
West	RH	Residential-Single Family
South	RH	Residential-Single Family
East	RH	Residential-Single Family

LAND USE PLANS: The County Land Use Plan and Town of Pleasant Valley Comprehensive Plan include this property in a Rural Residential area.

Rural Residential (RR)

Intent and Description: The primary intent of this classification is to identify areas suitable for future non-farm residential development. Rural Residential areas include lands that are delineated as existing residential properties or vacant platted areas. In addition, some undeveloped land has been designated for RR development where subdivision expansion is likely to occur. These additional areas tend to be adjacent to existing rural subdivisions or where local roads and utilities exist to efficiently and economically serve the area.

APPLICABLE ZONING REGULATIONS

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

Section 18.02.020 A.184.a Definition of an Accessory Structure. An “accessory structure” means a subordinate structure which is clearly and customarily incidental to and located on the same lot as a principal structure except that mobile/manufactured homes are not allowed as storage structures.

Section 18.07.001 Purpose. The RH rural homes district was established to provide for suburban large-lot development with individual on-site water and sewage disposal facilities.

Section 18.07.040 B.2. Maximum Height for an Accessory Structure in the RH District. The maximum height for the eaves of an accessory structure is 14 feet, and the maximum height for the structure is 20 feet. Maximum height is measured as the height halfway between the peak of the roof and the eaves (mean height).

Section 18.07.045 C. All accessory structures shall meet the following criteria:

1. The cumulative area of all accessory structures shall not exceed 1,200 square feet without the approval of a conditional use permit. Private swimming pools and structures 150 square feet or less in size shall not count towards the cumulative area of all accessory structures.
2. They shall not contain any living area within the structure which shall include but not be limited to bedrooms, living rooms, bathrooms, or kitchens.
3. The appearance of the structure shall be compatible with the design, style, and appearance of the principal structure on the property.

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.

ANALYSIS: The request meets the standards for accessory structures in residential districts. The structure will be subordinate to the residence on the property, and it will meet all the standards for conditional use permits. The exterior of the structure is required to be compatible with the residence on

the property. This request does not appear to be injurious to the use and enjoyment of other properties in the immediate vicinity. The lot is large enough to accommodate the additional accessory structure and the structure will meet minimum setbacks required in the RH district. It does not appear that the use of the structure will result in any nuisance factors such as noise, dust, or fumes.

TOWN BOARD ACTION: The Town of Seymour Broad met August 08, 2023, and voted to recommended approval of the request.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff concludes that the request for a conditional use permit for the cumulative area of all accessory structures to exceed 1,200 square feet will meet all the standards for accessory structures in the RH District; will meet all the standards for approval of conditional use permits; and will be consistent with the purpose of the zoning code, and adheres to 2017 Wisconsin Act 67 and Wis. Stat. 59.69(5e).

Staff recommends that the committee approve the conditional use permit with the following conditions:

1. The site plan, floor plan, and elevation drawings submitted with the application shall be attached to and made a part of the permit. The structure shall be constructed in accord with the drawings submitted and located on the property as shown on the site plan.
2. The appearance of the accessory structure must be compatible with the design, style, and appearance of the principal structure on the property, in accord with 18.07.045 C. of the Eau Claire County Code.
3. Any outside lighting shall be shielded in a downward manner to reduce lighting pollution.
4. The structure shall comply with the height standards for accessory structures, including the limit of eave height of 14 feet, and maximum mean height of 20 feet.
5. Prior to construction, the applicant shall obtain all necessary permits including but not limited to a land use permit from the Department of Planning and Development.
6. Use of the structure shall be limited to personal storage and shall not contain any living areas.
7. The building cannot be used for commercial or manufacturing purposes.
8. The applicant shall notify the Land Use Manager upon completion of the accessory structure so that staff can verify compliance with the terms of this approval.
9. The Land Use Manager can approve minor alterations from the terms of the permit. A major change requires the approval of the committee at a public hearing.
10. The owners shall allow staff from the Department to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
11. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a CUP expires due to the abandonment of a use.

Office Use Only



Department of Planning and Development

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

Date Application Accepted:	07.19.2023
Accepted By:	Holly
Receipt Number:	074470
Town Hearing Date:	08.07.23
Scheduled Hearing Date:	08.22.23

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:	Waldemar Hurt	Phone#	715-271-7158
Mailing Address:	5972 Heathermoor Lane Eau Claire, WI 54703		
Email Address:	joshua_wnh@yahoo.com		

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

Site Address:	5972 Heathermoor Lane Eau Claire, WI 54703		
Property Description:	¼	¼	Sec. _____, T _____, N, R _____, W, Town of Seymour
Zoning District:	RH	Code Section(s):	18.07.045.C
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):	020 124 808 000		

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 checked="" type="checkbox"/> Provide \$545.00 application fee (non-refundable). Send application to landuse@co.eau-claire.wi.us 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 Waldemar Hurt Date 7-16-23

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.

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)

Vinyl siding, shingled roof, stone on front to match existing structure and lower 9' side walls match existing structure.

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.

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

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

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

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

- | |
|--|
| <input type="checkbox"/> Show floor plan, including attics |
| <input type="checkbox"/> Show scaled building elevations |
| <input type="checkbox"/> Show color scheme |
| <input type="checkbox"/> Provide information addressing 59.69 (5e) with substantial evidence supporting your request |

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).

Accessory Structure ~~to~~ Addition 24x38 to side of existing accessory structure and 20x48 to rear of existing structure total additional sq ft is 1312. Total finished 2272 sq ft of Accessory Structure. Requesting due to excess of 1200 sq ft. total.

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

Description of the type of business activity:

N/A

Equipment used in the business activity:

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

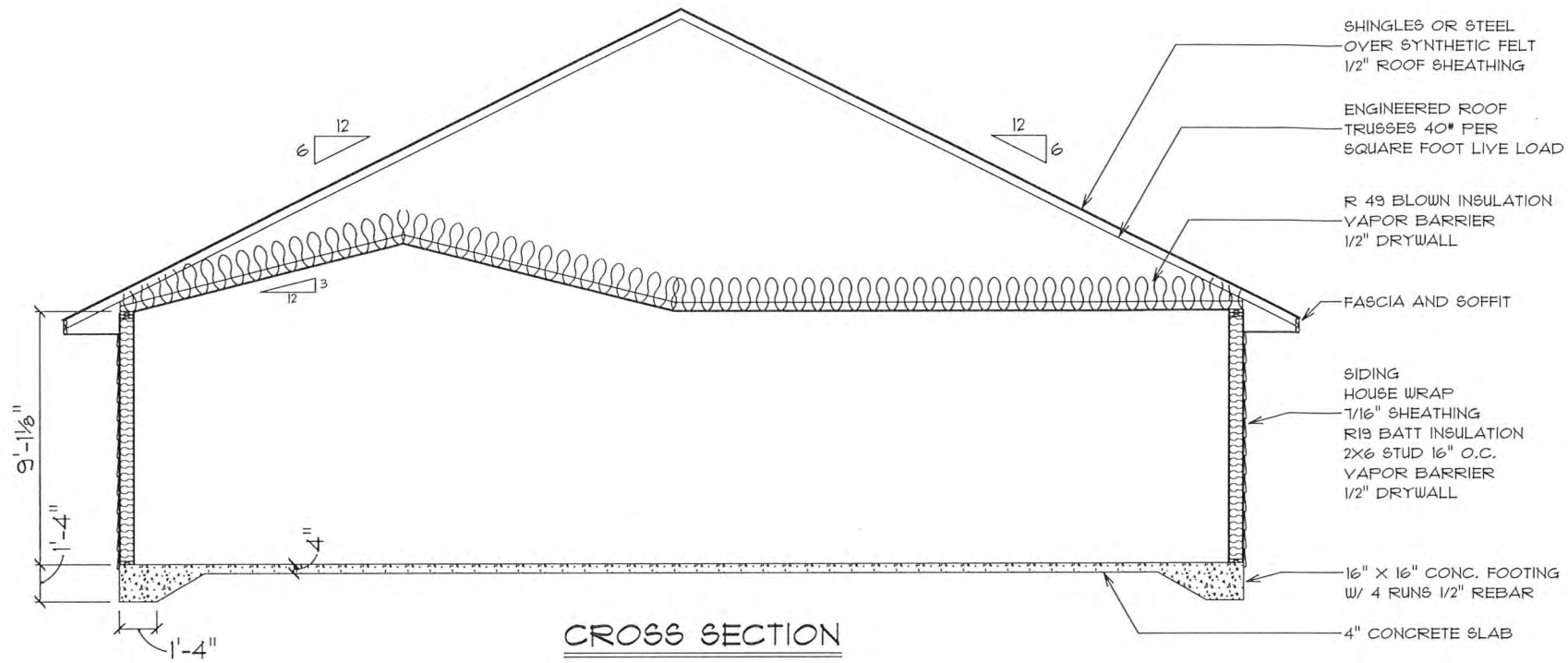
Dust control measures:

Measures to control fumes or odors:

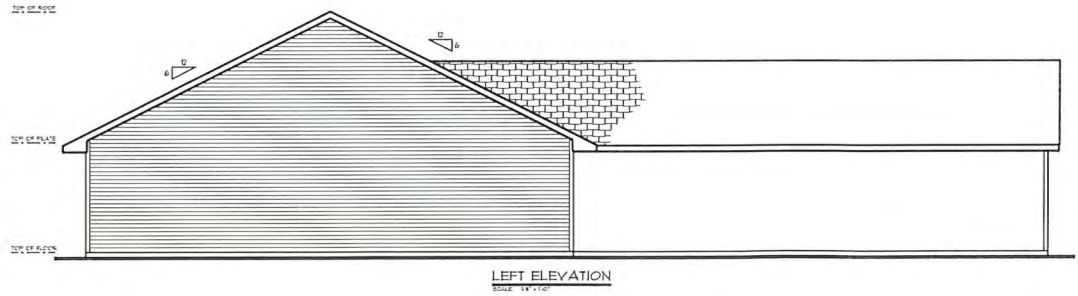
Visual screening measures (plants, fences, walls, etc.)



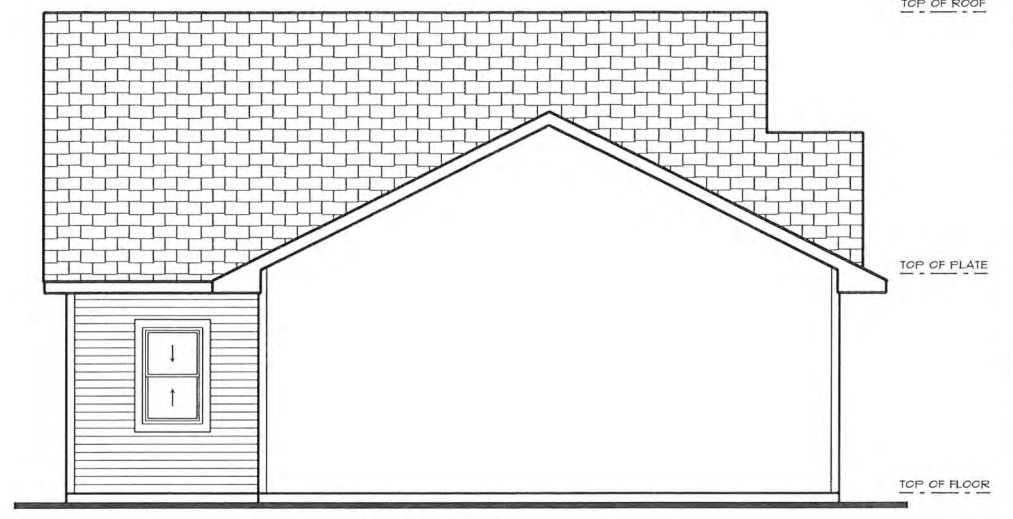
*** PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION USE ***
 SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



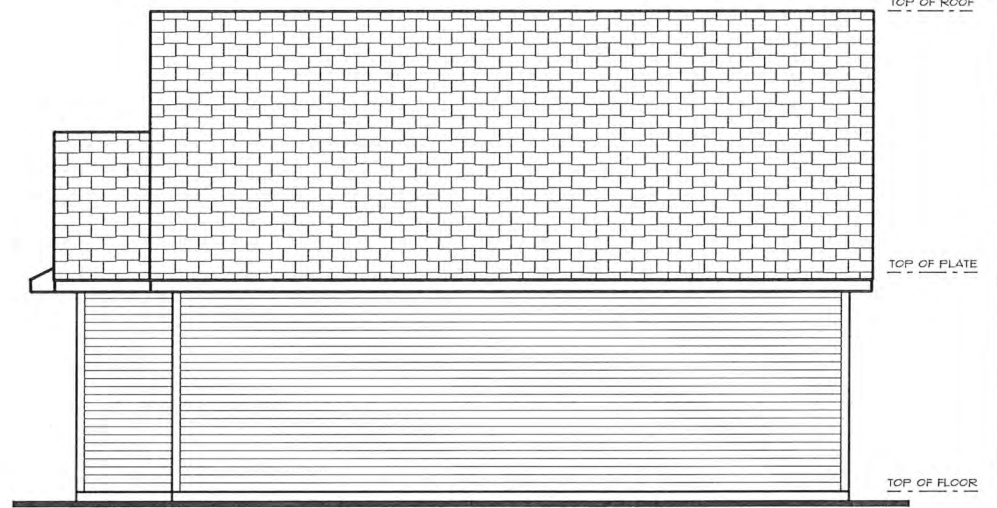
CROSS SECTION



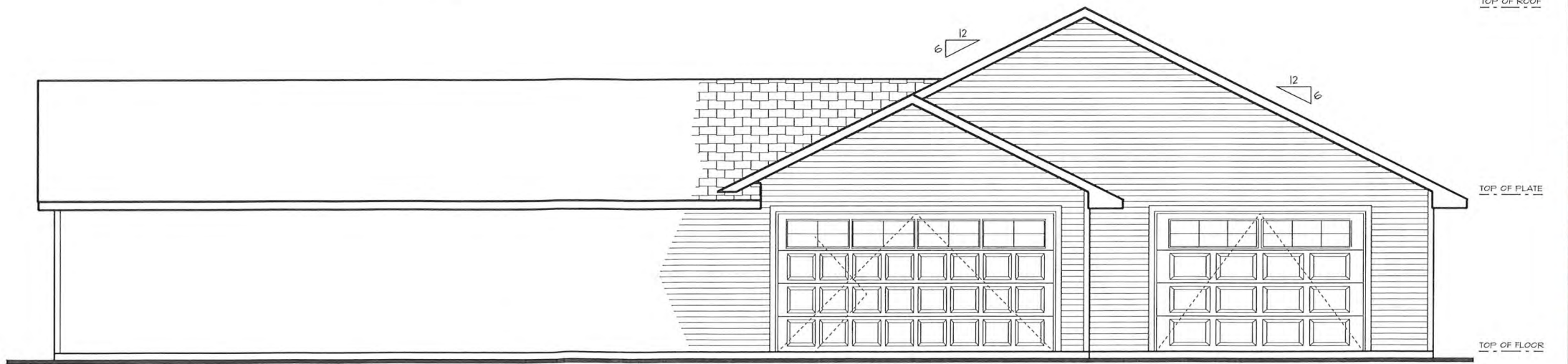
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

IMPORTANT
 * Check with local building officials about permits and local building codes.
 * These drawings are not to be used for any other project or site.
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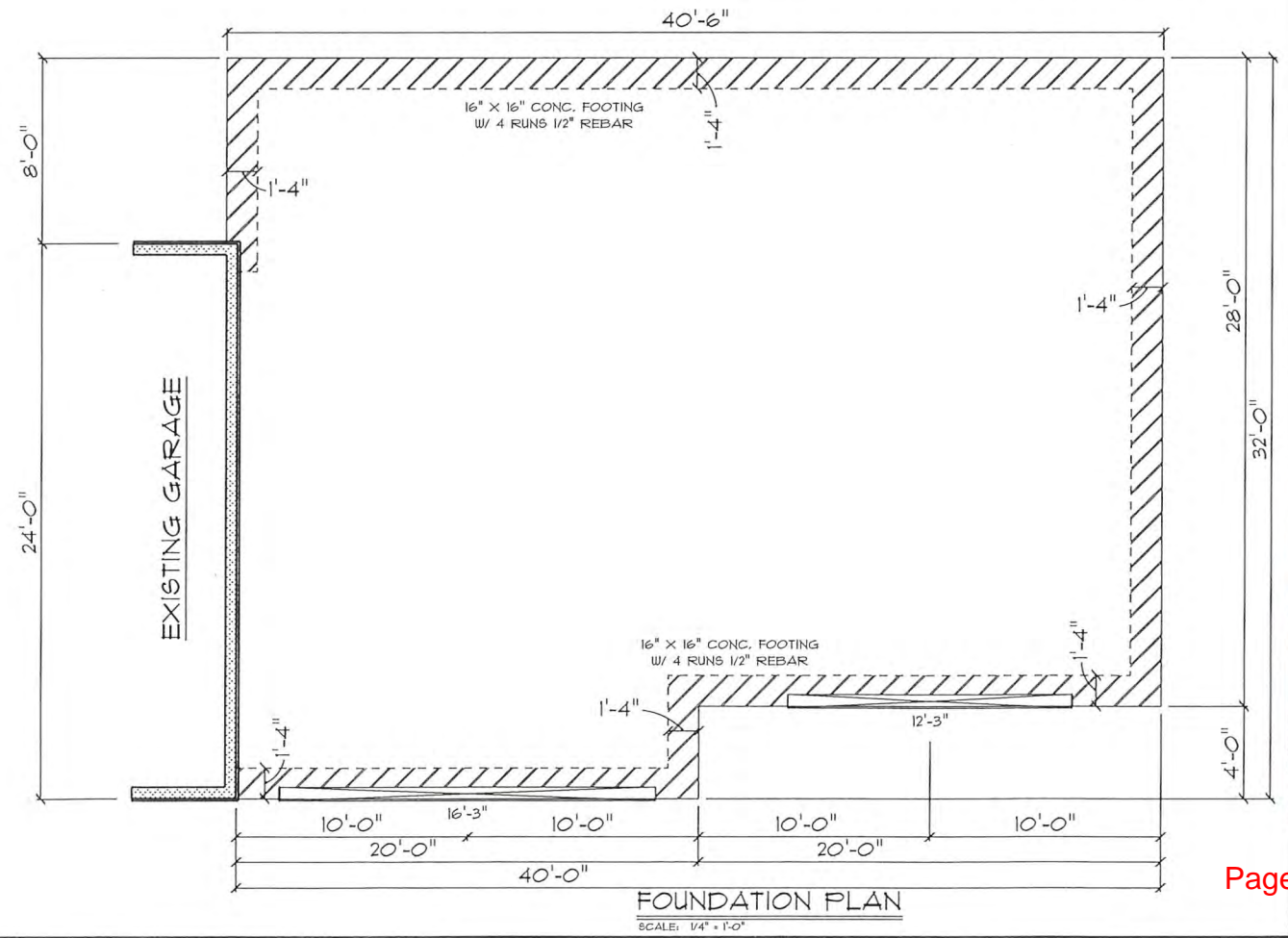
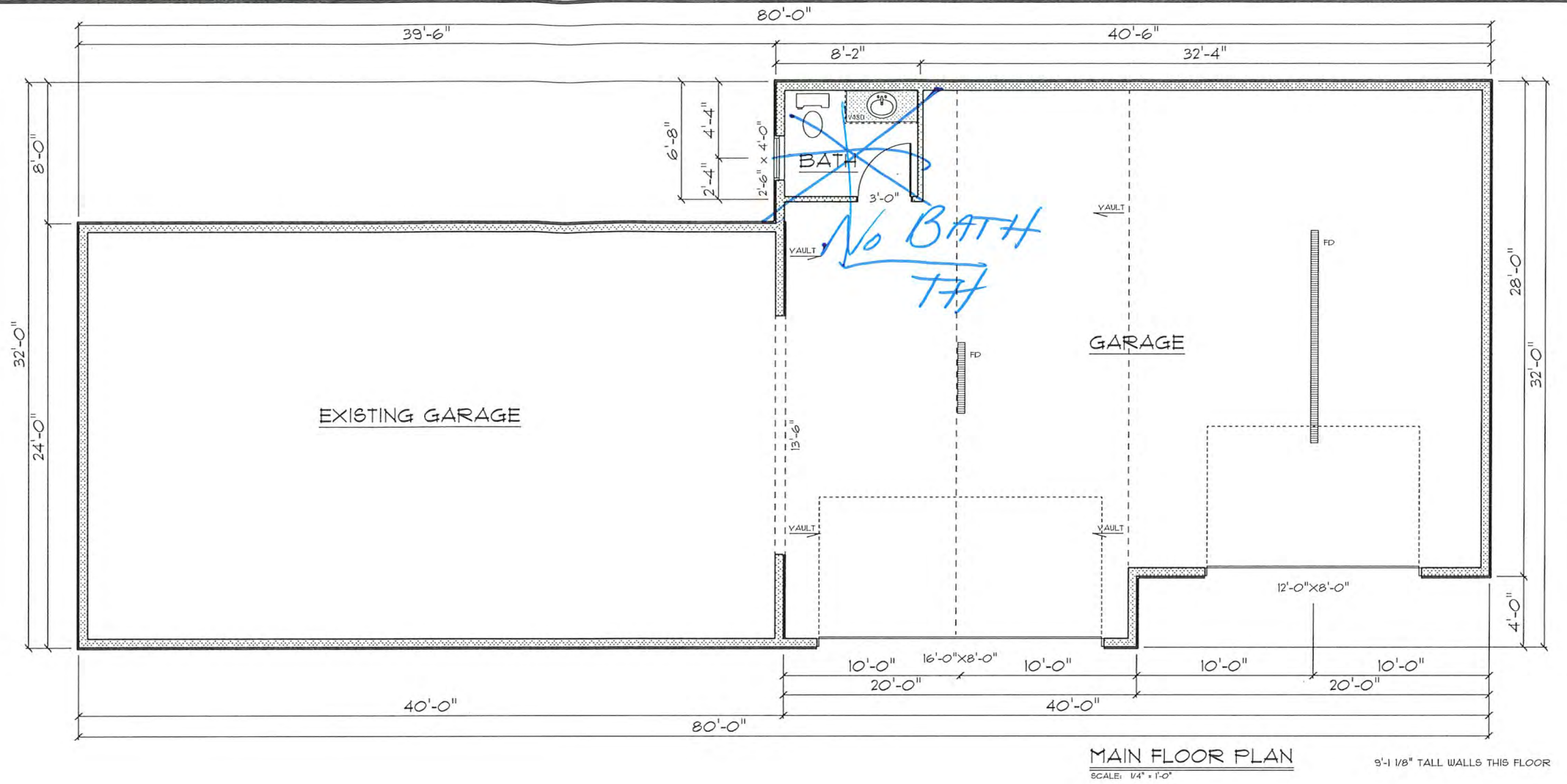
Eau Claire, WI
 Sales Rep: Chad Weber
 Design By: Randy Voetmann

Project # 23-109
 Start Date: 6-26-23
 Revisions: 7-26-23

**BRIGGS
 HURT GARAGE**

**Builders
 FirstSource**
 3701 N. Hastings Way Eau Claire, WI 54703
 P: (715) 834-5351 F: (715) 834-5209

*** PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION USE ***
 SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



IMPORTANT
 * Check with local building officials about permits and local building codes.
 * These drawings may need to be adapted to your specific site and project.
 * These general drawings are not produced by an Architect or Engineering firm. Before construction customer should consult a contractor or an architect or engineer for more detailed drawings and specifications or for local building codes/regulations. 2.) The project structural requirements, or 3.) existing conditions specific to the site. Builders First Source assumes no responsibility for claims or damages arising from errors, omissions, deficiencies or omissions of the drawings.

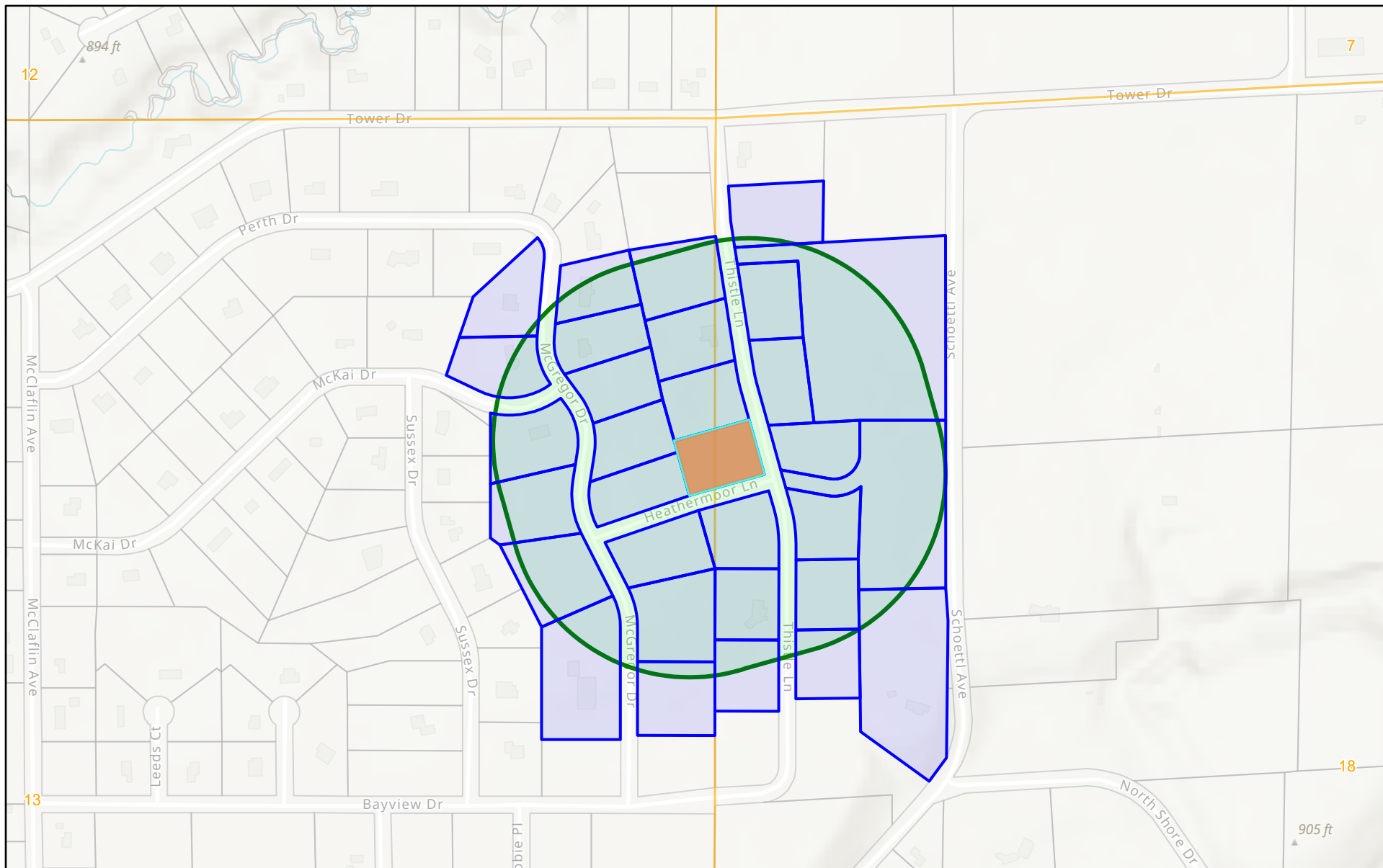
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 HURT GARAGE**

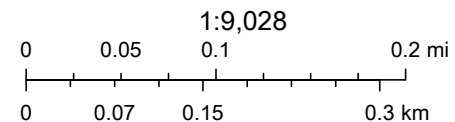
**Builders
 FirstSource**
 3701 N. Hastings Way Eau Claire, WI 54703
 P: (715) 834-5351 F: (715) 834-5209

Public Notification



7/19/2023, 1:42:10 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
SHELLEY KEIP	1222 MCGREGOR DR	EAU CLAIRE WI 54703-2192
NAS M & CAROL Y JOHNSON	1180 MCGREGOR DR	EAU CLAIRE WI 54703-2186
JANE LOUDEN	1217 MCGREGOR DR	EAU CLAIRE WI 54703-2188
KEITH A & JENNIFER A SCHILLING	991 MCGREGOR DR	EAU CLAIRE WI 54703-3925
CALE NEWTON	1198 THISTLE LN	EAU CLAIRE WI 54703-6339
KURT TRUNKEL	1924 SLOAN ST	EAU CLAIRE WI 54703-6322
JOHN HENSLEY JR	977 MCGREGOR DR	EAU CLAIRE WI 54703-3925
JASON & JENNIFER PLANTE	1187 MCGREGOR DR	EAU CLAIRE WI 54703-2028
KEVIN R & ANDREA M HESS	5859 MCKAI DR	EAU CLAIRE WI 54703-2195
MICHAEL MCMULLAN	8271 COUNTER DR	HENDERSON CO 80640-9048
ANTHONY ALOIA	962 MCGREGOR DR	EAU CLAIRE WI 54703-3589
NEAL DUTTER	908 MCGREGOR DR	EAU CLAIRE WI 54703-3589
GARRY KEUTE	921 MCGREGOR DR	EAU CLAIRE WI 54703-3925
BRIAN R & LAURIE L MYHRE	5935 HEATHERMOOR LN	EAU CLAIRE WI 54703-3960
STEVEN O'BRIEN	5979 HEATHERMOOR LN	EAU CLAIRE WI 54703-3960
DAVID DRAPER	5922 HEATHERMOOR LN	EAU CLAIRE WI 54703-3960
CALEB SHERMAN	4426 CLAY ST	EAU CLAIRE WI 54701-2687
MATTHEW BRIGGS	961 THISTLE LN	EAU CLAIRE WI 54703-6351
CHARLES FIRARI	926 THISTLE LN	EAU CLAIRE WI 54703-6351
JEREMY MCNULTY	965 THISTLE LN	EAU CLAIRE WI 54703-6351
ERIC CUNNINGHAM	740 SCHOETTL AVE	EAU CLAIRE WI 54703-2055
KASEY LEMKE	1207 THISTLE LN	EAU CLAIRE WI 54703-6311
JEFFREY & DEBORAH FISCHER TRUST	952 THISTLE LN	EAU CLAIRE WI 54703-6351
SAMUEL P KOENIG	933 THISTLE LN	EAU CLAIRE WI 54703-6351
ANDREW ANDERSON	1001 THISTLE LN	EAU CLAIRE WI 54703-3970
JACOB SPIES	1185 THISTLE LN	EAU CLAIRE WI 54703-6339
MITCHELL PERZICHILLI	1219 THISTLE LN	EAU CLAIRE WI 54703-6311



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0007-23 **COMPUTER NUMBER:** 012110004000

PUBLIC HEARING DATE: September 26, 2023

STAFF CONTACT: Matt Michels, Senior Planner

OWNER: James & Joan Walker, E 13050 Valley Rd, Fall Creek, WI 54742

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

REQUEST: Rezone 5.15 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agricultural-Residential) District to divide the existing residence and outbuildings from the remainder of the agricultural property. The lot was previously created through a Certified Survey Map.

LOCATION: E 13050 Valley Rd

LEGAL DESCRIPTION: Lot 1 CSM 3861, Vol 23, P109-110, #1246501, Town of Lincoln, Eau Claire County, Wisconsin.

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

BACKGROUND

SITE CHARACTERISTICS:

- The property to be rezoned is developed with a house and several outbuildings.
- The western portion of the property contains agricultural fields.
- The property contains no Environmentally Sensitive Areas (ESAs; mapped wetlands, floodplains, and slopes greater than 30%).

EXISTING ZONING DISTRICT:

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

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

- E. Preserve rural character and promote the efficient use of public infrastructure and utilities by minimizing the adverse effects of urban sprawl along with its associated expense;
- F. Promote environmental quality through the use of conservation practices designed to minimize erosion of productive soils and deter the delivery of sediment and nutrients to the waters of our state;
- G. Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and
- H. Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County’s permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.

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
Subject	A-P	Farmstead; Agricultural fields
North	A-P	Agricultural fields
East	A-P	Agricultural fields
South	A-P	Single-family residence; Agricultural fields
West	A-P	Agricultural fields

COMPREHENSIVE PLANS:

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Lincoln Future Land Use Map includes the property in the Rural Preservation (RP) planning area. Following are descriptions of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies.

Eau Claire County:

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

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

Town of Lincoln:

- Rural Preservation Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and existing non-farm single-family residences. Future development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP areas.*
- Applicable Policies:
 1. *Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.*
 2. *Agriculturally related businesses, cottage industries, utility, recreation, mineral extraction, religious and government uses may be permitted based on the conditional use requirements of the appropriate Eau Claire County base zoning districts for RP areas.*
 3. *Proposals for any new non-farm residential development shall be consistent with the following policies:*
 - a. *The maximum gross density for non-farm residential lots shall be one (1) unit per five (5) acres held in single ownership, except as otherwise provided below for conservation subdivisions. The minimum lot size for non-farm residential lots shall be one (1) acre. The balance of the land not included for residential lots shall be placed in a permanent conservation easement for agriculture, forestry, and open space use.*
 - b. *Any new non-farm residential lot shall have a "Right to Farm" disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin "Right to Farm" statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*
 - c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot shall not contain Highly Productive Soils as defined in this plan. In addition, it is the preference of the Town of Lincoln that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

The application has been found to be substantially consistent with the intent, description, and the applicable policies of the Eau Claire County Rural Lands land use category.

FARMLAND PRESERVATION PLAN:

The property is included in the Farmland Preservation Plan Map, which potentially enables the property owner to claim Farmland Preservation tax credits. The proposed A-2 District is not a certified farmland

preservation district and the proposed lots would not qualify for Farmland Preservation tax credits. However, according to the applicant the remainder of the parent parcel would continue to be farmed.

Comprehensive Plan Summary

The proposed A-2 zoning district is consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area as it is an agricultural district that generally limits non-farm residential development and associated land use conflicts.

ANALYSIS

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

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** – As depicted on the attached Soil Map, the cropped portion of the property contains Hixton silt loam, 12-20% slopes, moderately eroded and Elkmound loam, 6-12% slopes, moderately eroded. Both soils are Class 4, which are not considered prime agricultural soils.
- **Historical Productivity** – The far western portion of the property to be divided has been utilized for agriculture. However, no data on historical productivity is available.
- **Site Location** – The property is located on Valley Road
- **Adjacent Land Uses** – Uses in the area include a mixture of farmland, woodlands, and farm and non-farm single-family residences.

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.

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning would not result in the loss or conversion of agricultural land, which is consistent with the Farmland Preservation Plan.

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 Lincoln Town Board considered the rezoning petition on Monday, September 11, 2023 and recommended approval (3-0 vote).

The rezoning petition has been evaluated for consistency with the purpose of the A-2 District and the uses allowed in the district. The request is generally consistent with the purpose of the zoning code based on the following findings:

- The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan

- Existing uses in the area include woodlands, agricultural fields, and farm and non-farm single-family residences.
- Zoning in the area is predominantly A-P, with A-2 in vicinity (approximately 1 mile) of the subject property.

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 opposed to the proposed rezoning has been received, to date.

FINDINGS

Findings in Favor:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. The proposed rezoning will not result in additional development of the property or conversion of productive farmland.
3. The property has required road frontage on Valley Road.
4. No additional land divisions would be enabled with the proposed A-2 zoning.



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

August 28, 2023

Notice of Application Received

The Eau Claire County Department of Planning and Development has received the following application for a rezoning scheduled for the Committee on Planning and Development on 3/29/2022:

Owner: James and Joan Walker

Applicant: Peter Gartmann

File Number: 23-24/037

Legal Description: Lot 1 CSM 3861, Vol 23, P109-110, #1246501, Town of Lincoln, Eau Claire County, Wisconsin.

Site Address: E 13050 Valley Rd, Fall Creek, WI 54742

Existing Zoning District: A-P Agricultural Preservation

Proposed Zoning District: A-2 Agriculture-Residential

Acres to be Rezoned: 5.15 +/- acres

Date Received: 08/25/2023

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](https://eauclairecounty.gov/planning-and-development)



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

Application Accepted:	08/25/2023
Accepted By:	Matt Michels
Receipt Number:	7033076
Town Hearing Date:	09/11/2023
Scheduled Hearing Date:	09/26/2023
Application No:	RZN-0007-23
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):
Owner: JOAN WALKER
Applicant: Peter Gartmann, 1356 International Dr, Eau Claire, WI 54701
Telephone: 715-514-4116 **Email:** pgartmann@rlswi.com

RECEIVED

AUG 25 2023

COUNTY CLERK

Site Address(es): E 13050 VALLEY RD **Property Description:** Sec 08 Twn 26 Rge 07
 Town of Lincoln

Zoning District(s): **Lot Area(s) - Acres:** 5.15 **Overlay District(s):**

PIN 1801222607083309000 **Legal (partial)** LOT 1 CSM 3861 (VOL 23 P 109 #1246501)

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:	8/25/23
Accepted By:	MM
Application Number:	R2N-0007-23
Town Hearing Date:	9/11/23
Scheduled Hearing Date:	9/26/23

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: 5.15

Property Owner Name: JAMES F. AND JOAN M. WALKER Phone#

Mailing Address: E13050 VALLEY ROAD, FALL CREEK, WI 54742

Email Address:

Agent Name: PETER GARTMANN Phone# 715-514-4116

Mailing Address: 1356 INTERNATIONAL DRIVE

Email Address: PGARTMANN@RLSWI.COM

SITE INFORMATION

Site Address: E13050 VALLEY ROAD, FALL CREEK, WI 54742

Property Description: SW ¼ SW ¼ Sec. 8, T26, N, R7, W, Town of LINCOLN

Zoning District: AP Code Section(s):

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

Computer #(s):

or PIN #(s): 18012-22607-08330-9000

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

Complete attached information sheet Confirmed with the Town their submittal deadline and process.

Provide legal description of property to be rezoned Provide \$620.00 application fee (non-refundable), (\$545.00 application processing fee and \$75.00 mapping surcharge fee). Send application to landuse@co.eau-claire.wi.us 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: [Signature] Date 8.24.23

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:

To Create a 5 ac Lot Out of a 40 to Retain Ownership of their Residence

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.

Zoning A2 will still preserve the Surrounding Properties Farming abilities, not allowing any form of Industrial or potential citizen concerns. The subject property ~~with~~ is currently or has been for significant years not been used for Farming. Exclusively rather has been a location of residence.

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.

Area of Land Currently Used For Residence

Staying within a Sub-Section of the Agricultural Zoning

Land requested to be re-zoned not used as farm or forestry land

Will not have an Impact on Surrounding farm land.

RE-ZONE EXHIBIT



Doc#1246501
Tx:4253388

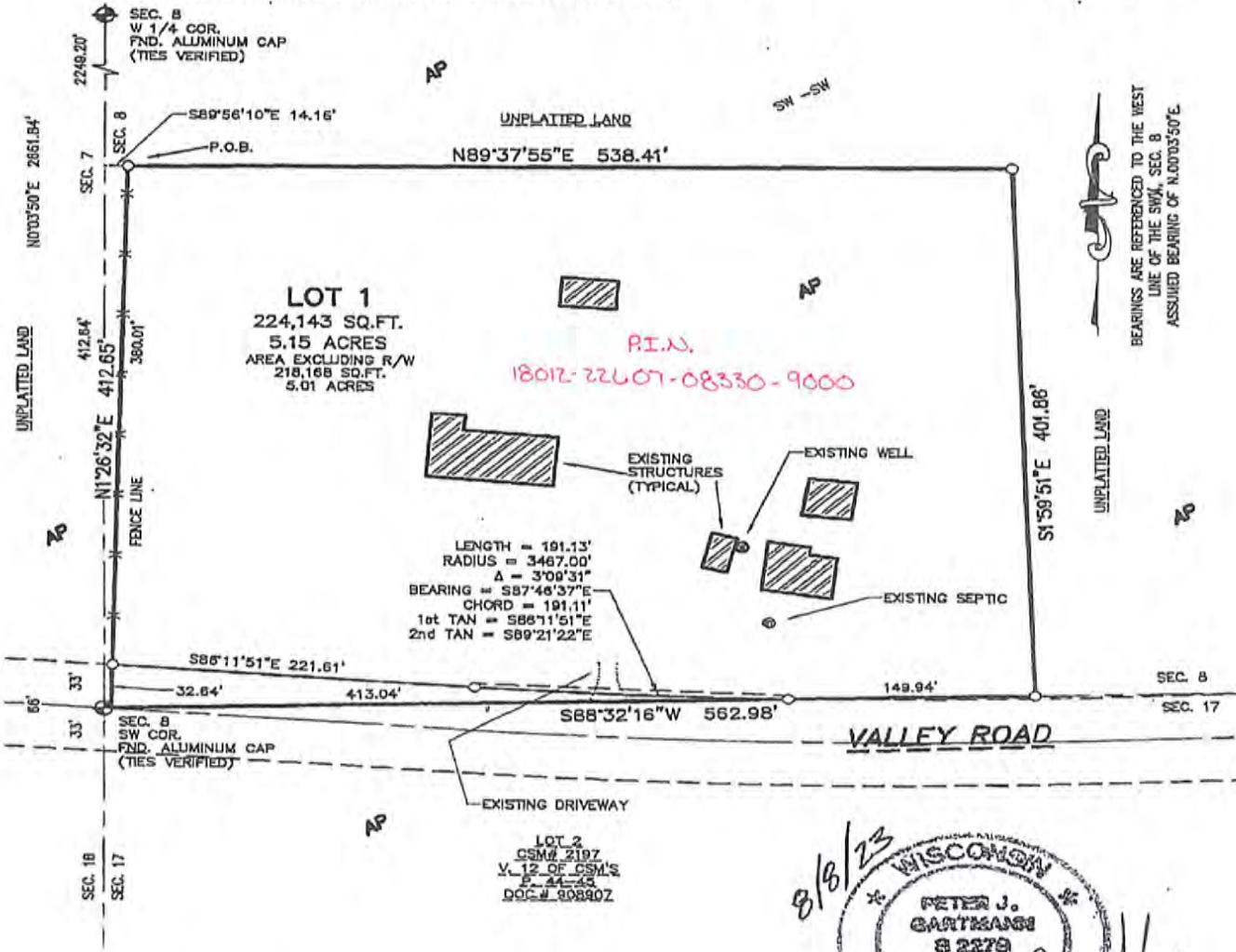
1246501

VOLUME 23 OF CERTIFIED SURVEY MAPS, PAGE 109

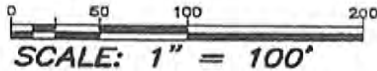
CERTIFIED SURVEY MAP, NUMBER 3861

IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 8, TOWNSHIP 26 NORTH, RANGE 7 WEST,
TOWN OF LINCOLN, EAU CLAIRE COUNTY, WISCONSIN
THIS CSM IS PER THE FARM CONSOLIDATION CODE

TINA K. POMMIER
EAU CLAIRE COUNTY WI
REGISTER OF DEEDS
RECORDED ON
08/10/2023 08:38 AM
REC FEE: 30.00
CSM NO: 3861
VOL: 23 CSM PAGE: 109
PAGES: 2



P.I.N.
18012-22607-08330-9000



SCALE: 1" = 100'

LEGEND

○ ----- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
WEIGHING 1.13 POUNDS PER LINEAR FOOT

ABBREVIATIONS:
COR. - CORNER
CSM NO. - CERTIFIED SURVEY MAP NUMBER
DOC.# - DOCUMENT NUMBER
FND. - FOUND
LBS/LF - POUNDS PER LINEAR FOOT
MON. - MONUMENT
O.D. - OUTSIDE DIAMETER
R/W - RIGHT OF WAY
SEC. - SECTION
SQ.FT. - SQUARE FEET
P.O.B. - POINT OF BEGINNING

REAL LAND SURVEYING, LLC
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715)514-4118
rlswi.com
GADD No. 23147 CSM

FIELDWORK
COMPLETION
DATE: 7/05/2023

SHEET 1 OF 2 SHEETS

Eau Claire County
Planning and Development
721 Oxford Ave Suite 3344
Eau Claire, WI 54703
(715) 839-4741

Payment Receipt

Transaction Date	Aug 24 2023 2:37PM
Reference Number	7033076
Payer Name	JEREMY SKAW
Payment Method	VISA
Last 4 of CC	8182
MSB Confirmation ID	7525098
Billing Zip	54701
Amount	\$620.00
Convenience Fee	\$14.57
Total Amount	<u>\$634.57</u>

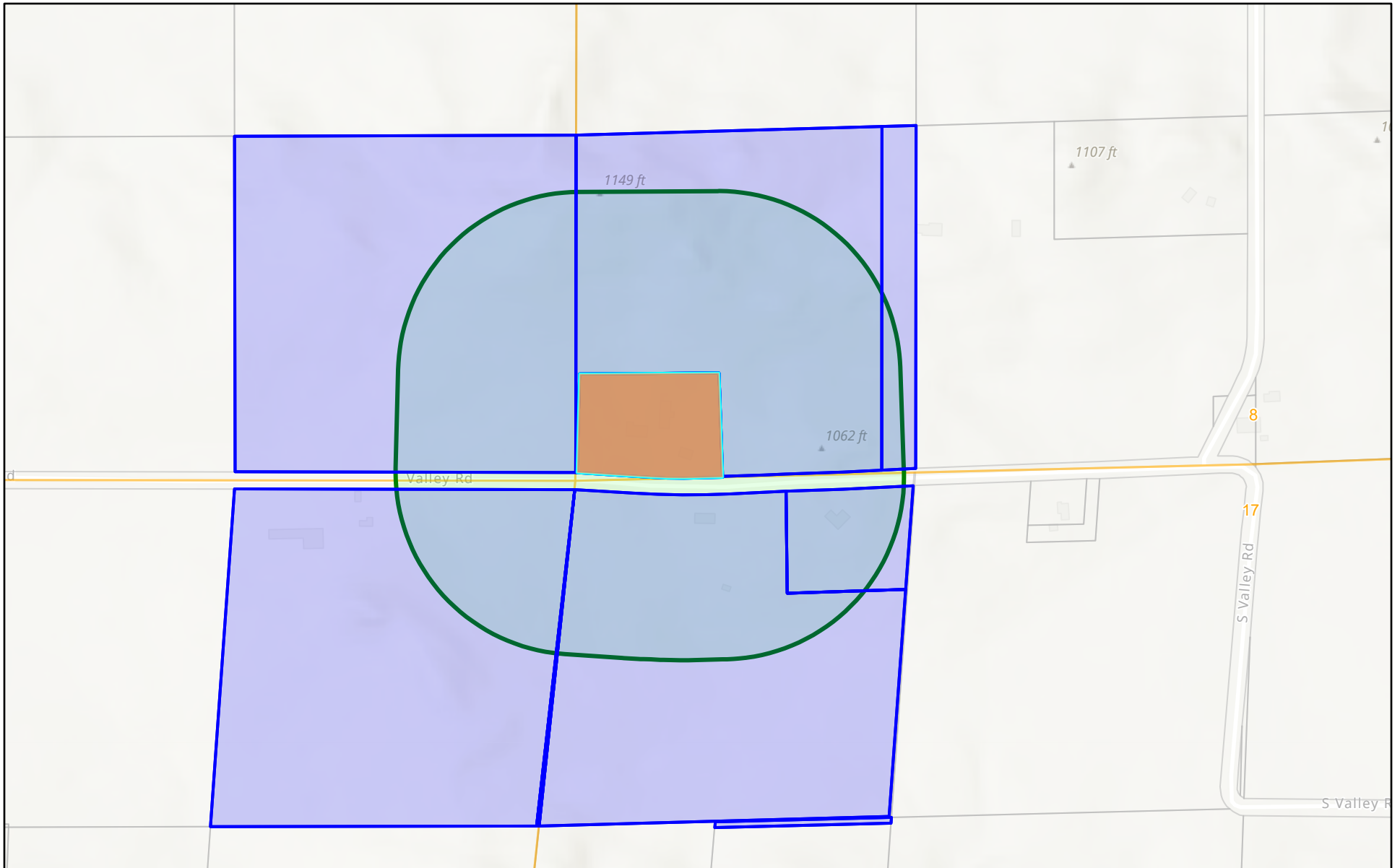
Order Details

Name	Jeremy D Skaw
Property Address	1356 International Dr
City	Eau Claire
State	WI
Zip Code	54701
Telephone Number	7155144116
Email Address	jskaw@rlswi.com
Select what is being paid:	
e, Conditional Use Permit, Variance, etc.)	
Permit Number if known	James & Joan Walker-Rezone
Miscellaneous Description	




THANK YOU FOR YOUR PAYMENT

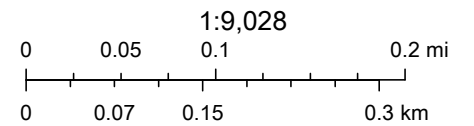
Served by MSB WEB Payment Processing

Public Notification



8/29/2023, 3:34:55 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
BRUCE DEHNKE	E12835 VALLEY RD	FALL CREEK WI 54742-4003
VICKY WITHERS	E13175 VALLEY RD	FALL CREEK WI 54742-4040
RANDY A & TONITA S VOLBRECHT	S 6170 VALLEY RD	FALL CREEK WI 54742-4030
JAMES WALKER JR	E 13095 VALLEY RD	FALL CREEK WI 54742-4006
BRET P & TONJA F TANGLEY REV TRUST	4565 MEADOWBROOK CT	EAU CLAIRE WI 54701-9232

WALKER REZONE AERIAL MAP



VALLEY RD

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.

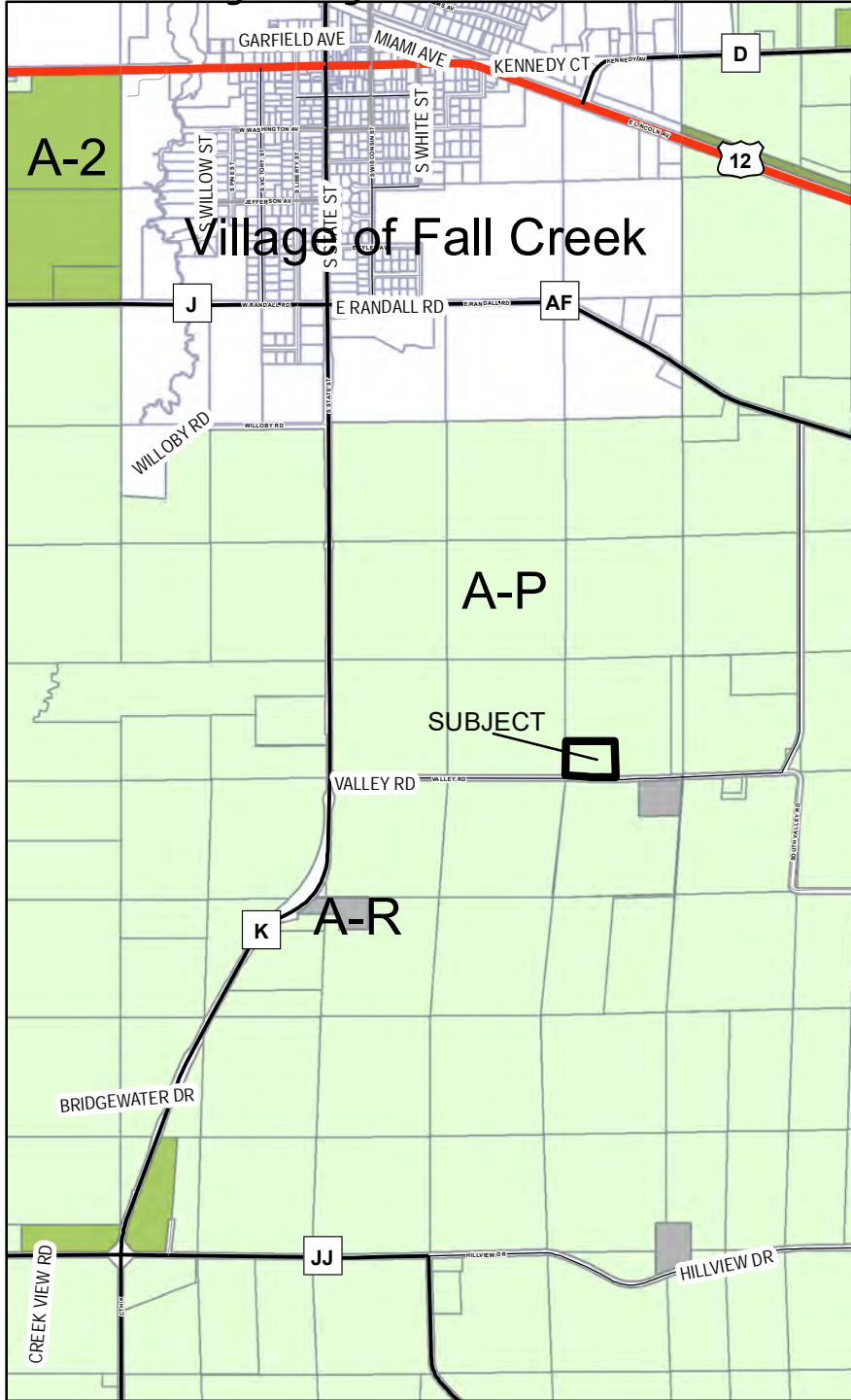




Walker Rezoning: RZN-0007-23

Existing Zoning

1 inch = 2,083.333333 feet



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

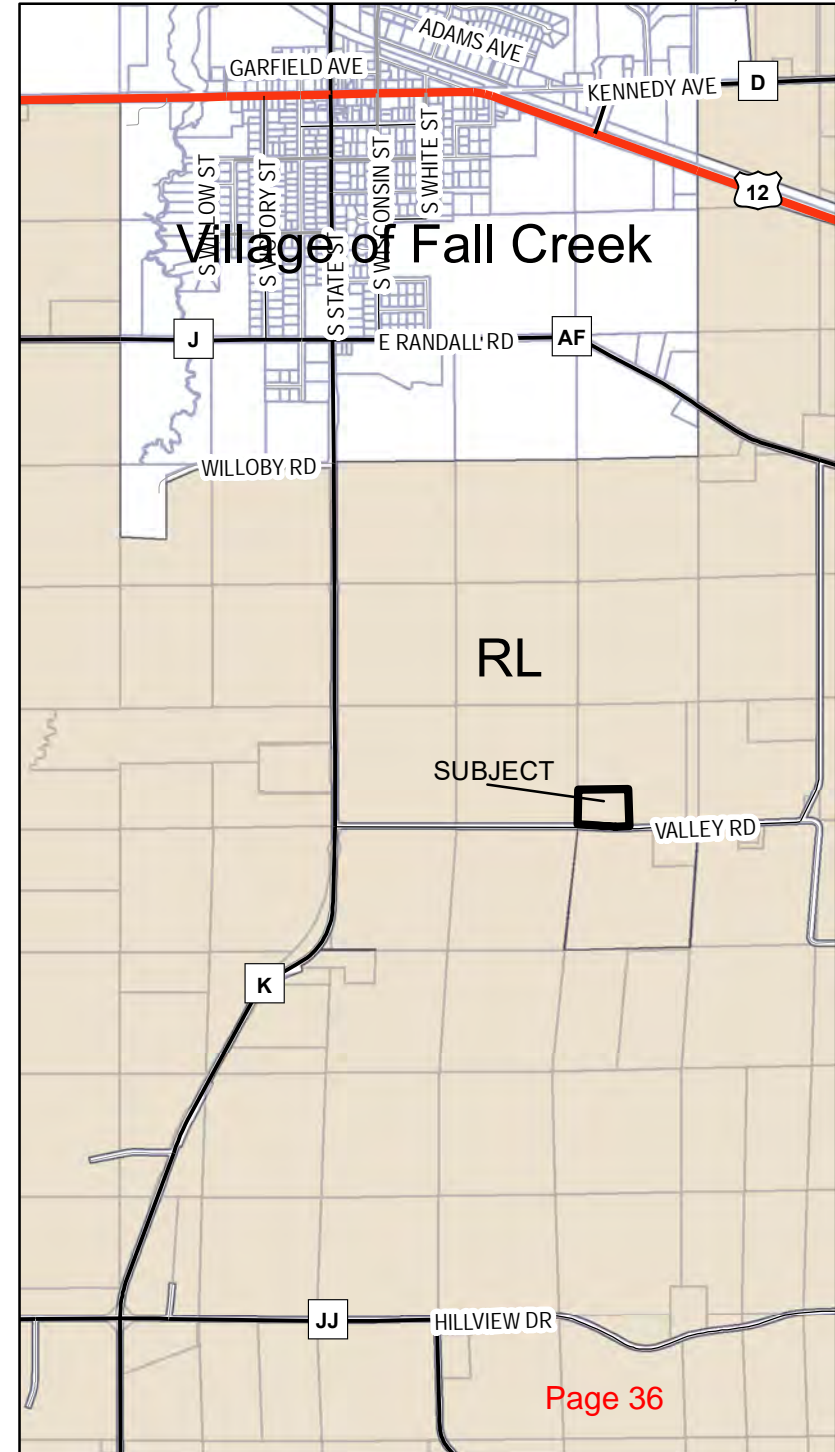
- Parcels selection
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition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



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 = 2,083 feet



Town of Lincoln Eau Claire County

9/12/2023

To: Department of Planning and Development Eau Claire County

RE: RZN-0007-23

Property Owner: James and Joan Walker

Applicant: Pete Gartmann

Town: Lincoln

Site Address: E 13050 Valley Rd, Fall Creek, WI 54742.

Legal Description: Lot 1 CSM 3861, Vol 23, P109-110, #1246501, Town of Lincoln, Eau Claire County, Wisconsin.

The Town of Lincoln board met and discussed the above Rezoning Petition. The full board was in attendance and was in full agreement to approve the applicant's request as outlined in the zoning petition.

Matthew Krenz, Chairman

Dean Klingbeil, Supervisor

Matthew Orysen, Supervisor

Sherri McCormick, clerk

On behalf of the Town of Lincoln Board



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0008-23 **COMPUTER NUMBER:** 024103708010

PUBLIC HEARING DATE: September 26, 2023

STAFF CONTACT: Matt Michels, Senior Planner

OWNER: Sunflowco, LLC, 5215 Terre Bone Trl, Eau Claire

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

REQUEST: Rezone 5.32 acres +/- from A-P (Agricultural Preservation) to A-2 (Agriculture-Residential) to allow development of a single-family residence on the property. The 5.32-acre A-P zoned lot was previously created through a Certified Survey Map (CSM).

LOCATION: 6760 Hickory Rd.

LEGAL DESCRIPTION: Lot 1 CSM 3845 (VOL 23 P 75 #1244123), Town of Washington, Eau Claire County, Wisconsin.

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

BACKGROUND

SITE CHARACTERISTICS:

- The property contains areas of steep slopes (see attached Aerial Map)
- The property is vacant except for a single outbuilding
- There is a wetlands area along an unnamed waterway that runs through the northeast corner of the property
- There is a small amount of agricultural land on the southeast corner of the property

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
Subject	A-P	One outbuilding
North	A-P	Undeveloped; Agriculture
East	A-P	Single-family residence
South	A-P	Agriculture
West	A-P	Agriculture; 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 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 (4) soil types found on the property are generally marginal for agriculture, and a large portion of the property is too steep or wet to allow agricultural use. The two primary soil types on the property (Billett sandy loam, 12-20% slopes, eroded and Elkmound loam, 6-12% slopes, moderately eroded, are both NRCS Class 4 soils, which are not considered prime agricultural soils.
- **Historical Productivity** – There is a small tilled area on the southeast portion of the property. Productivity of the farmland is unknown.
- **Site Location** – The property is located on Hickory 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 potentially remove a small area (approx. .5 -.75 acres) of 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, September 21, 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 woodlands, agricultural uses, and farm and non-farm single-family residences.

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. Numerous A-2-zoned lots are found in the vicinity.
3. The rezoning will not have a significant impact on agricultural land.

Finding Against:

1. A small amount of agricultural land in the southeast portion of the property could potentially be removed from cultivation.



**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

August 29, 2023

Notice of Application Received

The Eau Claire County Department of Planning and Development has received the following application for a rezoning scheduled for the Committee on Planning and Development on 9/26/2023:

Owner: Sunflowco LLC

Applicant: Peter Gartmann

File Number: 23-24/038

Legal Description: Lot 1 CSM 3845 (Vol 23 P 75 #1244123), Town of Washington, Eau Claire County, Wisconsin.

Site Address: : 6760 Hickory Road, Eau Claire, WI 54701

Existing Zoning District: A-P Agricultural Preservation

Proposed Zoning District: A-2 Agriculture-Residential

Acres to be Rezoned: 5.32 +/- acres

Date Received: 8/25/2023

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](https://eauclairecounty.gov/planning-and-development)



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

09/21/2023

Application Accepted:	08/25/2023
Accepted By:	Matt Michels
Receipt Number:	9527065
Town Hearing Date:	09/11/2023
Scheduled Hearing Date:	09/26/2023
Application No:	RZN-0008-23
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):
Owner: SUNFLOWCO LLC
Applicant: Peter Gartmann, 1356 International Dr, Eau Claire, WI 54701
Telephone: 715-514-4116 EMail: pgartmann@rlswi.com

RECEIVED

AUG 25 2023

COUNTY CLERK

Site Address(es): Property Description: Sec 19 Twn 26 Rge 08
6760 HICKORY RD Town of Washington

Zoning District(s): Lot Area(s) - Acres: Overlay District(s):
5.32

PIN Legal (partial)
1802422608193409000 LOT 1 CSM 3845 (VOL 23 P 75 #1244123)

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:	8/25/23
Accepted By:	NM
Application Number:	RZN-0068-23
Town Hearing Date:	9/11/23
Scheduled Hearing Date:	9/26/23

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: 5.32	

Property Owner Name: SUNFLOWCO, LLC	Phone#
Mailing Address: 5215 TERRE BONE TRL, EAU CLAIRE, WI 54701	
Email Address:	

Agent Name: PETER GARTMANN	Phone# 715-514-4116
Mailing Address: 1356 INTERNATIONAL DRIVE	
Email Address: PGARTMANN@RLSWI.COM	

SITE INFORMATION

Site Address: 6760 HICKORY ROAD, EAU CLAIRE, WI 54701

Property Description: SE ¼ SW ¼ Sec. 19, T26 N, R8 W, Town of WASHINGTON

Zoning District: AP Code Section(s):

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

Computer #(s):

or

PIN #(s): 18024-2-260819-340-9000

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 type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$620.00 application fee (non-refundable), (\$545.00 application processing fee and \$75.00 mapping surcharge fee). Send application to landuse@co.eau-claire.wi.us 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 8-24-23

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:

FOR THE PUROPOSE OF BUILDING A RESIDENCE ON THE LOT

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.

Allowing the rezone will have no negative impact on surrounding AP Zoned properties. Retaining a Sub-Section of the Agricultural Zoning the Subject property will likely participate in hobby farming activities. Properties near the Subject Property already zoned A2. Maintaining a larger Lot size to help prevent overcrowding.

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.

HALF OF THE SUBJECT PROPERTY IS IN E.S.A.

NEARBY LOCATIONS ZONED AS A2 ALREADY

MAINTAINING AGRICULTURAL ZONING SUB-SECTION MORE PERMISSABLE TO RESIDENTS

ONLY SMALL PORTION OF SUBJECT PROPERTY USED FOR FARMING LOCATED IN E.S.A.

PROPOSED ZONING WILL NOT CAUSE ANY INHIBITIONS ON CURRENT ZONING IN AREA

Re-Zone Exhibit



VOLUME 13 OF CERTIFIED SURVEY MAPS, PAGE 75

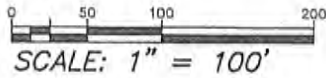
1244123

CERTIFIED SURVEY MAP, NUMBER 3845

IN THE SE 1/4 OF THE SW 1/4, SECTION 19, TOWNSHIP 26 NORTH, RANGE 8 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN

TINA K. POMMIER
EAU CLAIRE COUNTY WI
REGISTER OF DEEDS
RECORDED ON
06/01/2023 08:05 AM
REC FEE: 30.00
CSM NO: 3845
VOL: 23 CSM PAGE: 75
PAGES: 2

THIS CSM IS PART OF THE FARM CONSOLIDATION CODE.



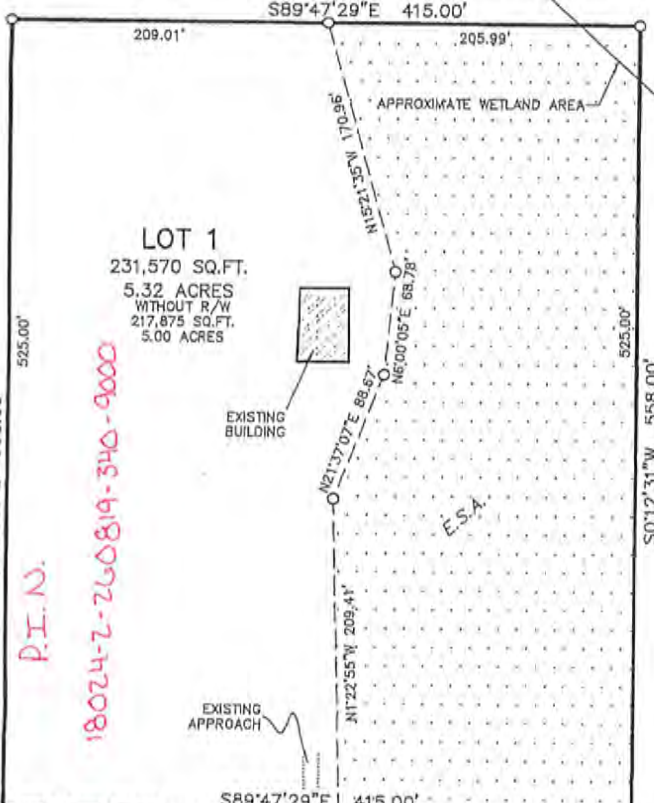
- ABBREVIATIONS:**
- COR. - CORNER
 - FND. - FOUND
 - MON. - MONUMENT
 - O.D. - OUTSIDE DIAMETER
 - R/W - RIGHT OF WAY
 - SEC. - SECTION
 - SQ.FT. - SQUARE FEET
 - LBS/LF - POUNDS PER LINEAR FOOT
 - I.P. - IRON PIPE
 - E.S.A. - ENVIRONMENTALLY SENSITIVE AREA



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SW 1/4, SEC. 19 ASSUMED BEARING OF N89°47'29"W.

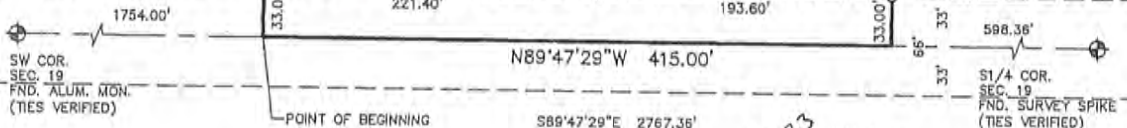
UNPLATTED LAND

SE 1/4 - SW 1/4



ENVIRONMENTALLY SENSITIVE AREAS NOTE:
NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREAS EXCEPT AFTER ISSUANCE OF A PERMIT FROM THE COUNTY, SUCH PERMIT ONLY TO BE ISSUED IF THE OWNER DEMONSTRATES THE PROPOSED DEVELOPMENT OR LAND DISTURBANCE ACTIVITY IS EXPRESSLY ALLOWED UNDER ANY OF THE FOLLOWING:
- TITLE 17
- TITLE 18

HICKORY ROAD



LEGEND

- — SET 1" O.D. x 18" I.P. WEIGHING 1.13 LBS/LF
- — ENVIRONMENTALLY SENSITIVE AREA

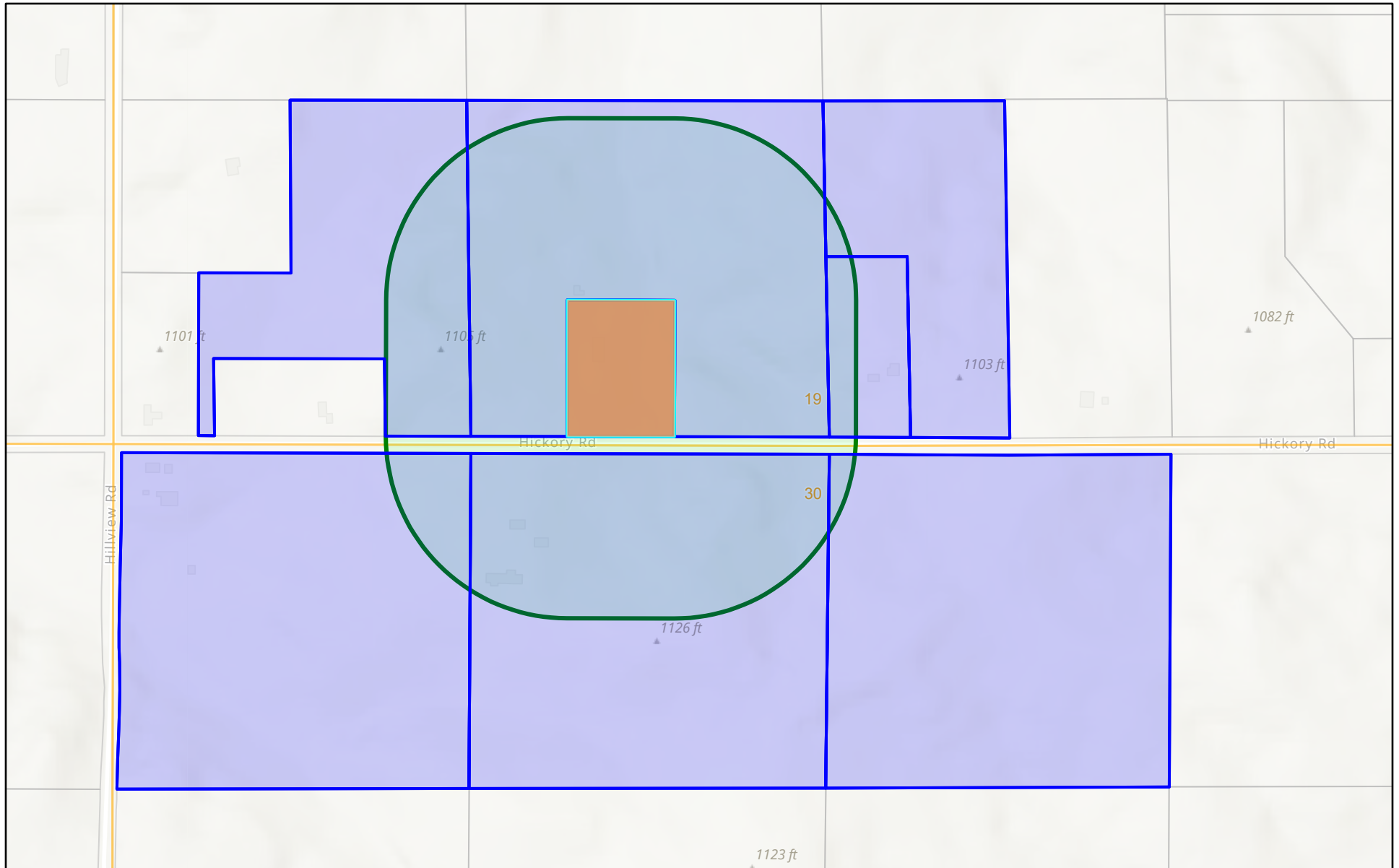


REAL LAND SURVEYING, LLC
1358 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715)514-4116
rlswi.com
CADD No. 23137 CSM




FIELDWORK
COMPLETION
DATE: 5/2/2023

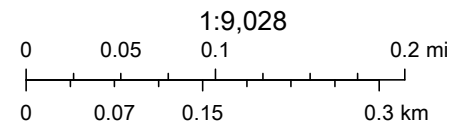
SHEET 1 OF 2 SHEETS

Public Notification



8/28/2023, 3:22:00 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
CHRISTOPHER NELSON	6980 HICKORY RD	EAU CLAIRE WI 54701-8820
MARGIE W FLASKRUD	6699 HICKORY RD	EAU CLAIRE WI 54701-8820
JULIA SMITH	6427 HICKORY RD	EAU CLAIRE WI 54701-8820

SUNFLOWCO REZONE AERIAL MAP



Parcel Mapping Notes:

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

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

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

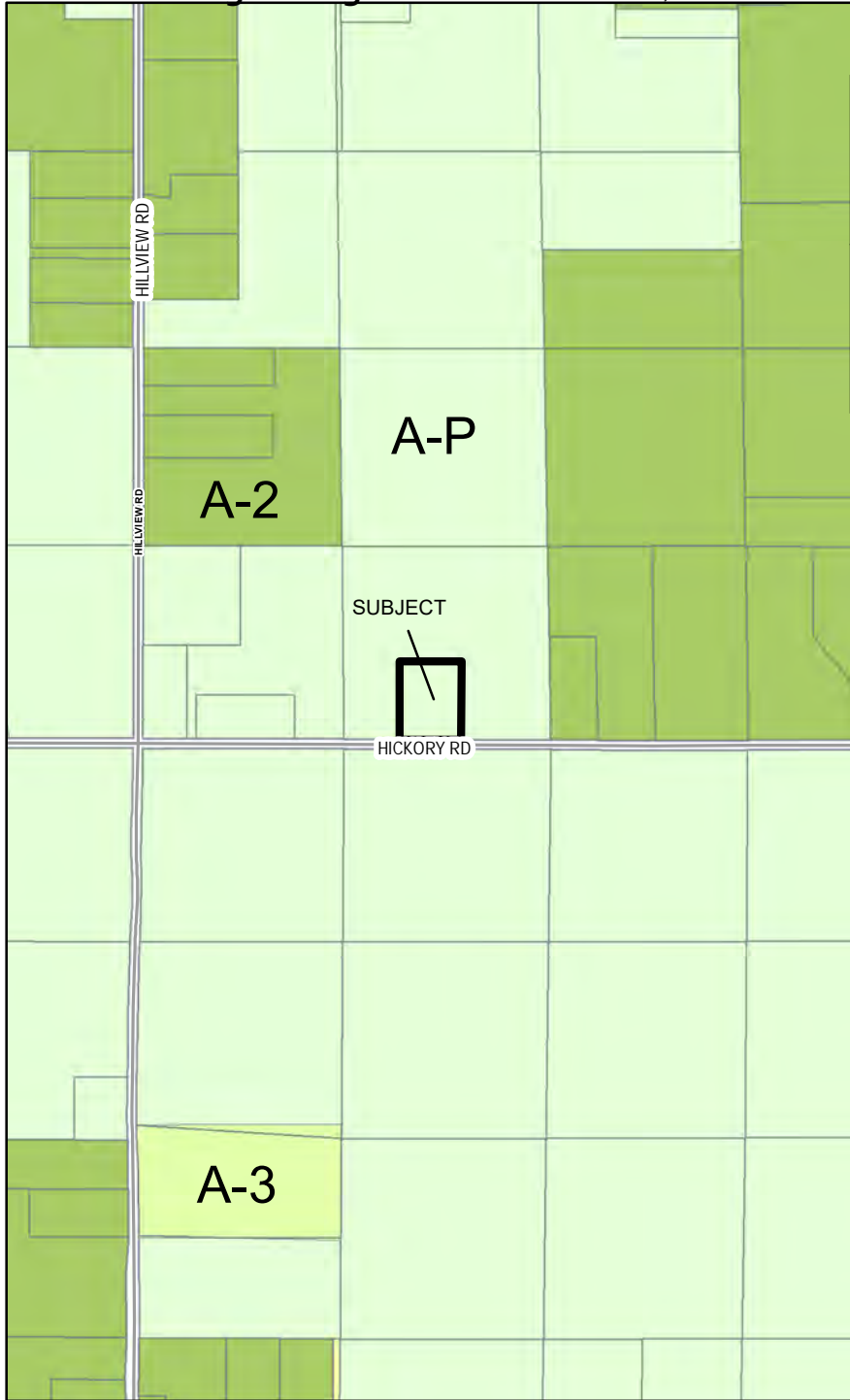




Sunflowco Rezoning: RZN-0008-23

Existing Zoning

1 inch = 1,250 feet



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

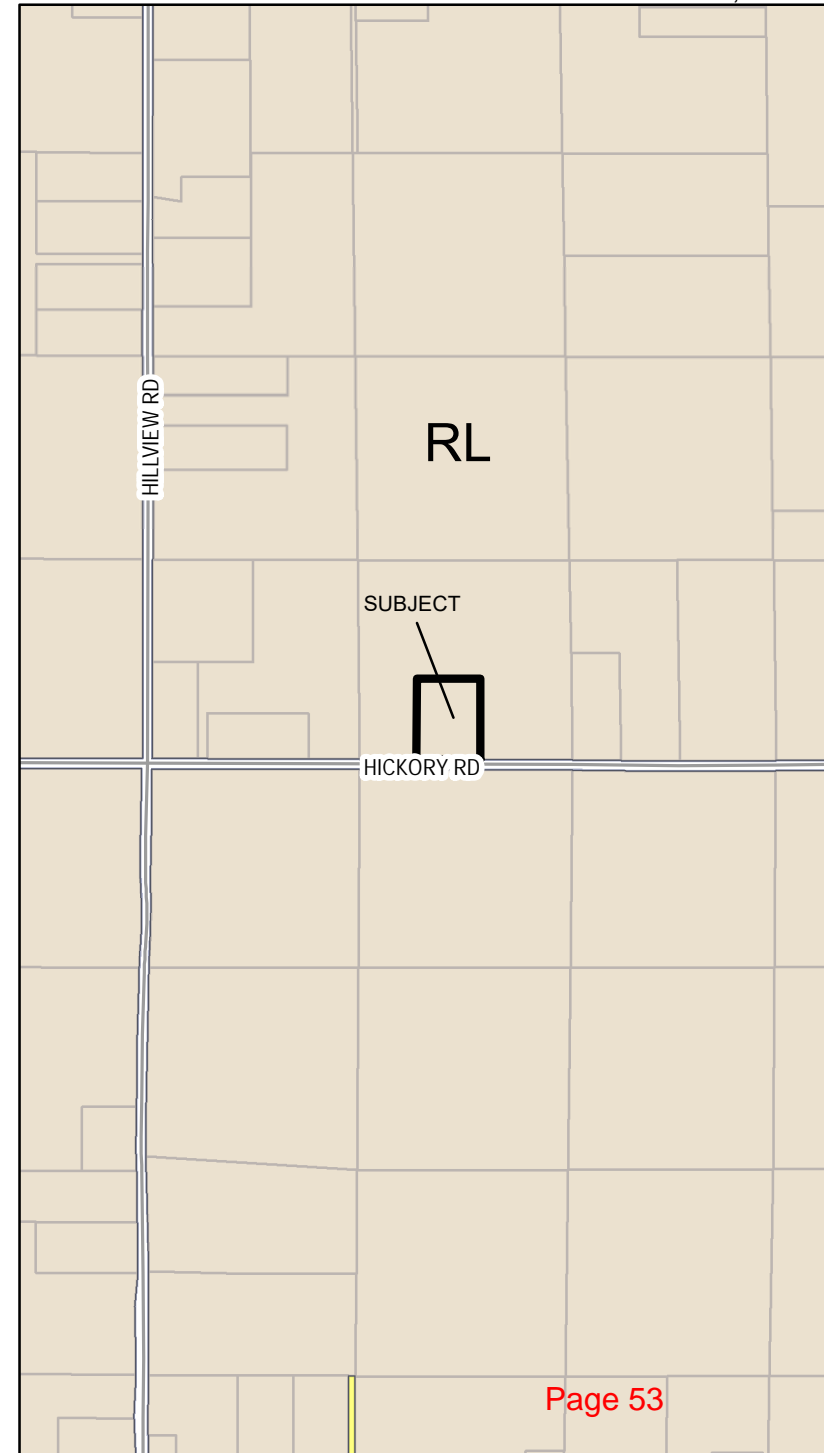
- ▣ Parcels selection
- ▣ Commercial Industrial
- ▣ County Forest
- ▣ Natural Resource Protection
- ▣ Park and Recreational
- ▣ Public Institutional
- ▣ Recreational Commercial
- ▣ Rural Commercial
- ▣ Rural Hamlet
- ▣ Rural Industrial
- ▣ Rural Lands
- ▣ Rural Residential
- ▣ Rural Residential - Mobile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



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

1 inch = 1,250 feet



Soil Map—Eau Claire County, Wisconsin



Soil Map may not be valid at this scale.

Map Scale: 1:1,140 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eau Claire County, Wisconsin

Survey Area Data: Version 21, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 21, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
244C2	Elkmount loam, 6 to 12 percent slopes, moderately eroded	1.5	26.6%
629A	Etrick silt loam, 0 to 2 percent slopes, frequently flooded	0.1	1.4%
BID2	Billett sandy loam, 12 to 20 percent slopes, eroded	3.9	68.9%
NtC2	Northfield silt loam, 6 to 12 percent slopes, eroded	0.2	3.1%
Totals for Area of Interest		5.6	100.0%



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

REZONE NUMBER: RZN-0010-23 **COMPUTER NUMBER:** 006100304000

PUBLIC HEARING DATE: September 26, 2023

STAFF CONTACT: Matt Michels, Senior Planner

OWNER/AGENT: Stephen & Rachel Capozzi, 3504 Eddy Ln, Eau Claire, WI 54703

REQUEST: Rezone 4.99 +/- acres of the property from A-R Floating Agricultural-Residential to A-P Agricultural Preservation & then rezone 5.16 +/- acres from A-P Agricultural Preservation to A-2 Agriculture-Residential for the purpose of building a single-family residence and pole building.

LOCATION: East of Interstate 94 and south of E Mallard Rd.

LEGAL DESCRIPTION: Part of the SW ¼ of the NE ¼, Section 2, Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin (complete legal description attached).

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

BACKGROUND

SITE CHARACTERISTICS:

- Most of the property is currently utilized for agricultural purposes.

EXISTING ZONING DISTRICTS:

A-R Floating Agricultural Residential District. The A-R agricultural-residential district is established “to allow for limited residential development within the exclusive agricultural district and is not intended to be part of a farming operation.”

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 DISTRICTS:

A-P Agricultural Preservation District – see description above.

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
Subject	A-R; A-P	Agriculture
North	A-P	Woodlands; Agriculture
East	A-P	Agriculture
South	A-P	Agriculture
West	A-P	Agriculture

COMPREHENSIVE PLANS:

The Eau Claire County Future Land Use Map includes the property in the Rural Lands (RL) planning area and the Town of Clear Creek Future Land Use Map includes the property in the Rural Preservation (RP) planning area. Following are descriptions of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies.

Eau Claire County:

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
- **Applicable Policies:**
 1. *Farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utilities shall be established as the primary land uses within these areas. Other uses may be permitted if found to be compatible with these uses and existing uses adjacent to the property.*
 2. *The preferred housing density is one (1) unit per 20 or more acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per five (5) acres to one (1) unit per 35 acres.*
 3. *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 Clear Creek:

Rural Preservation Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat. This designation includes farmland, scattered open lands, woodlots, agricultural-related uses, and limited single-family residential development (see Maps B, C, and D). Some limited low-density development is anticipated in the RP areas. These developments shall be located in order to minimize the fragmentation of productive agricultural land and to minimize any disruption to existing farm operations. Requests to change the future land use designation of parcels shall be considered using the criteria listed in the Land Use Policies. The RP represents areas that are vital to the region's agricultural & forestry economy and are key ingredients of the rural character and image of the Town of Clear Creek.*

Eau Claire County Farmland Preservation Plan

A portion of 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 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 primary soil type found on the property, Hixton silt loam, 6-12% slopes, moderately eroded, is a Class 3 soil, which is considered a prime agricultural soil. The other soil type – Elkmound loam, 12-20% slopes, moderately eroded, is a Class 6 soil, which is not a prime agricultural.
- **Historical Productivity** – Productivity of the farmland is unknown.
- **Site Location** – The property is located on E Mallard Rd.
- **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.

Standard 3 - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning would like remove a small area of productive farmland from cultivation in order to build a home, pole shed, and associated improvements.

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 Clear Creek Town Board considered the rezoning petition on Monday, September 11, 2023, and recommended approval (3-0 vote).

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 woodlands, agricultural uses, and farm and non-farm single-family residences.

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. The property owner on the north side of Mallard Rd. called staff and expressed a number of concerns about potential impacts of a new home on the subject property.

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. Although there are few A-2-zoned lots nearby, there are numerous 5-10 acre lots in proximity to the subject property.
3. The applicant owns a large amount of farmland adjacent to the subject property.

Finding Against:

1. A small amount of agricultural land will likely be removed from cultivation to build a house, pole shed, and associated improvements.



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

August 31, 2023

Notice of Application Received

The Eau Claire County Department of Planning and Development has received the following application for a rezoning scheduled for the Committee on Planning and Development on 9/26/2023:

Owner: Stephen & Rachel Capozzi

Applicant: Owner

File Number: 23-24/039

Legal Description: A parcel of land located in the SW ¼ of the NE ¼, Section 2, Township 25 North, Range 8 West, Town of Clear Creek, Eau Claire County, Wisconsin.

Site Address: Located East of Interstate 94 and South of E Mallard Road.

Existing Zoning District: A-R Floating Agricultural-Residential & A-P Agricultural Preservation

Proposed Zoning District: A-P Agricultural Preservation & A-2 Agriculture-Residential

Acres to be Rezoned: 5.16 +/- acres

Date Received: 8/30/2023

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](https://eauclairecounty.gov/planning-and-development)



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

Application Accepted:	08/30/2023
Accepted By:	Matt Michels
Receipt Number:	1202711
Town Hearing Date:	09/11/2023
Scheduled Hearing Date:	09/26/2023
Application No:	RZN-0010-23
Application Status:	Applied

Rezoning Petition

Owner/Applicant Name(s):

Owner: STEPHEN CAPOZZI

Applicant:

Telephone: 715-894-0102

EEmail: steve@soladeck.com

RECEIVED

AUG 30 2023

COUNTY CLERK

Site Address(es):

No Address Available

Property Description:

Sec 02 Twn 25 Rge 08

Town of Clear Creek

Zoning District(s):

AP-AR - Multiple Zoning Districts

Lot Area(s) - Acres:

30.41

Overlay District(s):

PIN

1800622508021300001

Legal (partial)

SW-NE EX PRT OF PCL LYG WITHIN SD 40 DESC AS FOL: BEG E 1/4 COR SEC 2 TN S0

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:	8/30/23
Accepted By:	MM
Application Number:	RZN-0010-23
Town Hearing Date:	9/11/23
Scheduled Hearing Date:	9/26/23

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 EAR Proposed Zoning District(s): APFA2
 Acres to be rezoned: 5.16

Property Owner Name: Stephen & Rachel Capozzi Phone# 715-894-0102
 Mailing Address: 3504 Eddy lane Eau Claire, WI 54703
 Email Address: steve@soladeck.com

Agent Name: Phone#
 Mailing Address:
 Email Address:

SITE INFORMATION

Site Address: Parcel 006100304000
 Property Description: Southwest $\frac{1}{4}$ Northeast $\frac{1}{4}$ Sec. 02, T 25N N, R 08W W, Town of Clear Creek
 Zoning District: Code Section(s):
 Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining
 Check Applicable
 Computer #(s): 006100304000
 or PIN #(s): 1800622508021300001

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. All information from the checklist must be included.

- Complete attached information sheet
- Provide legal description of property to be rezoned
- Confirmed with the Town their submittal deadline and process.
- Provide \$620.00 application fee (non-refundable), (\$545.00 application processing fee and \$75.00 mapping surcharge fee). Send application to landuse@co.eau-claire.wi.us 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: [Signature] Date 08/28/2023

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:

For the purpose of building a single family home + pole building

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.

5.16 acres of AR exists on the NW corner of parcel # 006100604000. Our intention is to change the shape of the existing AR by reducing the length north to south and increasing the width west to east to more effectively use the acreage for a single-family home and pole building. The acreage will remain 5.16.

The balance of this parcel and the 190 contiguous acres will remain in AP.

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.

The land better suited based on adjacent land use

The rezoning will be consistent with applicable comprehensive plans

The rezoning is consistent with certified Eau Claire County Farmland preservation

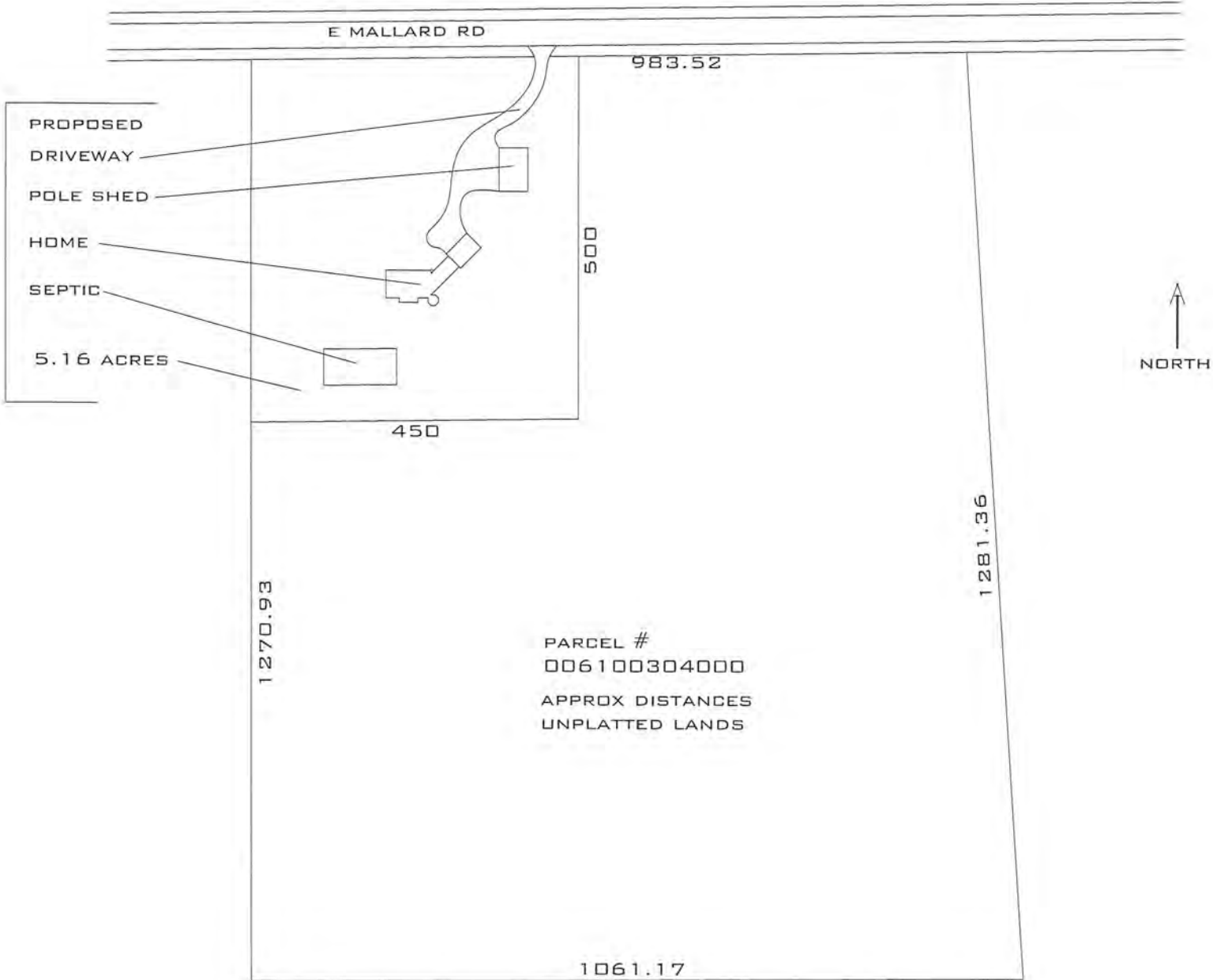
The rezoning will not impair or limit current or future agricultural use of surrounding parcels that are zoned AP

Rezone Description: A-R to A-P

The North 870 feet of the West 250 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 2, T25N, R8W, Town of Clear Creek, Eau Claire County, Wisconsin.

Rezone Description: A-P to A-2

The North 500 feet of the West 450 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 2, T25N, R8W, Town of Clear Creek, Eau Claire County, Wisconsin.

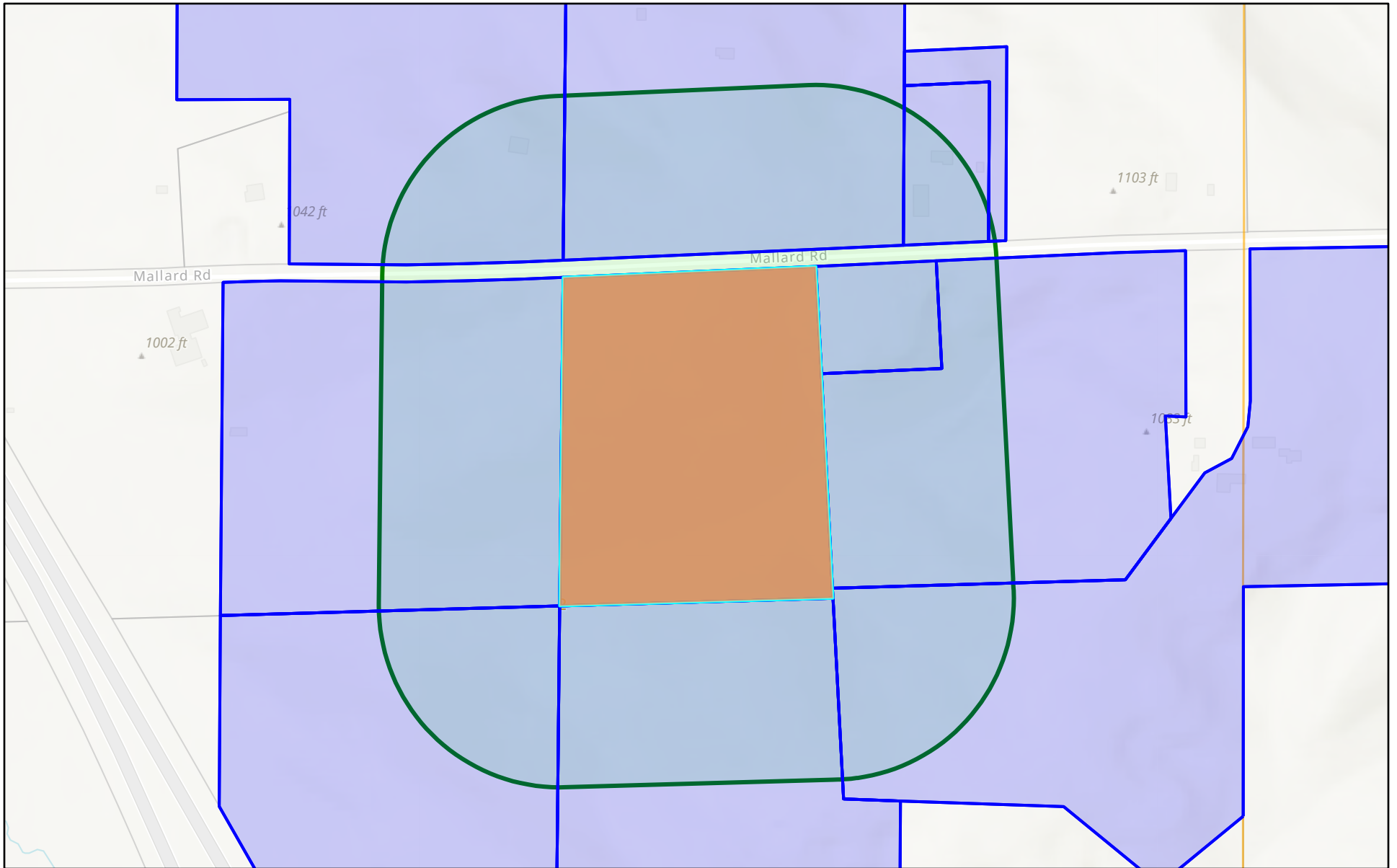


001






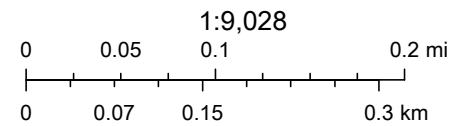
REITER CONSTRUCTION T: 715.835.2584 / DENNIS@REITERCONSTRUCTION.COM / F: 715.835.4773
3511 EDDY LANE, EAU CLAIRE, WI 54703

Public Notification



8/30/2023, 3:43:42 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
DENISE AMRHEIN	E 10750 E MALLARD RD	FALL CREEK WI 54742-9175
ROBERT T & JANICE J PARMER	E10950 E MALLARD RD	FALL CREEK WI 54742-9103
DAPHNE PARMER	E 10880 E MALLARD RD	FALL CREEK WI 54742-9111
STEPHEN J CAPOZZI	3504 EDDY LN	EAU CLAIRE WI 54703-1397
SUSAN CAMPBELL	E 10835 E MALLARD RD	FALL CREEK WI 54742-9111
MARVIN H & GLORIA A MOLL	E 11001 E MALLARD RD	FALL CREEK WI 54742-9102
MARVIN MOLL	E 10999 E MALLARD RD	FALL CREEK WI 54742-9104
PAUL R & JOANNE E HIGLEY	E 10670 E MALLARD RD	FALL CREEK WI 54742-9110
ROBERT H & DARLENE E BRUMMOND	3325 MAYER RD	EAU CLAIRE WI 54701-8227

CAPOZZI REZONE AERIAL MAP



Parcel Mapping Notes:

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

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

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

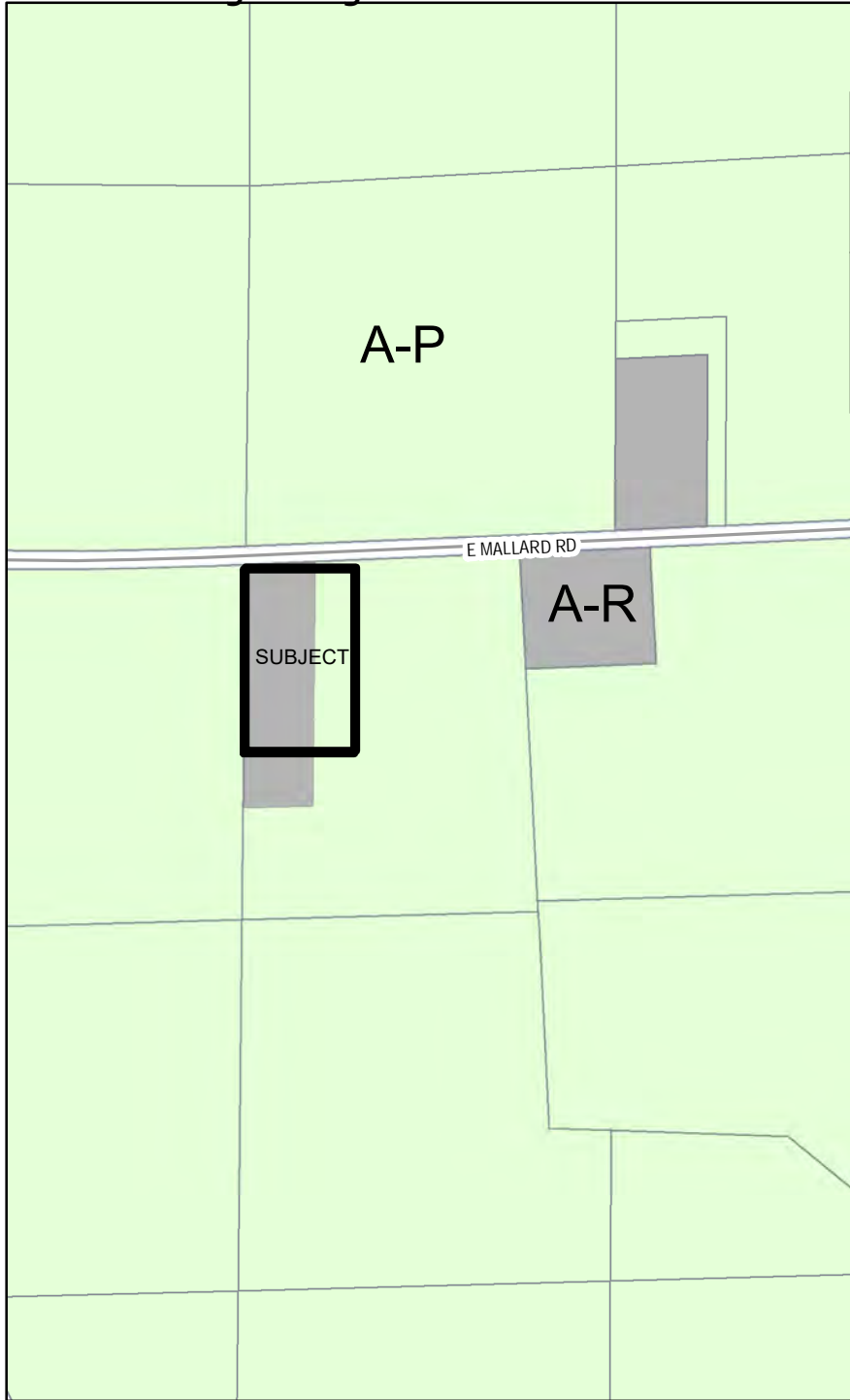




Capozzi Rezoning: RZN-0010-23

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

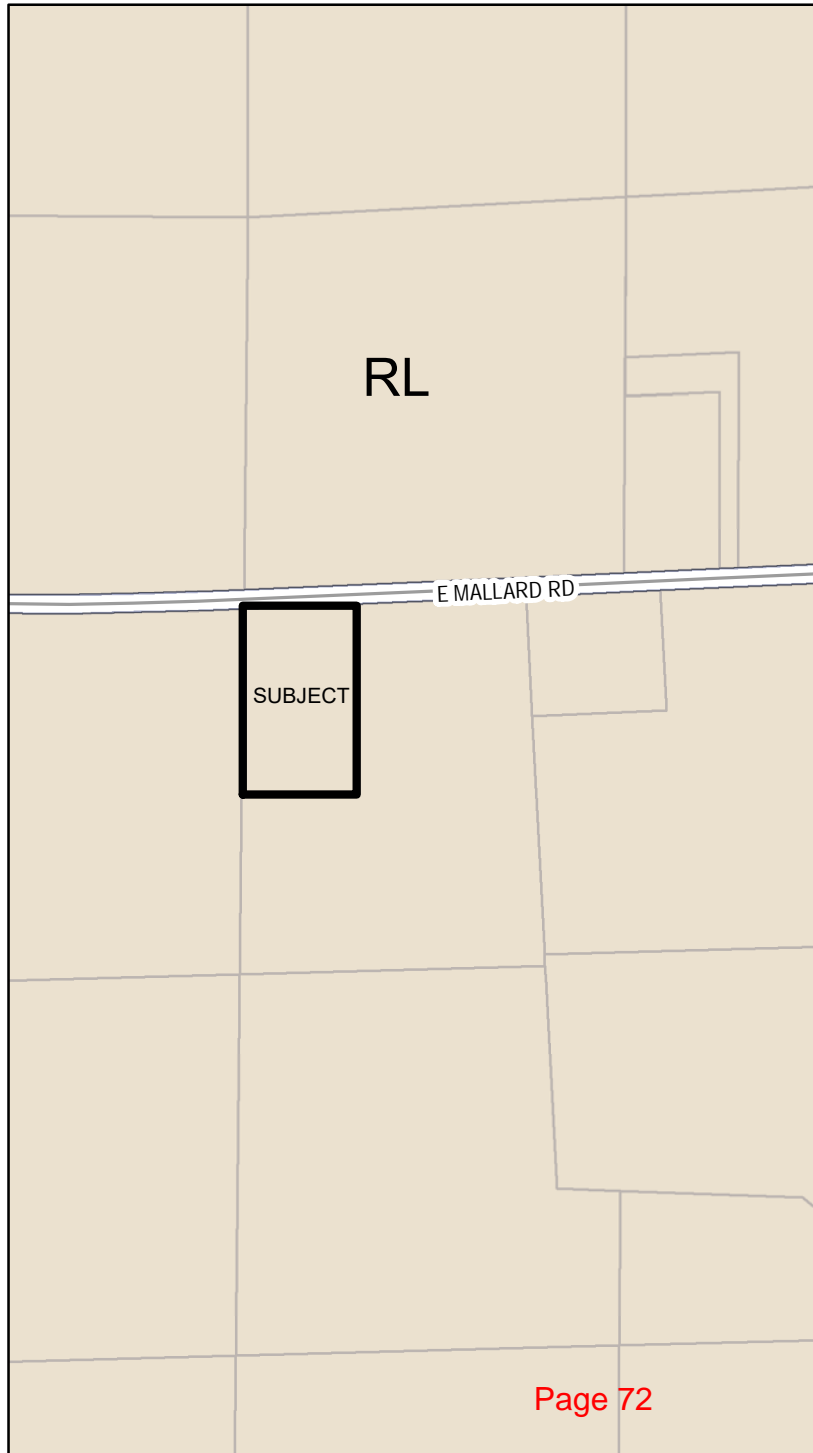
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use



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

1 inch = 667 feet



Chairman Lotty Macik brought the meeting to order.

The flag was honored by the reciting of the Pledge of Allegiance.

Postings in three public places was verified.

Secretary's report was read. Motion by Steve Strey to approve the report. Second by Mike Klotz.
Motion carried.

Treasurer's report was given by the treasurer. Balance in bank is \$185,435.03 which includes \$93,573.68 ARPA money. Motion to accept by Lotty Macik. Second by Steve Strey. Motion carried.

Road Issues:

Logs on Crane and N Martin – Derrick will haul these to the town hall
Willow tree at corner of HH & N Martin is a roadway hazard. Board said to cut the tree down.
Paser rating – Steve will help Derrick complete the form this fall
Road work has been completed on Chief Inn Road and E Elm Rd.

New Business:

Zoning request from Stephen and Rachel Capozzi from A-R Floating Agricultural-Residential to A-2 Agricultural Residential District. 5.16 acres E of I-94 and S of E Mallard. Motion to approve rezoning request by Steve Strey. Second by Mike Klotz. Motion carried.

Board will accept the TRI funding for Canary Rd. Paperwork will be available on October 1.
Carmen will look into.

Nuisance dog in the Foster area. Bit someone and citation issued by Eau Claire County Constable.
Citation dropped because conflict with our contract with the Humane Society. Will try catching the dog and taking to the Humane Society.

Old Business:

Xcel transmission line meeting was attended by Mike Klotz and Lyle Sell. Proposal is for high voltage transmission lines. Findings were presented by the two men and a discussion followed. Another meeting will be on October 10 at 29 Pines.

Public Input:

Fleet Butterfield is moving and congratulated the board for doing a good job, being honest, and caring about the community.

Cheryl Corbin asked when the picnic would be. October 1 is the date chosen. 11 am to 2 pm.
Our website is up and running.

Communications: 0

Next month's meeting: October 9, 2023. Comprehensive Plan Hearing at 7 pm and board meeting to follow at 7:30 pm.

Vouchers: Motion to approve by Lotty Macik. Second by Steve Strey. Motion carried.

Motion to adjourn the meeting by Mike Klotz. Second by Steve Strey.

Carmen Dunham, Clerk

Attached is a preview of the portions of the Climate Action & Resilience Plan that have been drafted to date and the Sustainability Advisory Committee has reviewed and discussed. This consists of the goals, strategies, and action steps for 3 of the 4 focus areas of the plan. Each section is still under development as staff review emissions projections and impact for each strategy.



Community Climate Action & Resilience Plan (CARP)

Energy Goals & Targets

Goal 1: Ensure affordable energy for Eau Claire County while transitioning to renewable energy.

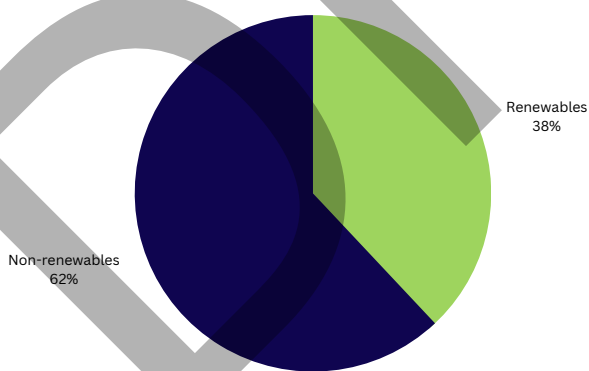
- **Target:** Generate 50% of community energy from renewable resources by 2030.
 - **Key Indicators**
 - Annual energy mix reported by utilities.
 - Energy burden
 - Low and moderate income home energy efficiency data completed through programs like Western Dairyland.
 - **Supporting Indicators**
 - Number of homes built solar-ready.
 - Kilowatts of solar installed in the County.
 - Number of subscribers to community solar projects
 - Number of solar permits issued.

Goal 2: Increase energy efficiency in residential and commercial buildings.

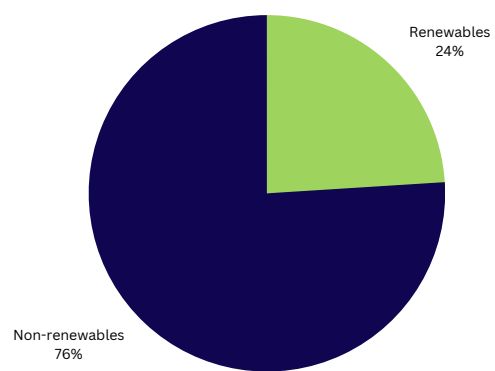
- Target 1: Reduce residential energy use by 20% by 2030.
 - **Key Indicator**
 - Residential energy use
 - **Supporting Indicators**
 - Number of residents using Focus on Energy (FOE) incentives
 - Estimated savings from FOE programs
 - Number of utility incentives claimed.
- Target 2: Reduce commercial energy use by 20% by 2030.
 - **Key Indicator**
 - Commercial energy use
 - **Supporting Indicators**
 - Number of businesses using FOE incentives
 - Estimated savings from FOE programs
 - Number of businesses using PACE Loan program

Energy Baseline Indicator Data

Annual Energy Mix

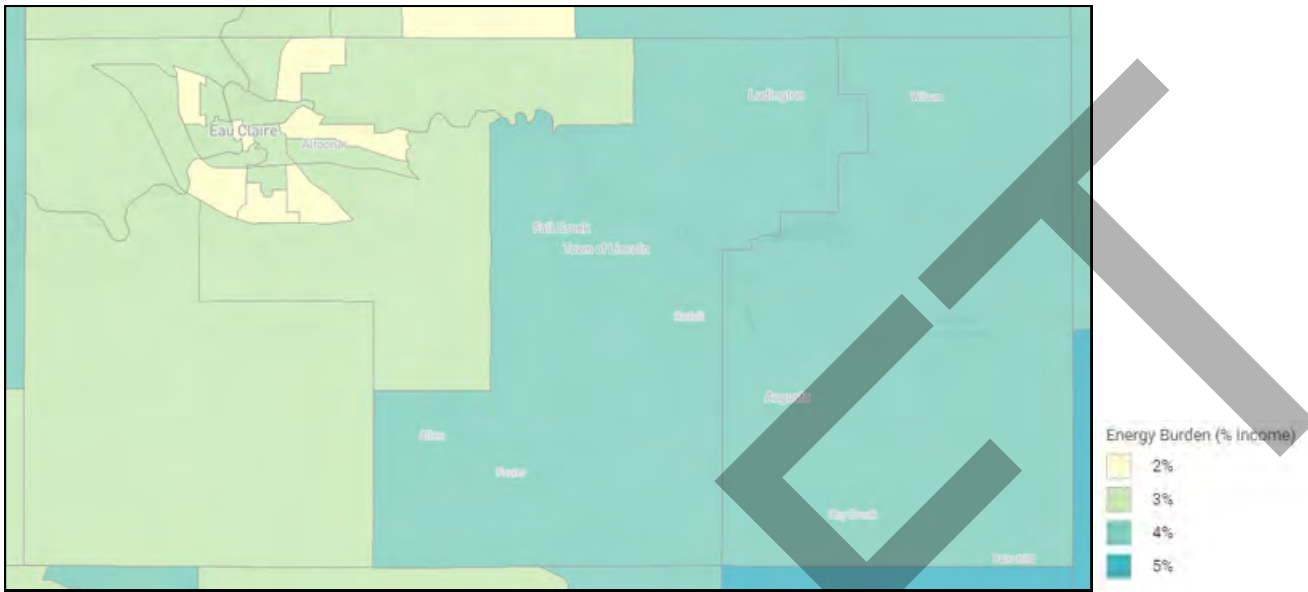


2022 Xcel Energy Wisconsin Energy Mix



2023 Dairyland Power Cooperative Energy Mix

Energy Burden



Energy Burden by census tract based on 2020 ACS data. Source: US Department of Energy LEAD Tool

Homes built solar-ready

not previously reported.

Kilowatts of solar installed

not previously reported.

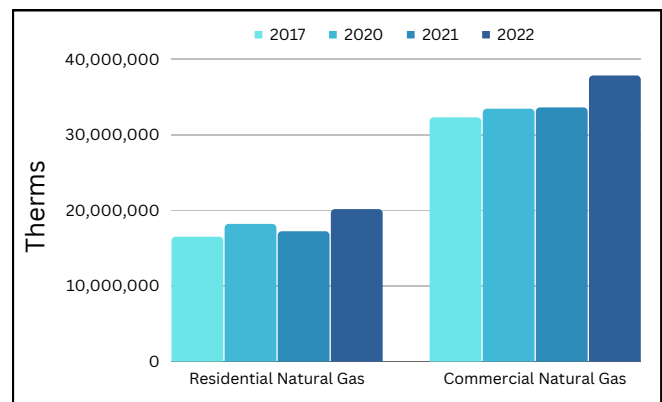
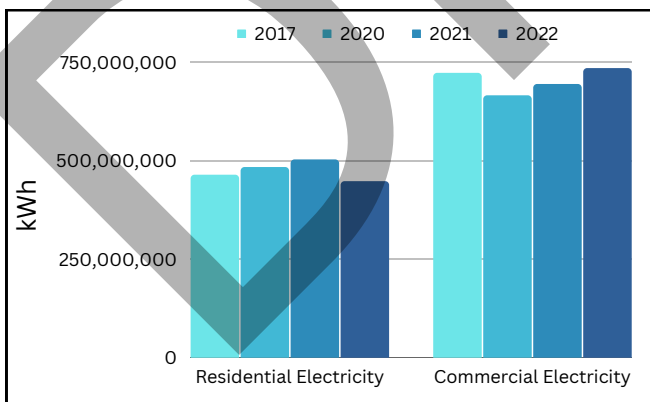
Number of subscribers to community solar projects (2022)

Xcel Energy: 12 Business, 33 Residential
 Eau Claire Energy Cooperative:

Number of solar permits issued (2022)

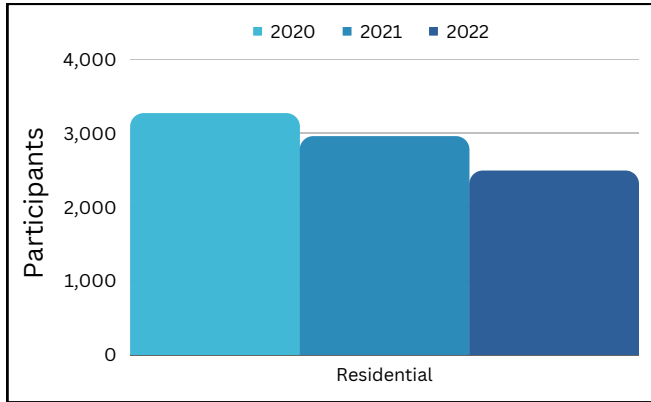
City of Eau Claire: 37
 City of Altoona: 3
 Eau Claire County: 54

Energy Use

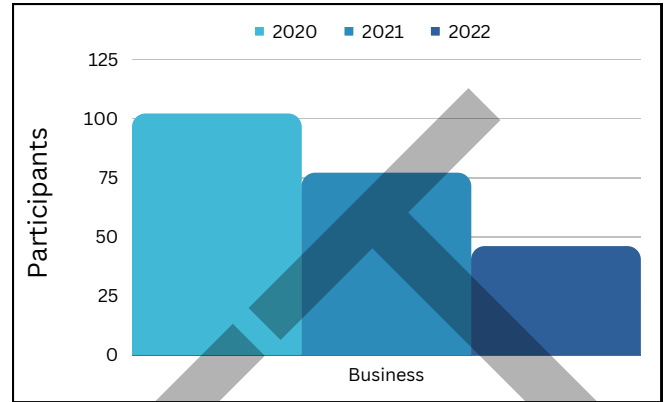


Data provided by Xcel Energy and Eau Claire Energy Cooperative. *Until 2021 all Eau Claire Energy data is reported under residential.

Focus on Energy participants

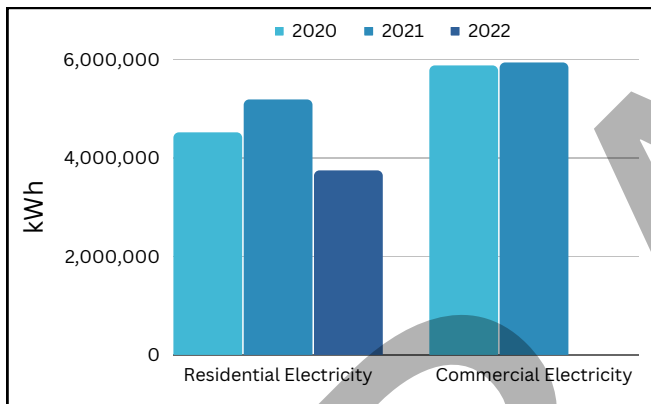


Data provided by Focus on Energy.

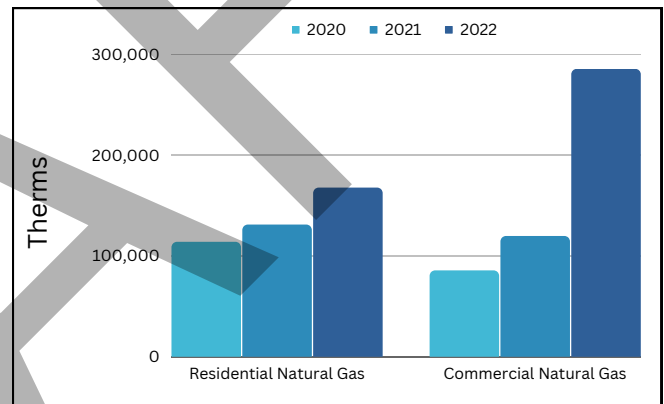


Data provided by Focus on Energy.

Focus on Energy estimated energy savings



Data provided by Focus on Energy.



Data provided by Focus on Energy.

Case study or community highlight

The implementation strategies work to achieve the goals outlined through the key and supporting indicators.

Objective 1: Increase infrastructure to support expanded use and transmission of renewable energy.

Strategy 1.1: Assess public policies to identify barriers and facilitate implementation.

Strategy 1.2: Work with local utilities to determine infrastructure gaps in the community and identify solutions.

Strategy 1.3: Advocate for public policies that update the Universal Dwelling Code and Energy Code through the Wisconsin Local Government Climate Coalition.

Objective 2: Ensure all County residents have opportunities to access renewable and affordable energy.

Strategy 2.1: Identify and pursue opportunities for public and private renewable energy development, including on-site, community, and centralized systems.

Strategy 2.2: Promote solar-ready buildings in new construction.

Strategy 2.3: Pass a Home Energy Rating Ordinance

Objective 3: Increase residential awareness and participation in energy efficiency and beneficial electrification resources and incentive programs.

Strategy 3.1: Employ a targeted outreach program to engage property owners.

Strategy 3.2: Assemble customized tools, resources, and financing mechanisms for energy efficiency upgrades.

Strategy 3.3: Coordinate with community organizations, businesses, etc. to distribute information and accelerate implementation.

Objective 4: Increase commercial and contractor awareness and participation in energy efficiency and beneficial electrification resources and incentive programs.

Strategy 4.1: Partner with business organizations, utilities, and FOE to promote incentives for businesses and trainings for contractors on new technologies.

Strategy 4.2: Develop a "Sustainable Business" program to acknowledge and support businesses looking to invest in sustainable business practices.

Strategy 4.3: Adopt a Building Performance Policy for commercial buildings.



Blower door test being performed.



Eau Claire Energy Cooperative's 700 kW community solar array.

The supporting strategies work across multiple objectives to facilitate successful implementation.

Collaboration

C.1: Leverage programs, funding, and resources from state, federal, and non-profit agencies.

C.2: Provide grant writing support to municipalities within the County on sustainability focused projects.

C.3: Work with municipalities, education institutions, businesses, and community organizations to support existing initiatives in the community.

C.4: Continue membership in Wisconsin Local Government Climate Coalition and Green Tier Legacy Communities.

Education & Outreach

E.1: Promote the benefits of renewable energy, energy efficiency, and beneficial electrification. Provide information and resources to support access.

E.2: Promote the benefits of green building and sustainable site design, including benefits to public health, community cohesion, and the natural environment.

Tools & Technology

T.1: Develop an interactive sustainability dashboard that demonstrates progress toward goals and provides real time data.

T.2: Monitor emerging technologies and best practices for green building and sustainable site development.

Research & Tracking

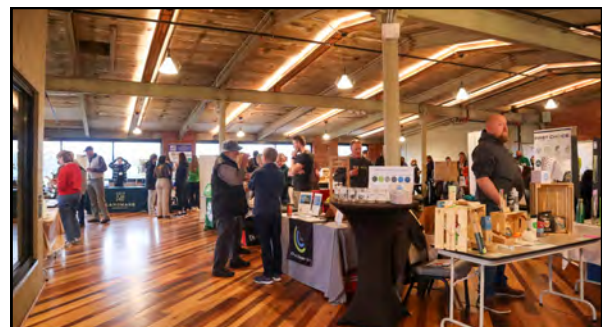
R.1: Monitor community-wide energy data including overall energy use, renewable energy generation, incentive program participation, and energy costs.

R.2: Research opportunities to develop financial incentives to improve building efficiency and improve access to beneficial electrification and renewable energy.

R.3: Research feasibility of a Building Performance policy and collect stakeholder feedback.



Recycling & Sustainability educational workshop.



Earth Week Open House 2023

Solid Waste Goals & Targets

Goal 1: Prolong the lifespan on the Seven Mile Creek Landfill through waste reduction.

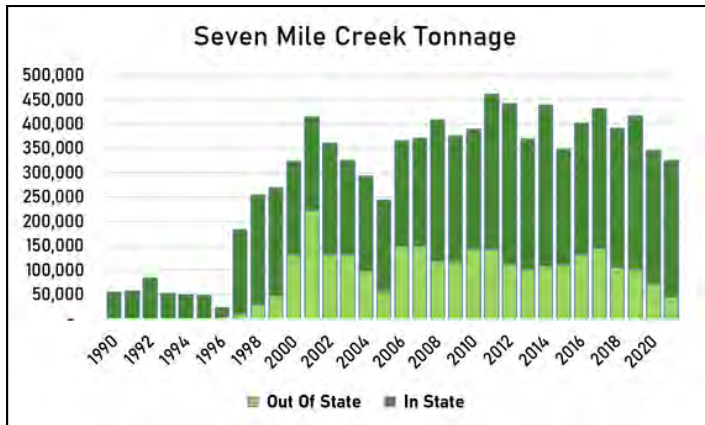
- **Target 1:** Divert 50% of organic material from the waste stream by 2030.
 - **Key Indicators**
 - Cubic yards of compost processed.
 - **Supporting Indicators**
 - Number of public events offering composting
 - Number of residents who subscribe to curbside composting services.
 - Number of businesses, churches, and other institutions composting.
 - Number of compost bins sold.
- **Target 2:** Increase recycling and waste diversion opportunities and participation in the community.
 - **Key indicators**
 - Tons of recycling collected from households and rural drop sites.
 - Number of residents served by curbside recycling.
 - Tons of recycling collected through special programs (Clean Sweep, electronics, etc.)
 - **Supporting Indicators**
 -

Goal 2: Improve the community's waste infrastructure to encourage waste diversion.

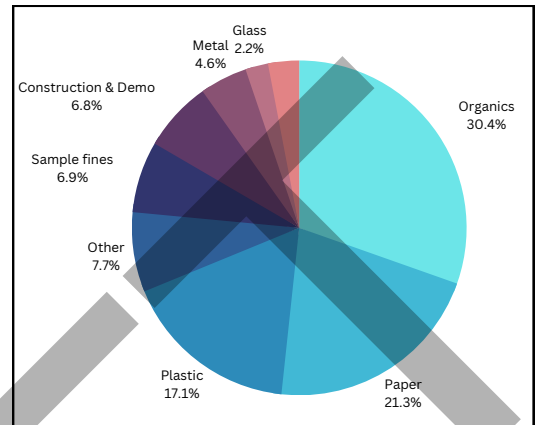
- Target 1: Develop plan for a Waste Recovery Center
 - **Key Indicator**
 - Feasibility study completed.
 - Plan developed.

Additional goals and targets

Solid Waste Baseline Indicator Data



Data from Wisconsin DNR Landfill Tonnage reports.



Landfill waste composition from Wisconsin DNR Waste Characterization Study.

Additional baseline data once indicators are chosen.

Solid Waste Implementation Strategies

Objective 1: Increase awareness and access to composting in the County.

Strategy 1.1: Identify options for curbside and drop site composting services.

Strategy 1.2: Promote at home and business composting.

Strategy 1.3: Increase number of community events offering composting.

Objective 2: Increase amount of waste diverted through specialty recycling programs.

Strategy 2.1: Identify and pursue opportunities for new public and private partnerships that divert problematic waste streams.

Strategy 2.2: Evaluate community access to existing programs and identify ways to increase access.

Objective 3: Increase residential awareness and participation recycling programs and events.

Strategy 3.1: Employ a targeted outreach program to engage property owners.

Objective 4: Increase commercial participation and compliance with recycling programs and regulations.

Strategy 4.1: Develop resources and assistance for businesses looking to reduce their waste.

Strategy 4.2: Develop a "Sustainable Business" program to acknowledge and support businesses looking to invest in sustainable business practices.

Objective 5: Establish plan for a Waste Recovery Center

Strategy 5.1: Perform feasibility study, gain stakeholder feedback, and identify partners.

Strategy 5.2: Develop plan for Waste Recovery Center.

Additional objectives and strategies



Volunteers at 2022 mattress collection event.



Workers at Clean Sweep sorting chemicals.

The supporting strategies work across multiple objectives to facilitate successful implementation.

Collaboration

C.1: Leverage programs, funding, and resources from state, federal, and non-profit agencies.

C.2: Work with municipalities, education institutions, businesses, and community organizations to support existing and new initiatives in the community.

Education & Outreach

E.1: Promote the benefits of recycling, composting, and waste reduction. Provide information and resources to support access.

Tools & Technology

T.1: Monitor emerging technologies and best practices in the waste industry.

Research & Tracking

R.1: Monitor recycling rates, program participation, and annual landfill tonnage to gauge impact of program.

R.2: Research opportunities to develop divert additional waste streams that are common or problematic.

Case study or community highlight

2024-2025 Action Steps

Focus Area	Action Steps	Relevant Strategy	Estimated Cost	FTE	Project Duration	Potential Funding Sources	Impact (Low, Med, High)
Energy	Participate in the State's climate and clean energy action planning process.	1.1, 1.3	\$	0.1	Early 2024	Existing budget	
	Develop a Solar 101 guide for residents specific to Eau Claire County.	2.2, 3.2	\$	0.2	May-July 2024	Existing budget	
	Investigate options for additional community solar developments, especially for low-income households.	2.1	\$\$			GHG Reduction Fund, Community Power Accelerator Prize	
	Explore feasibility of incentive program for homes that are built solar-ready.	2.2	\$\$				
	Update County Sustainability webpage	2.2, 3.2, 3.3, 4.1	\$	0.1	2-3 months	Existing budget	
	Promote incentives, programs, and events via Beaver Creek Recycler	3.1, 3.2	\$	0.1	1 month	Existing budget	
	Work with volunteer organizations to table at events to educate on energy efficiency and renewable energy.	3.1	\$	0.2	Ongoing	Existing budget	
	Leverage grant funding and organizations like Elevate, to develop a program that provides direct funding to residents to improve energy efficiency, beneficial electrification, and comfort of older homes.	2.1, 3.1, 3.2, 4.1	\$\$\$	0.3	Ongoing	Energy Improvements in Rural and Remote Area Program	High
	Host workshops for businesses and residents focused on energy efficiency, incentives, etc.	3.1, 4.1	\$	0.1	Ongoing	Energy Improvements in Rural and Remote Area Program, existing budget.	High
	Develop a "Sustainable Business" program in collaboration with community organizations and stakeholders	4.2	\$				

2024-2025 Action Steps

Focus Area	Action Steps	Relevant Strategy	Estimated Cost	FTE	Project Duration	Potential Funding Sources	Impact (Low, Med, High)
Solid Waste	Bring back mattress recycling					User fees	
	Improve waste disposal guide					Existing budget	
	Coordinate with community events to increase recycling and composting rates.					Existing budget and USDA composting grant	
	Collaborate with community groups on waste reduction efforts. (Bring your own container, Plastic Free July, etc.)					Existing budget	
	Update County recycling code.					Existing budget	
Transportation	Assess County policies and align to promote EV readiness, Bike & Ped plan.						
	Identify locations for "Park & Rides" in rural parts of county.						
	Participate and promote EV events.						
	Promote County and City bike systems and public transportation.						
	Identify opportunities for public charging infrastructure in rural communities and pursue funding.						
Work with existing transportation services to provide fixed route services in rural parts of the County.							
Agriculture & Natural Resources							

2026 - 2030 Action Steps

Focus Area	Action Steps	Relevant Strategy	Estimated Cost	Potential Funding Sources	Priority (Low, Med, High)
Energy	Implement Home Energy Rating Ordinance				
	Promote energy efficient homes with tours/ local case studies.				
Solid Waste	Feasibility Study for Waste Recovery Center		\$\$		
	Explore feasibility of community compost drop sites				
	Support collection of RNG from landfill.				
Transportation	Explore feasibility of micro-transit and other solutions for rural community that connect to existing transportation infrastructure.				
	Establish "Park & Ride" locations				
	Demonstration events (E-bikes, cars, public transit, etc.)				
	Support the expansion of passenger rail service into Eau Claire County				
	Work with municipalities to improve connectivity of bikes and trail systems between rural and urban communities.				
Agriculture & Natural Resources	Work with schools to provide bike and public transit trainings to students.				

**Planning and Development
August 2023**

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

Planning

Vendor	Amount	Description	Line Item#
Voyager	226.50	July Fuel	100-15-56920-330-000
APG	45.63	Public Hearing Notice	100-15-56920-321-000
Michael Baker Internation, Inc.	10,000.00	GIS Data Remediation	202-15-52609-751-000
Peter Strand	45.59	Training Expenses	100-15-56920-340-000
Zach Felling	13.54	Training Expenses	100-15-56920-340-000
Matt Michels	66.16	Travel Expenses	100-15-56920-330-000
MSA Professionals	602.90	ECC Comp Zoning Code Ord Revision	100-15-56920-200-000
ECC Highway	204.53	July Fuel	100-15-56920-330-000
Toys for Trucks-Pcard	793.80	Truck Lights	100-15-56920-241-000
The Corner Store-Pcard	7.00	Car Wash for Dept Truck	100-15-56920-241-000
Amazon-Pcard	60.67	Copy Paper	705-08-51451-310-381
Amazon-Pcard	897.28	Office Supplies	100-15-56920-310-000

Resurvey

Vendor	Amount	Description	Line Item#
Kluck Steel	920.70	Resurvey Supplies	202-15-51740-200-742

Emergency Management

Vendor	Amount	Description	Line Item#
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Recycling

Vendor	Amount	Description	Line Item#
First Choice Computer Recycling	3,333.33	July Residential Electronics	211-15-53636-309-745
Village of Fairchild	231.20	June & July Recycling Attendant	211-15-53635-208-000
Waste Management	43,152.60	July Curbside	211-15-53635-201-000
WRR Environmental Services Co, Inc	13,721.12	July Clean Sweep	211-15-53636-200-745
Earthbound Environmental	5,447.34	June Curbsite	211-15-53635-201-000
Earthbound Environmental	5,631.78	July Curbside	211-15-53635-201-000
GFL Environmental	45,547.14	August Curbside	211-15-53635-201-000
GFL Environmental	9,767.18	August Dropsite	211-15-53635-208-000
Trash on Trucks	4,191.24	July Curbside	211-15-53635-201-000
Town of Wilson	150.00	July Recycling Attendant	211-15-53635-208-000

Land Conservation

Vendor	Amount	Description	Line Item#
Voyager	316.41	July Fuel	100-15-56920-330-000
Andrew Odegard	328.00	2023 Nutrienet Management	207-15-56924-200-708
Tim Wucherer	200.00	Training Registration	100-15-56920-340-000
Northland Excavating LLC	9,716.00	DATCP Bond	207-15-56924-200-706
Northland Excavating LLC	694.00	County Cost Share	204-15-56924-390-703
Wisconsin Academy-Pcard	40.00	Agriculture & Rural Resilience	100-15-56920-340-000
Digicopy	33.00	Envelopes	100-15-56920-310-000
RTK Mobile	30.00	GPS Data Plan	100-15-56920-226-000
ECC Highway	26.70	July Fuel	100-15-56920-330-000

Division	Totals
Planning	12,963.60
Resurvey	920.70
Emergency Management	-
Recycling	131,172.93
Land Conservation	11,384.11
Total	145,057.23