

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, December 12, 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: 2604 233 9924

Password: N2fG4x73AGN

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

Audio conference: 1-415-655-0001 Access Code: 26042339924##

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 October 24, 2023 Meeting Minutes / Discussion – Action **Pages 2-4**
5. Public Hearings
 - a. A conditional use permit request to convert a single-family dwelling into a two-family dwelling. Owner: TTH LLC. Applicant: Jeremy Skaw. Legal: Lot 12 Block 1 Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin. CUP-00014-23 **Pages 5-21**
 - b. A conditional use permit request to convert a single-family dwelling into a two-family dwelling. Owner: TTH LLC. Applicant: Jeremy Skaw. Legal: Lot 11 Block 1 Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin. CUP-00015-23 **Pages 22-39**
6. Committee Review of CUP-2011-21 Blugold Real Estate LLC to modify condition 2 / Discussion – Action **Pages 40-64**
7. Final Plat for Ladybug Lane / Discussion – Action **Pages 65-67**
8. Planning and Development Dept. 3rd Quarter Review – Discussion **Pages 68-70**
9. Review of October-November bills / Discussion **Pages 71-72**
10. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting January 23, 2024 @ 6:00 PM

11. Adjourn

Prepared by: Heidi Pederson

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance (715-839-5106). For additional information on ADA requests, contact the County ADA Coordinator at 839-7335 (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, October 24, 2023

Time: 7:00 p.m.

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

*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

Join WebEx Meeting: <https://eauclairecounty.webex.com> Meeting ID: 2607 115 8095

Password: UPwDnK4dG64

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

Audio conference: 1-415-655-0001 Access Code: 26071158095##

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, Nick Smiar

Members Absent:

Ex officio Present:

Staff Present: Rodney J. Eslinger, Ben Bublitz, Matt Michels, Tyler Esh, Hannah Wirth

1. Call to Order and confirmation of meeting notice

Chair Leary called the meeting order at 7 PM and confirmed that the meeting was properly noticed.

2. Roll Call – Director Eslinger called roll of the committee: Members present are noted above.
3. Public Comment - None
4. Review/Approval of September 26, 2023 Meeting Minutes / Discussion – Action

ACTION: Motion by Todd Meyer to approve the September 26, 2023 committee meeting minutes subject to the removal of the word “questions” in the second paragraph on page 5 of the packet. Motion carried on a voice vote: 5-0-0

5. Public Hearings

- a. A conditional use permit request for a planned unit development (PUD) to allow up to 7 contractor offices and storage yards. Owner: Jerry Manning-JM4 LLC. Applicant: Matt Bartow. Legal: Lot CSM 1 2610, Vol 14, P 257 #1000282, Town of Union, Eau Claire County, Wisconsin. CUP-0012-23

Ben Bublitz, Land Use Manager for Eau Claire County, presented the request for the planned unit development for up to 7 contractor’s offices and a storage yard at 7447 Partridge Road, Eau Claire. Mr. Bublitz noted that the main business that will operate from the property is Stone Pro Masonry. He reviewed the location of the site within the Town of Union, an aerial of the site, site plan, and adjacent land uses and zoning with the committee. Mr. Bublitz also spent time reviewing how the site will be accessed and the different options that are available to the owner and applicant. He noted that the septic system plan and the stormwater management plan have been approved. On October 10, 2023, the Town of Union Town Board met and voted unanimously to recommend approval of the conditional use request.

Staff concluded that the applicant's request for a conditional use permit for a seven unit planned unit development in the C3 District complies with the code standards for PUD's, 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.

Matt Bartow of Bartow Builder's, the applicant, spoke in favor of the request and addressed the access concerns with the committee. He noted that he and the owner have been in contact with the Highway Department, and they understand their options.

Mark Erickson of Everyday Surveying and Engineering, LLC, spoke in favor of the request. He noted that the stormwater design has been approved and indicated that he applied to the Highway Department to use the former driveway as the main access to the site.

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

ACTION: Motion by James Dunning to approve the conditional use permit CUP-00012-23 request for a planned unit development (PUD) to allow up to 7 contractor offices and storage yards, subject to the following: the applicant is to work with the Highway Department on the driveway access approvals and the approval includes mini warehouses to be part of the PUD. Motion carried on a voice vote: 5-0-0.

- b. **Proposed Ordinance: File No. 23-24/044** to rezone 12.6 acres +/- from F-1 Exclusive Forestry District to A-2 Agriculture-Residential District. Owner: HG Anderson Land LLC. Applicant: Attorney Paul J. Mirr, Ruder Ware. Legal: The West 550 feet of the South 1,000 feet of the SE ¼ SW ¼ of Section 2, Township 26 North, Range 7 West, Town of Lincoln, Eau Claire County, Wisconsin. RZN-0014-23

Matt Michels presented the staff report to the committee. He indicated the petitioner is requesting to rezone 12.6-acres from the F-1, Exclusive Forestry District to the A-2, Agriculture Residential District to create a lot for the buyer to construct a home, outbuildings, and maintain the tree farm onsite. Matt presented the location of the proposed site within the Town of Lincoln, an aerial of the area, current zoning and planning designations (rural lands), and reviewed the adjacent land uses with the committee. He reviewed staff findings with the committee and recommended approval of the rezoning petition. He noted that the Town of Lincoln town board met on October 9, 2023, and recommended approval of the request.

Jennifer Naplers, perspective buyer of the property, stated it is their desire to purchase the property to construct a single-family home and outbuildings on it while maintaining the rest of the property in forestry.

Ken Anderson, representing HG Anderson Land LLC spoke in favor of the request.

No one else spoke in favor or against the request.

ACTION: Motion by Todd Meyer to approve the Proposed Ordinance: File No. 23-24/044. Motion carried on a voice vote: 5-0-0.

6. Eau Claire County Integrated Preparedness Plan / Discussion – Action

Tyler Esh, Emergency Management Coordinator, presented the Integrated Preparedness Plan and answer questions from the committee.

7. Review after the fact permit fees results for Wisconsin Counties / Discussion – Action

Director reviewed the findings of the after the fact fee study with the committee. The committee supported changing the current after the fact fee from a double fee to four times the permit fee but wanted to make it subject to the Director's review instead of it being a "shall" requirement. Mr. Eslinger indicated that these changes will be incorporated with the Title 17 amendments to the Erosion Control and Stormwater Codes that are planned for March of 2024.

8. Violation Status Report / Discussion

Hannah Wirth, Land Use Technician provided the violation report to the committee. She highlighted several of the violations and clarified her follow-up procedures for the committee. The committee thanked her for her work.

9. 2024 Committee on Planning & Development Meeting Schedule / Discussion – Action

The committee discussed and accepted the 2024 meeting schedule along with moving the meeting start time to 6 p.m.

10. Review of September bills / Discussion

The committee reviewed the September bills.

11. Proposed Future Agenda Items / Discussion

- a. The November 14, 2023 meeting was cancelled due to lack of agenda items.
- b. The committee recognized December 12, 2023 as their next meeting.

12. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:54 p.m.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development

CONDITIONAL USE PERMIT NUMBER: CUP-0014-23

COMPUTER NUMBERS: 024-2201-04-000

PUBLIC HEARING DATE: December 12, 2023

STAFF CONTACT: Ben Bublitz, Land Use Manager

OWNER: TTH LLC, 3837 Robin Road, Eau Claire, WI 54703

AGENT: Jeremy Skaw, Real Land Surveying, 1356 International Drive, Eau Claire, WI 54701

REQUEST: Conditional use permit for a two-family dwelling

LOCATION: 3413 Alf Avenue, Eau Claire, WI 54701

LEGAL DESCRIPTION: Lot 12 Block 1, Sunny Meadows Subdivision, Town of Washington, Eau Claire County, Wisconsin.

SUMMARY

The request is for a conditional use permit to convert an existing single-family dwelling into a two-family dwelling. The existing structure will be modified to split the dwelling into two separate living spaces. The property is currently zoned R-1 which allows two family dwellings as a conditional use. If approved the property owner will obtain a building permit to ensure all structure modifications also conform to the uniform dwelling code (state building code). The property is connected to city utilities, so if any additional sewer and water capacity is needed there shouldn't be any issue.

BACKGROUND

REQUEST CHARACTERISTICS:

- The overall property size is approximately 0.25 acres (10,890 sq.ft.).
- The site is located in the Town of Washington in close proximity to the City of Eau Claire.

CURRENT ZONING: The R-1 Residential-Single-Family district is established to provide an area for single-family residences at moderate densities and is served by public water and sewage disposal facilities.

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	R3	Multifamily
West	R-1	Residential
South	R-1	Residential
East	R-1	Residential

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

Urban Mixed Use (UM)

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

APPLICABLE ZONING REGULATIONS

Section 18.02. 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 18.21.010 Purpose. The R-1 Residential-Single-Family district is established to provide an area for single-family residences at moderate densities and is served by public water and sewage disposal facilities.

Chapter 18.103.070 Conditional Uses. Approval criteria for conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

Chapter 18.33 Use Table. The use table establishes uses permitted within each zoning district, and how they are permitted.

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

Chapter 18.103.070 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; two family dwellings are allowed as a conditional use in the R-1 zoning district.

2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *There doesn't appear to be negative impacts on neighboring property owners. There are several two and multi family dwellings in the area. The structures are existing and the exterior appearance will not change.*

- 3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *The Health Department will ensure the existing utilities are adequate, or the necessary improvements are made.*
- 4) Adequate off-street parking is provided; *Off-street parking is available on improved surfaces or within the garage.*
- 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; *Beyond typical remodeling noises there should be no issue.*
- 6) Soil conditions are adequate to support the use; *it appears the soils are adequate to support the use.*
- 7) Access does not pose traffic congestion or hazards; *the site has off-street parking areas available, and there is an existing entrance that will continue to be used.*

TOWN BOARD ACTION: The Town of Washington will meet November 16, 2023 to review the request, and forward a recommendation.

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

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

1. The conditional use permit is for a two-family dwelling. The site plan, and the narrative shall be attached to and made part of the permit. Any updates/corrections shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
3. Uses authorized under this conditional use permit shall be limited to the two family dwelling proposed in the application. However, future changes shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
4. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
5. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.



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

November 1, 2023

Notice of Application Received

The Eau Claire County Department of Planning and Development has received the following application for a conditional use permit scheduled for the Committee on Planning and Development on 12/12/2023

Owner: TTH LLC

Applicant: Jeremy Skaw, Real Land Surveying

Application Number: CUP-0014-23

Legal Description: Lot 12 Block 1, Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin.

Zoning District: R-1-M Single-Family Residential

Site Address: 3413 Alf Avenue, Eau Claire, WI 54701

Purpose: Two-Family Dwelling Unit

Date Received: 10/30/2023

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

Office Use Only

Date Application Accepted:	10/30/2023
Accepted By:	Ben Bublitz
Receipt Number:	075143
Town Hearing Date:	11/16/2023
Scheduled Hearing Date:	12/12/2023

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:TTH LLC	Phone#
Mailing Address:3837 Robin Road, Eau Claire, WI 54703	
Email Address:	

Agent Name:Jeremy Skaw	Phone#(715)514-4116
Mailing Address:1356 International Drive, Eau Claire, WI 54701	
Email Address:JSkaw@rlswi.com	

SITE INFORMATION

Site Address:3413 Alf Ave., Eau Claire, WI 54701	
Property Description: <u>NW</u> $\frac{1}{4}$ <u>NE</u> $\frac{1}{4}$ Sec. <u>34</u> , T <u>27</u> N, R <u>9</u> W, Town of <u>WASHINGTON</u>	
Zoning District:R1	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	1802422709341202069

GENERAL APPLICATION REQUIREMENTS

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

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide \$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  Date 10-30-23

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.

STANDARDS FOR CONDITIONAL USE PERMITS

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

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

The intent of this conditional use permit is to create a 2-family dwellings from an existing single-family dwelling located at 3413 Alf Avenue.

Within 500 feet of these lots (that are in the Town of Washington), there are 10 lots either zoned R2 or R3. Within 700 feet of these lots (that are in the City of Eau Claire), there are 13 lots either zoned R2 or R3.

Multifamily is this part of the town (and the adjacent city of Eau Claire) is a commonplace and the addition of two additional duplexes would blend very well.

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

Description of the type of business activity:

RENTAL PROPERTIES

Equipment used in the business activity:

N/A

Days and hours of operation: N/A

Number of employees: N/A

Nuisance abatement measures that will be implemented: N/A

Noise abatement measures: N/A

Vibration abatement measures: N/A

Dust control measures: N/A

Measures to control fumes or odors: N/A

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

N/A

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)

See attached document for additional information regarding the building info.

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.

See attached document for additional information regarding the building info.

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

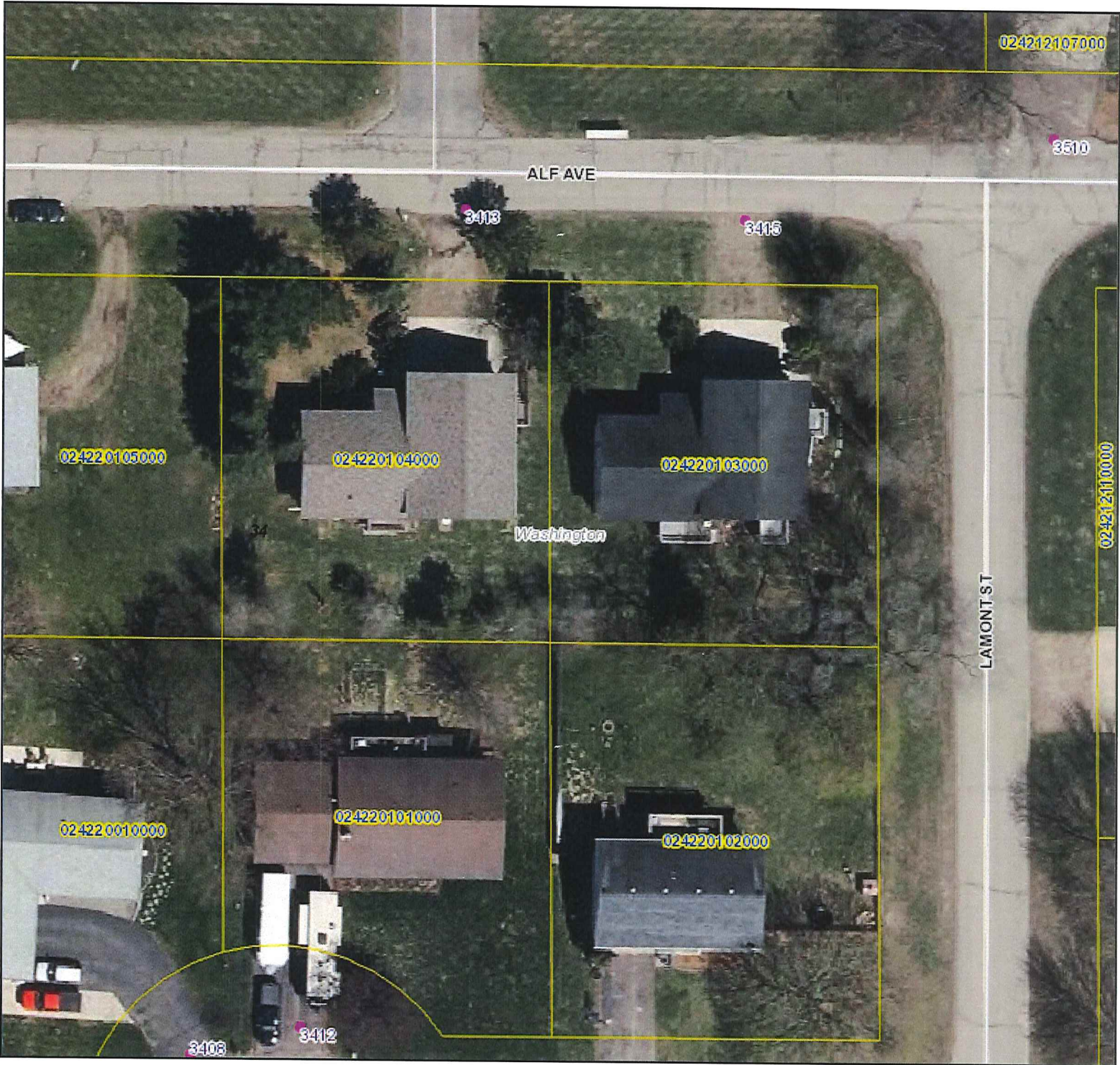
See attached document for additional information regarding the building info.

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



Legend

- Addresses
- Address Labels
- Parcels
- Parcel Labels
- Parks
- Sections
- Villages (Scale below 35K)
- Cities (Scale below 35K)
- Towns
- Surrounding Counties
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Ortho 6 Inch 2018 (Color)
- Ortho 6 Inch 2020 (Color)



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

Author:	
Date Printed: 10/30/23 12:42 PM	
Sources:	

Jeremy Skaw

From: Toot's LLC <toots.llcs@gmail.com>
Sent: Wednesday, September 20, 2023 2:15 PM
To: Jeremy Skaw
Subject: Re: Conditional Use Permit Application
Attachments: Outlook-z3pleruw.png

Sounds great, let me know if this works, or if I need to add/tweak anything.

1. Exterior appearance

3413 Alf ave

- Tan vinyl siding with brick accent on the bottom 4 ft of the front of the house
Brown gutters, brown windows, 20' eaves, deck access on 1st and 2nd story, shingle roof
Concrete driveways

Bi-level on the right side, two story on the left side, with tuck underneath 2 stall garage
3415 Alf Ave

-Tan vinyl siding with brick accent on the bottom 4 ft of the front of the house
White gutters, white windows, 20' eaves, deck access on 1st and 2nd story, shingle roof
Concrete driveways
Bi-level on the right side, two story on the left side, with tuck underneath 2 stall garage

3413 Alf Ave

2. Half of the concrete driveway to be poured, landscaping clean up in front of the yard where shrubs used to be

3415 Alf Ave

Deck materials to be staged, then built, half of the concrete driveway to be poured, bringing in black dirt to grade back side of house

3. Privacy fence in back, between the 2nd story unit and the bi-level unit for individual privacy.

Thank you for the help!

Regards,

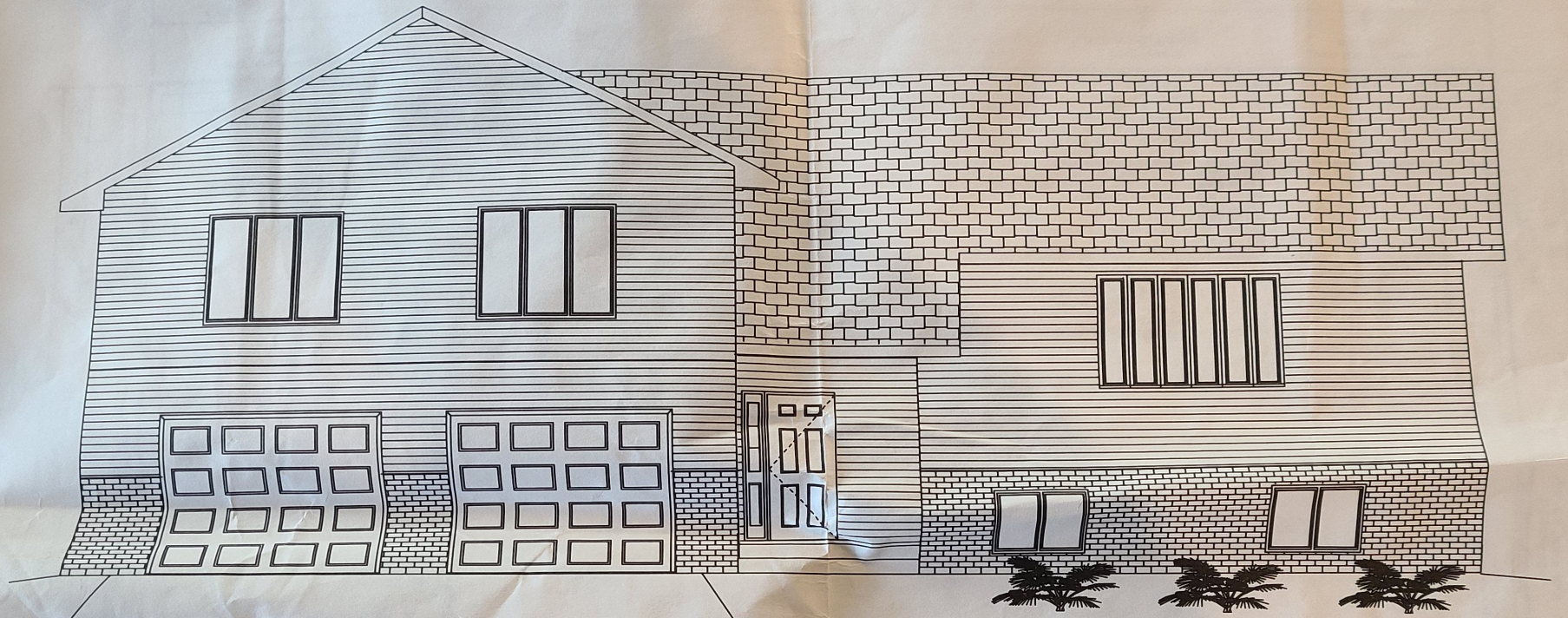
Shaun Tutor

On Tue, Sep 19, 2023 at 7:54 PM Jeremy Skaw <jskaw@rlswi.com> wrote:
Evening Shaun,

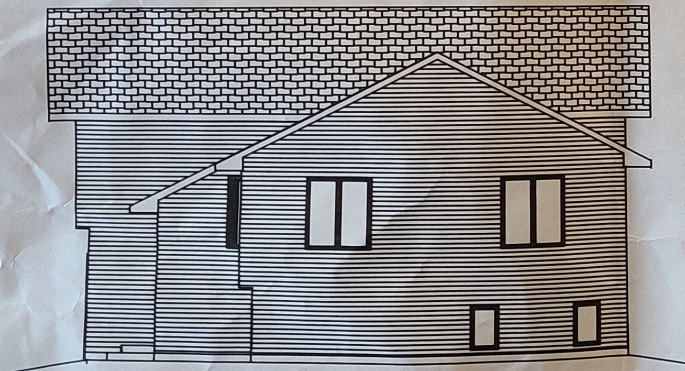
We'll take care of the rest of the permit, but please fill out three short answer questions on page 4. They are more geared for you to answer.

Thanks,
Jeremy

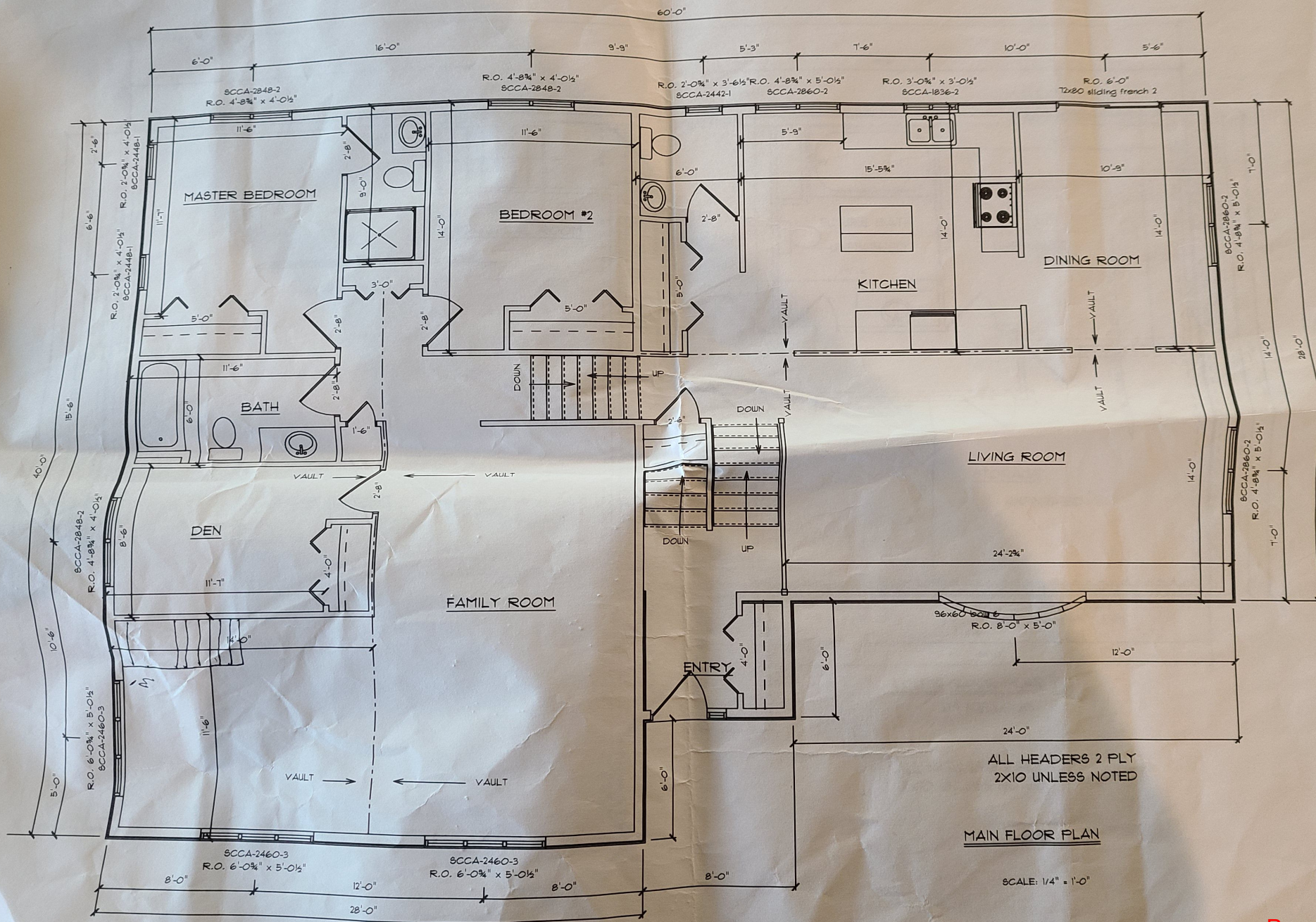
Jeremy Skaw, P.L.S.
Field Supervisor
715.514.4116 Office
715.895.8211 Direct
715.225.4572 Mobile



FRONT ELEVATION

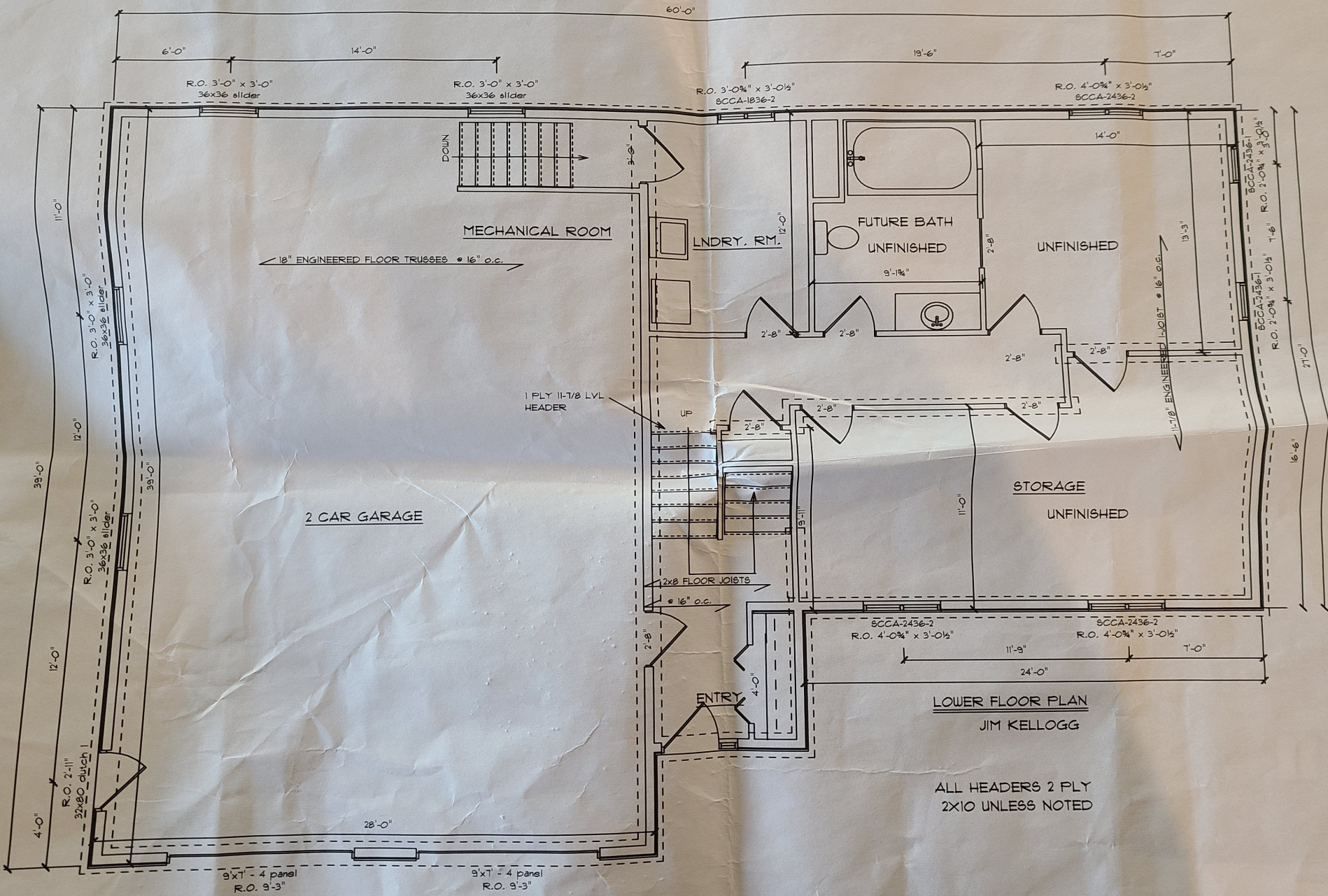


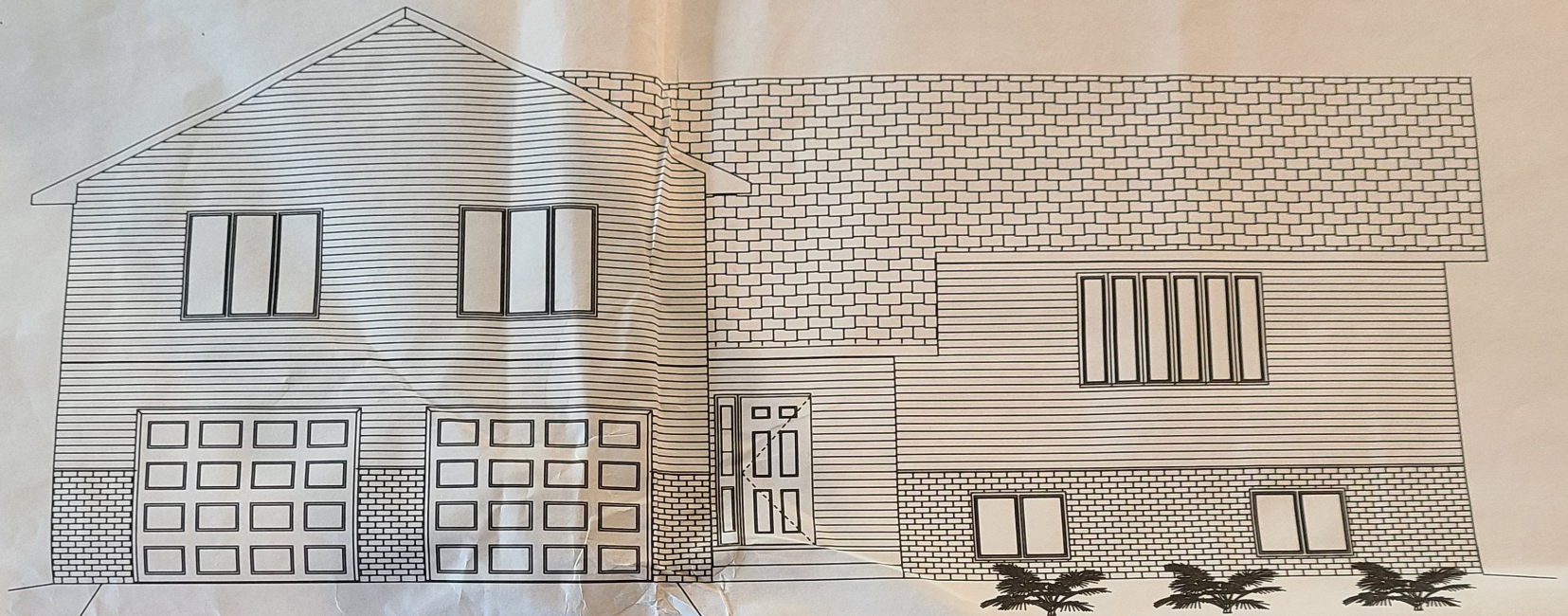
RIGHT ELEVATION



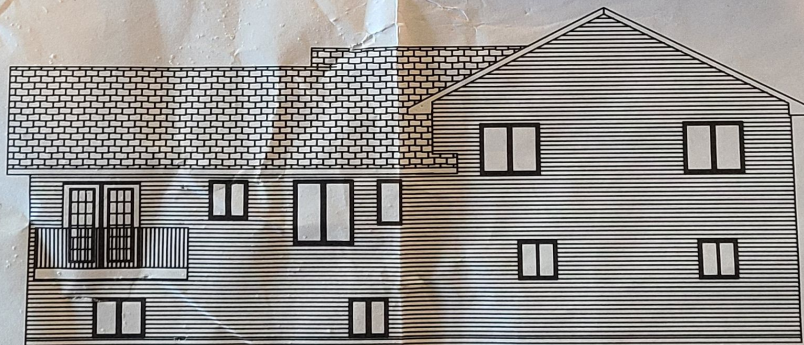
MAIN FLOOR PLAN

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

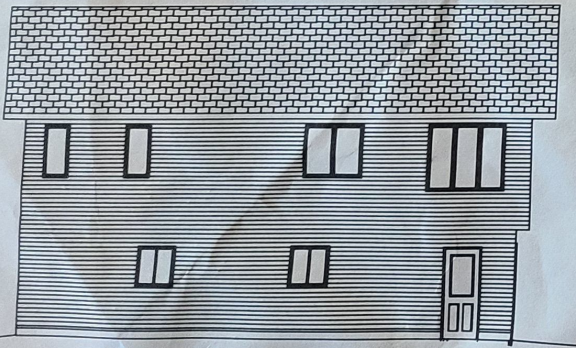




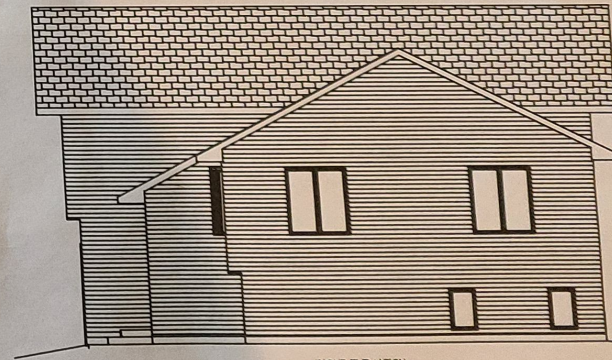
FRONT ELEVATION



REAR ELEVATION

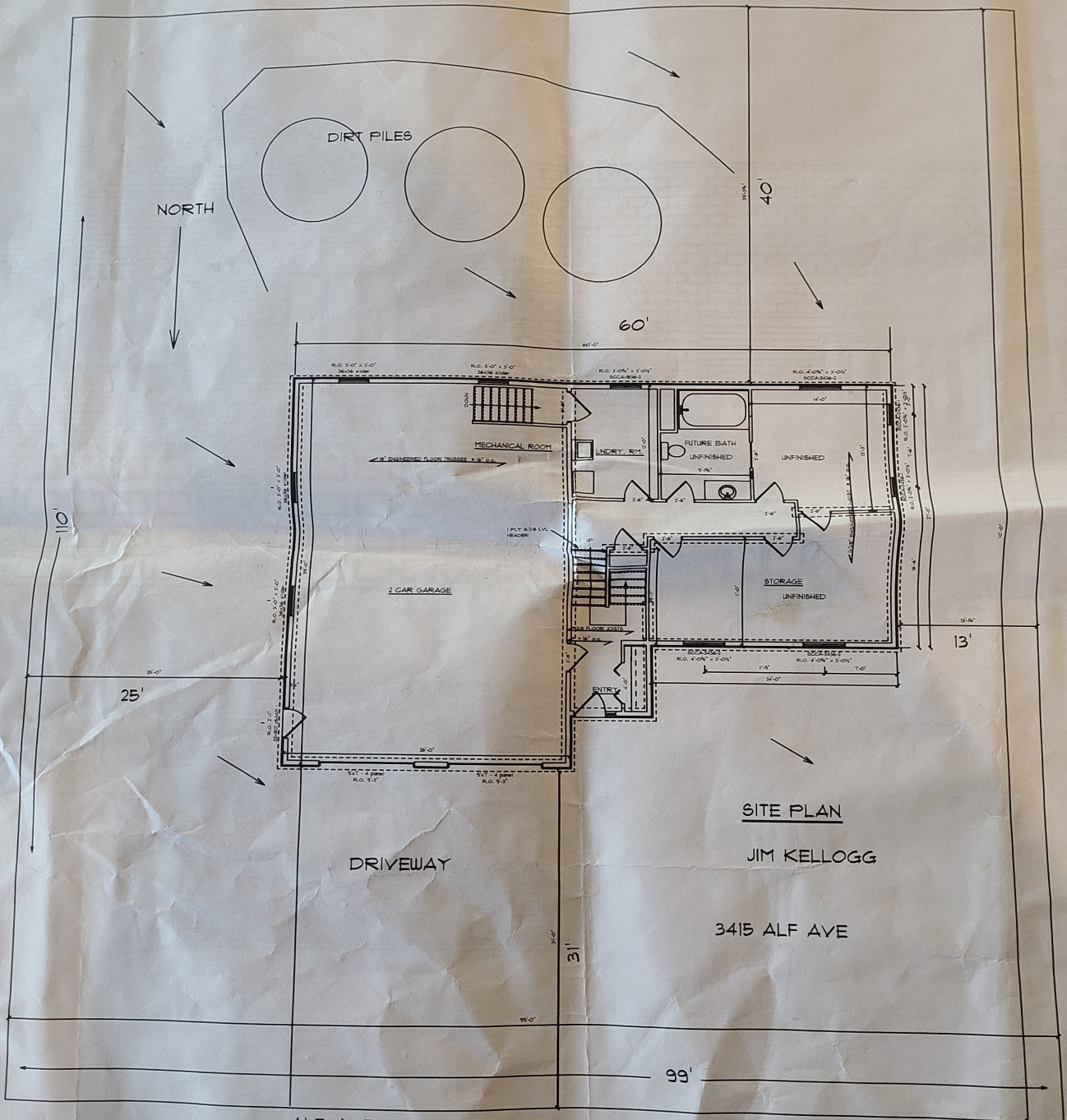


LEFT ELEVATION



RIGHT ELEVATION

LAMONT STREET

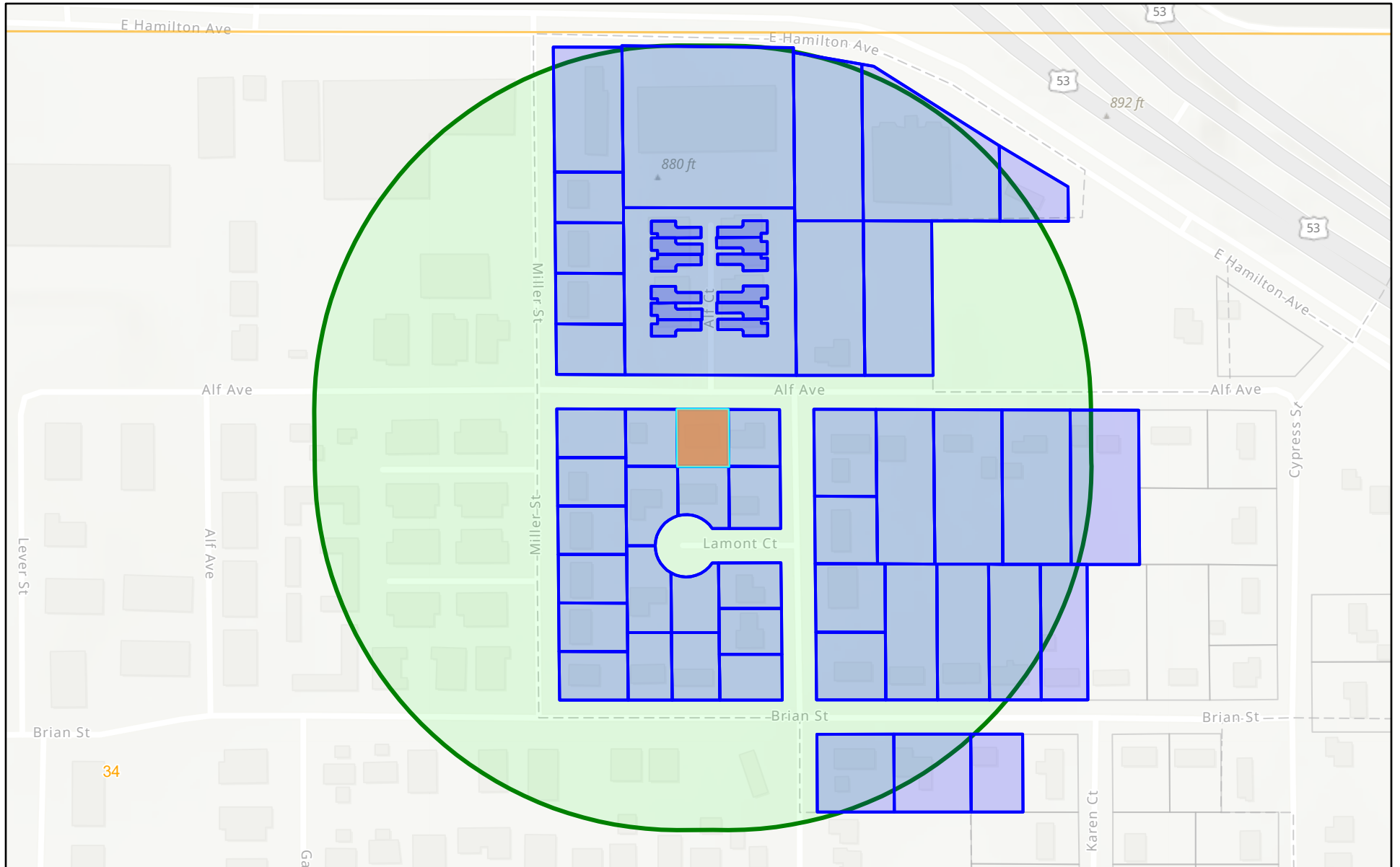


SITE PLAN
JIM KELLOGG




3415 ALF AVE

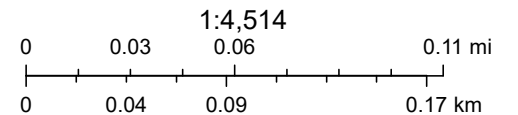
ALF AVE.

Public Notification



10/31/2023, 2:09:43 PM

-  County Boundary
-  Tax Parcel
-  Section



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FirstName LastName	Address	City State Zip
DUANE A & CAROLYN E THOMPSON	8542 SW 86TH TER	OCALA FL 34481-7213
PHC DEVELOPMENT LLC	1620 S HASTINGS WAY	EAU CLAIRE WI 54701-4620
SANDRA RYE	3510 ALF AVE	EAU CLAIRE WI 54701-7607
ALVERNE FINSETH	3614 BRIAN ST	EAU CLAIRE WI 54701-7656
CHARLES P & PAULINE L KOTHBAUER	3621 ALF AVE	EAU CLAIRE WI 54701-7691
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COLE BRUNER	1818 GRAND AVE	WAUSAU WI 54403-6869
BRIAN R & VICKI A JOHNSON	3516 ALF AVE	EAU CLAIRE WI 54701-7607
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TYLER PRESTON	3624 BRIAN ST	EAU CLAIRE WI 54701-7656
ROBERT TWEED	N 7903 780TH ST	COLFAX WI 54730-5065
LINDA ANDERSON	3511 ALF AVE	EAU CLAIRE WI 54701-7608
HERITAGE SENIOR LIVING LLC	7901 W NATIONAL AVE STE C	WEST ALLIS WI 53214-4568
TERRI KINGSWAN	3421 LAMONT ST	EAU CLAIRE WI 54701-7627
RUSSELL LOWRY	3510 BRIAN ST	EAU CLAIRE WI 54701-7612
ROBERT KLIMPKE	3433 LAMONT ST	EAU CLAIRE WI 54701-7627
DMKD PROPERTIES LLC	1614 WEBSTER AVE	EAU CLAIRE WI 54701-6641
ADAM FITZMAURICE	3516 BRIAN ST	EAU CLAIRE WI 54701-7612
3319 MILLER STREET LLC	630 WATER ST	EAU CLAIRE WI 54703-6150
MURYL C OLSON	2414 18TH AVE	RICE LAKE WI 54868-9032
OAK GROVE APARTMENTS LLC	3306 MALL DR	EAU CLAIRE WI 54701-7632
ROBERT C & ELLEN M WING	5709 70TH ST	CHIPPEWA FALLS WI 54729-5742
KIRK R & JULIE A FREY	3414 BRIAN ST	EAU CLAIRE WI 54701-7610
GEORGE & EILEEN STURGIS	3424 BRIAN ST	EAU CLAIRE WI 54701-7610
VASANT A & VENU V RAIKAR	3430 LAMONT ST	EAU CLAIRE WI 54701-7662
RONALD R & JUDITH L FUNK	3436 LAMONT ST	EAU CLAIRE WI 54701-7661
THOMAS BAUER TRUST	3412 LAMONT CT	EAU CLAIRE WI 54701-7626
JENNA M LEPPER	3414 LAMONT CT	EAU CLAIRE WI 54701-7626
RANDI & AMY HEIMSTEAD	3408 LAMONT CT	EAU CLAIRE WI 54701-7626
IRENE J ROSKOS	3319 ALF CT	EAU CLAIRE WI 54701-7609
MARK A & PAMELA J CRANDELL	3324 ALF CT	EAU CLAIRE WI 54701-7609
JOANN JOHNSON	3310 ALF CT	EAU CLAIRE WI 54701-7609
DAVID L HANVELT	3313 ALF CT	EAU CLAIRE WI 54701-7609
MICHEAL PETERSON	3315 ALF CT	EAU CLAIRE WI 54701-7609
MARLO M ERICKSON	927 LORING ST STE 2	ALTOONA WI 54720-1195
CALEB A & MELISSA L LOKKEN	3906 RIVERVIEW DR	EAU CLAIRE WI 54703-0145
JARED W GRANDE	2703 SEYMOUR RD	EAU CLAIRE WI 54703-3333
STEVEN O'BRIEN	6650 COUNTY ROAD V	FALL CREEK WI 54742-5050
MIKE MOUA	3415 LAMONT CT	EAU CLAIRE WI 54701-7626
GREGORY CARR	3407 LAMONT CT	EAU CLAIRE WI 54701-7626
LAGESSE TRUST OF 2001	3321 ALF CT	EAU CLAIRE WI 54701-7609
BETTY KEEPERS	3323 ALF CT	EAU CLAIRE WI 54701-7609
CYNTHIA ANN BUCKLI REVOCABLE TRUST	3322 ALF CT	EAU CLAIRE WI 54701-7609
WILLIAM SCOTT	3320 ALF CT	EAU CLAIRE WI 54701-7609
LEONARD R REIMAN	3314 ALF CT	EAU CLAIRE WI 54701-7609
ANNEMARIE KRESSER	3312 ALF CT	EAU CLAIRE WI 54701-7609
ARNOLD & JOANNE SEIFERT CHILDREN'S TRUST	N1824 950TH ST	EAU CLAIRE WI 54701-1824
MITCHELL VANDENMEERENDONK	3531 BRIAN ST	EAU CLAIRE WI 54701-7613
PATRICK E & LAURIE J BOEHM	3611 BRIAN ST	EAU CLAIRE WI 54701-7614
JOHN S & ROSANNE M VONASEK	3511 BRIAN ST	EAU CLAIRE WI 54701-7613

CONDITIONAL USE PERMIT NUMBER: CUP-0015-23

COMPUTER NUMBERS: 024-2201-03-000

PUBLIC HEARING DATE: December 12, 2023

STAFF CONTACT: Ben Bublitz, Land Use Manager

OWNER: TTH LLC, 3837 Robin Road, Eau Claire, WI 54703

AGENT: Jeremy Skaw, Real Land Surveying, 1356 International Drive, Eau Claire, WI 54701

REQUEST: Conditional use permit for a two-family dwelling

LOCATION: 3415 Alf Avenue, Eau Claire, WI 54701

LEGAL DESCRIPTION: Lot 11 Block 1, Sunny Meadows Subdivision, Town of Washington, Eau Claire County, Wisconsin.

SUMMARY

The request is for a conditional use permit to convert an existing single-family dwelling into a two-family dwelling. The existing structure will be modified to split the dwelling into two separate living spaces. The property is currently zoned R-1 which allows two family dwellings as a conditional use. If approved the property owner will obtain a building permit to ensure all structure modifications also conform to the uniform dwelling code (state building code).

BACKGROUND

REQUEST CHARACTERISTICS:

- The overall property size is approximately 0.25 acres (10,890 sq.ft.).
- The site is located in the Town of Washington in close proximity to the City of Eau Claire.

CURRENT ZONING: The R-1 Residential-Single-Family district is established to provide an area for single-family residences at moderate densities and is served by public water and sewage disposal facilities.

ADJACENT ZONING & LAND USES:

	ZONING	LAND USE
North	R3	Multifamily
West	R-1	Residential
South	R-1	Residential
East	R-1	Residential

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

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

APPLICABLE ZONING REGULATIONS

Section 18.02. 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 18.21.010 Purpose. The R-1 Residential-Single-Family district is established to provide an area for single-family residences at moderate densities and is served by public water and sewage disposal facilities.

Chapter 18.103.070 Conditional Uses. Approval criteria for conditional uses: 1) the use must be in conformance with the purpose of the zoning district it is located in; 2) the use will not be injurious to the use and enjoyment of other property in the immediate vicinity; 3) adequate utilities, access, drainage and other necessary facilities have been or are provided; 4) adequate off-street parking is provided; 5) adequate measures have been taken to prevent or control offensive odors, fumes, dust, noise and vibration so these will not constitute a nuisance, and lighting is controlled so that it does not result in disturbance to neighboring properties; 6) soil conditions are adequate to support the use; 7) access does not pose traffic congestion or hazards.

Chapter 18.33 Use Table. The use table establishes uses permitted within each zoning district, and how they are permitted.

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

Chapter 18.103.070 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; two family dwellings *are allowed as a conditional use in the R-1 zoning district.*

2) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity; *There doesn't appear to be negative impacts on neighboring property owners. There are several two and multi family dwellings in the area. The structures are existing and the exterior appearance will not change.*

3) Adequate utilities, access, drainage and other necessary facilities have been or are provided; *The Health Department will ensure the existing utilities are adequate, or the necessary improvements are made.*

4) Adequate off-street parking is provided; *Off-street parking is available on improved surfaces or within the garage.*

- 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; *Beyond typical remodeling noises there should be no issue.*
- 6) Soil conditions are adequate to support the use; *it appears the soils are adequate to support the use.*
- 7) Access does not pose traffic congestion or hazards; *the site has off-street parking areas available, and there is an existing entrance that will continue to be used.*

TOWN BOARD ACTION: The Town of Washington will meet November 16, 2023 to review the request, and forward a recommendation.

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

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

1. The conditional use permit is granted for a tourist rooming house. The site plan, and the narrative shall be attached to and made part of the permit. Any updates/corrections shall be submitted to the department within 30 days of approval of the conditional use permit.
2. Property shall comply with all applicable laws and regulations including, but not limited to, land use, building, erosion control, and sanitary provisions.
3. Uses authorized under this conditional use permit shall be limited to the two family dwelling proposed in the application. However, future changes shall require approval from the Land Use Manager and may require approval by the committee at a public hearing.
4. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of this permit.
5. The permit is subject to Sections 18.21.080 to 18.21.100 of the Zoning Code. These provisions establish when a conditional use permit lapses, the conditions under which it can be revoked, and when a conditional use permit expires due to the abandonment of a use.



**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

November 1, 2023

Notice of Application Received

The Eau Claire County Department of Planning and Development has received the following application for a conditional use permit scheduled for the Committee on Planning and Development on 12/12/2023

Owner: TTH LLC

Applicant: Jeremy Skaw, Real Land Surveying

Application Number: CUP-0015-23

Legal Description: Lot 11 Block 1 Sunny Meadows, Town of Washington, Eau Claire County, Wisconsin

Zoning District: R-1-M Single-Family Residential

Site Address: 3415 Alf Ave, Eau Claire, WI 54701

Purpose: Two-Family Dwelling Unit

Date Received: 10/30/2023

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

Office Use Only

Date Application Accepted:	10/30/2023
Accepted By:	Heidi
Receipt Number:	075498
Town Hearing Date:	11/16/2023
Scheduled Hearing Date:	12/12/2023

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:TTH LLC	Phone#
Mailing Address:3837 Robin Road, Eau Claire, WI 54703	
Email Address:	

Agent Name:Jeremy Skaw	Phone#(715)514-4116
Mailing Address:1356 International Drive, Eau Claire, WI 54701	
Email Address:JSkaw@rlswi.com	

SITE INFORMATION

Site Address:3415 Alf Ave., Eau Claire, WI 54701	
Property Description: <u>NW</u> $\frac{1}{4}$ <u>NE</u> $\frac{1}{4}$ Sec. <u>34</u> , T <u>27</u> N, R <u>9</u> W, Town of <u>WASHINGTON</u>	
Zoning District:R1	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	1802422709341202068

GENERAL APPLICATION REQUIREMENTS

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

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide \$545.00 application fee (non-refundable). 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 10-30-23

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.

STANDARDS FOR CONDITIONAL USE PERMITS

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

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

The intent of this conditional use permit is to create a 2-family dwellings from an existing single-family dwelling located at 3415 Alf Avenue.

Within 500 feet of these lots (that are in the Town of Washington), there are 10 lots either zoned R2 or R3. Within 700 feet of these lots (that are in the City of Eau Claire), there are 13 lots either zoned R2 or R3.

Multifamily is this part of the town (and the adjacent city of Eau Claire) is a commonplace and the addition of two additional duplexes would blend very well.

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

Description of the type of business activity:

RENTAL PROPERTIES

Equipment used in the business activity:

N/A

Days and hours of operation: N/A

Number of employees: N/A

Nuisance abatement measures that will be implemented: N/A

Noise abatement measures: N/A

Vibration abatement measures: N/A

Dust control measures: N/A

Measures to control fumes or odors: N/A

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

N/A

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)

See attached document for additional information regarding the building info.

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.

See attached document for additional information regarding the building info.

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

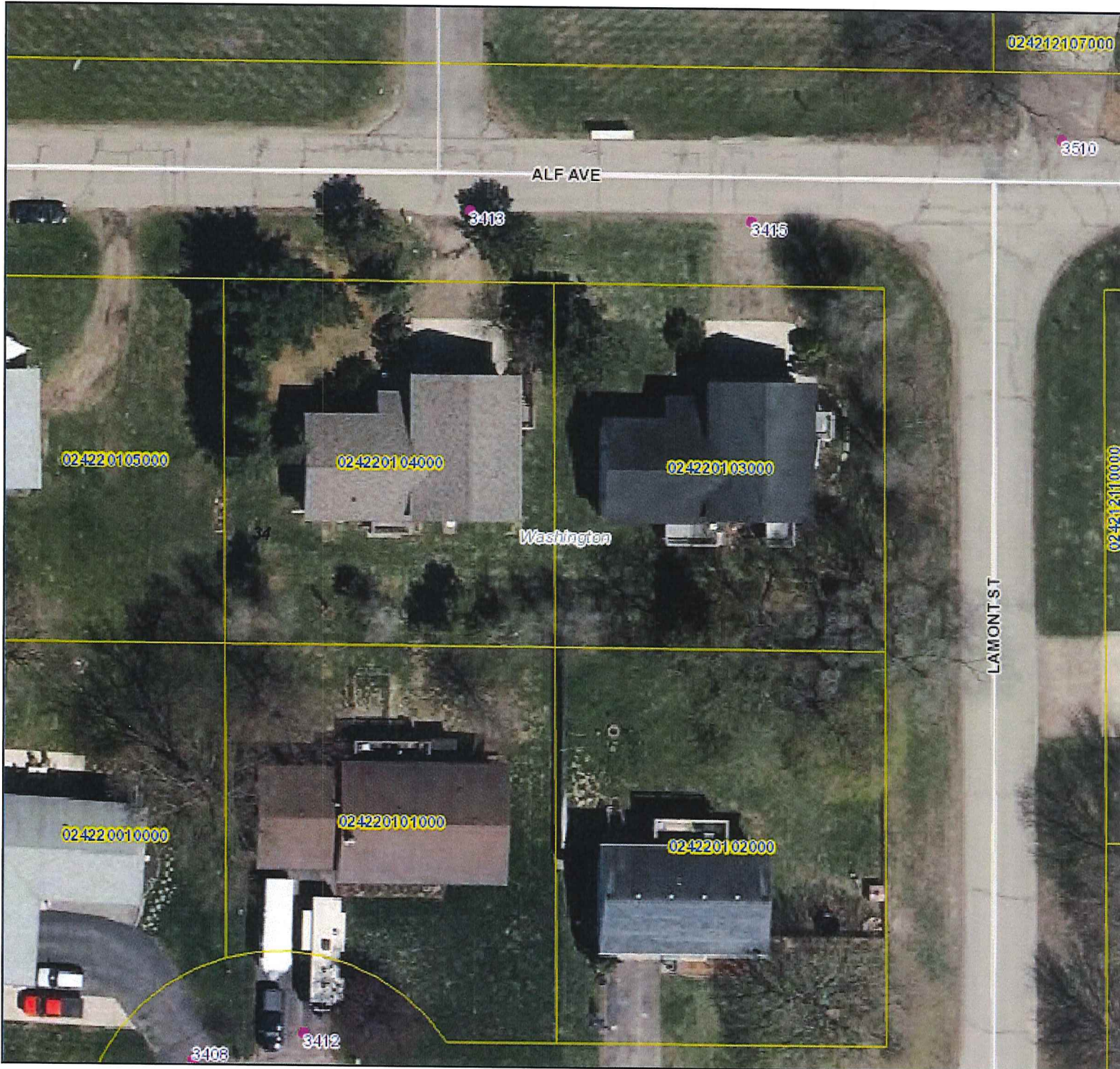
See attached document for additional information regarding the building info.

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

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




Legend

- Addresses
- Address Labels
- Parcels
- Parcel Labels
- Parks
- Sections
- Villages (Scale below 35K)
- Cities (Scale below 35K)
- Towns
- Surrounding Counties
- Rivers and Streams
- Lakes and Rivers
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Private Drive
- Recreation
- Service
- Other
- Ortho 6 Inch 2018 (Color)
- Ortho 6 Inch 2020 (Color)



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

Author:	
Date Printed:	10/30/23 12:42 PM
Sources:	
	

Jeremy Skaw

From: Toot's LLC <toots.llcs@gmail.com>
Sent: Wednesday, September 20, 2023 2:15 PM
To: Jeremy Skaw
Subject: Re: Conditional Use Permit Application
Attachments: Outlook-z3pleruw.png

Sounds great, let me know if this works, or if I need to add/tweak anything.

1. Exterior appearance

3413 Alf ave

- Tan vinyl siding with brick accent on the bottom 4 ft of the front of the house

Brown gutters, brown windows, 20' eaves, deck access on 1st and 2nd story, shingle roof

Concrete driveways

Bi-level on the right side, two story on the left side, with tuck underneath 2 stall garage

3415 Alf Ave

-Tan vinyl siding with brick accent on the bottom 4 ft of the front of the house

White gutters, white windows, 20' eaves, deck access on 1st and 2nd story, shingle roof

Concrete driveways

Bi-level on the right side, two story on the left side, with tuck underneath 2 stall garage

3413 Alf Ave

2. Half of the concrete driveway to be poured, landscaping clean up in front of the yard where shrubs used to be

3415 Alf Ave

Deck materials to be staged, then built, half of the concrete driveway to be poured, bringing in black dirt to grade back side of house

3. Privacy fence in back, between the 2nd story unit and the bi-level unit for individual privacy.

Thank you for the help!

Regards,

Shaun Tutor

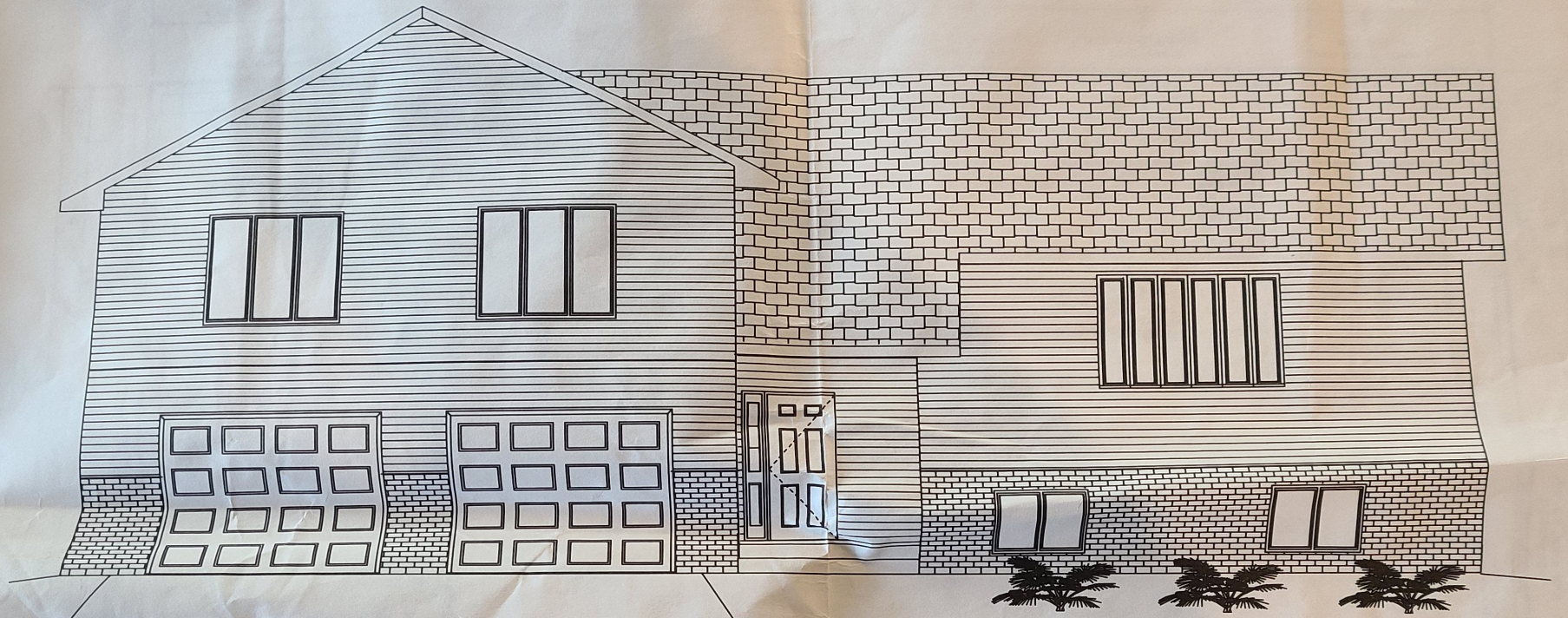
On Tue, Sep 19, 2023 at 7:54 PM Jeremy Skaw <jskaw@rlswi.com> wrote:

Evening Shaun,

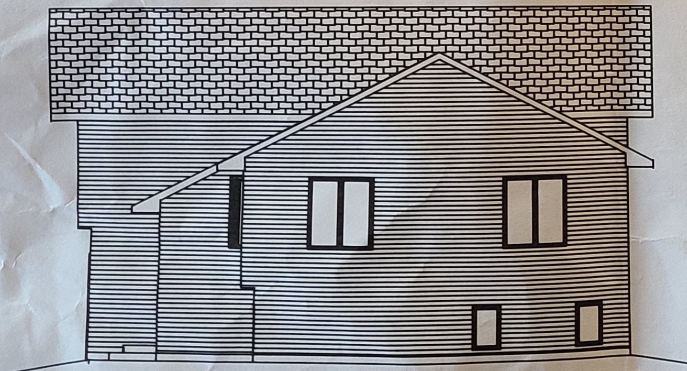
We'll take care of the rest of the permit, but please fill out three short answer questions on page 4. They are more geared for you to answer.

Thanks,
Jeremy

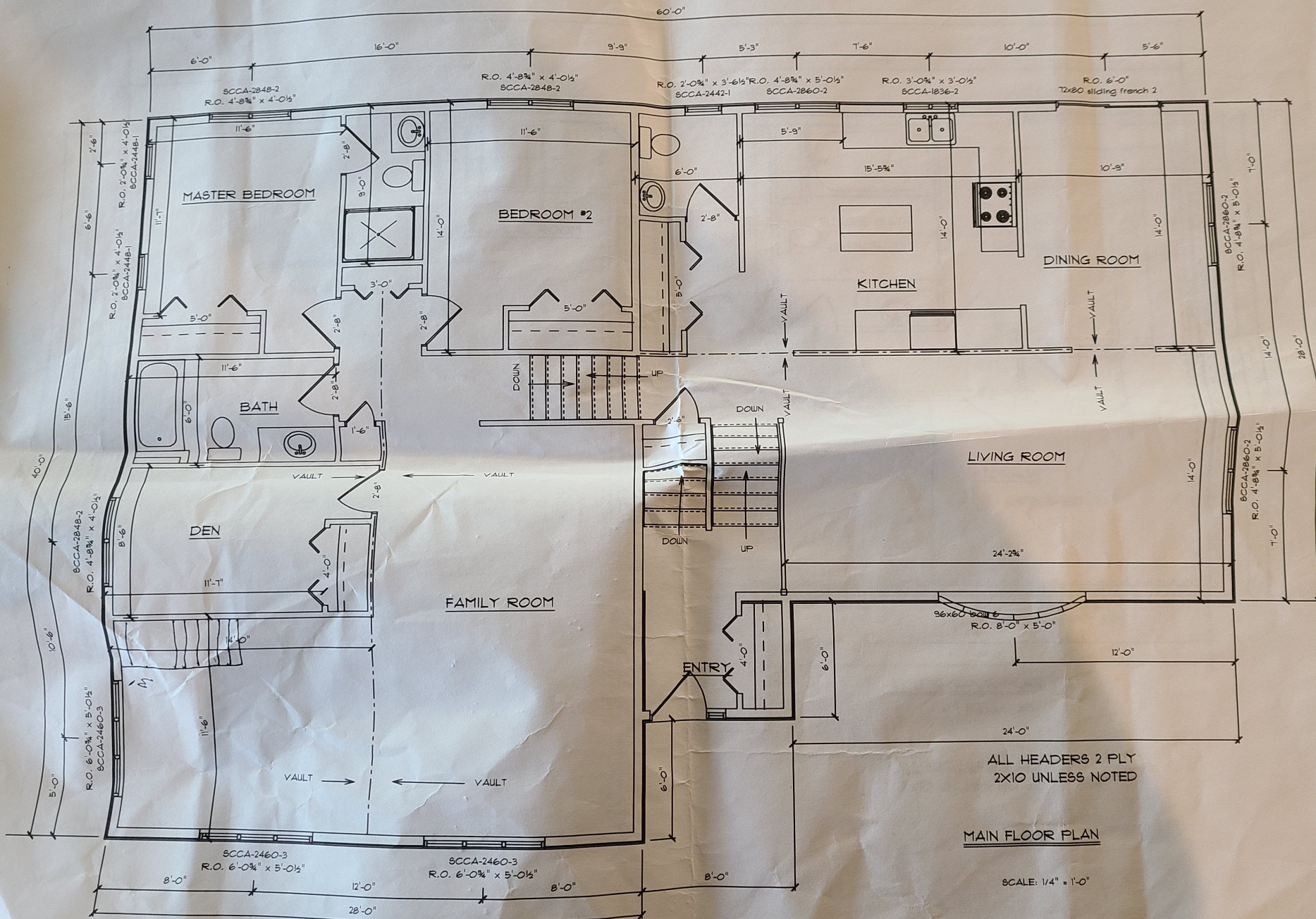
Jeremy Skaw, P.L.S.
Field Supervisor
715.514.4116 Office
715.895.8211 Direct
715.225.4572 Mobile

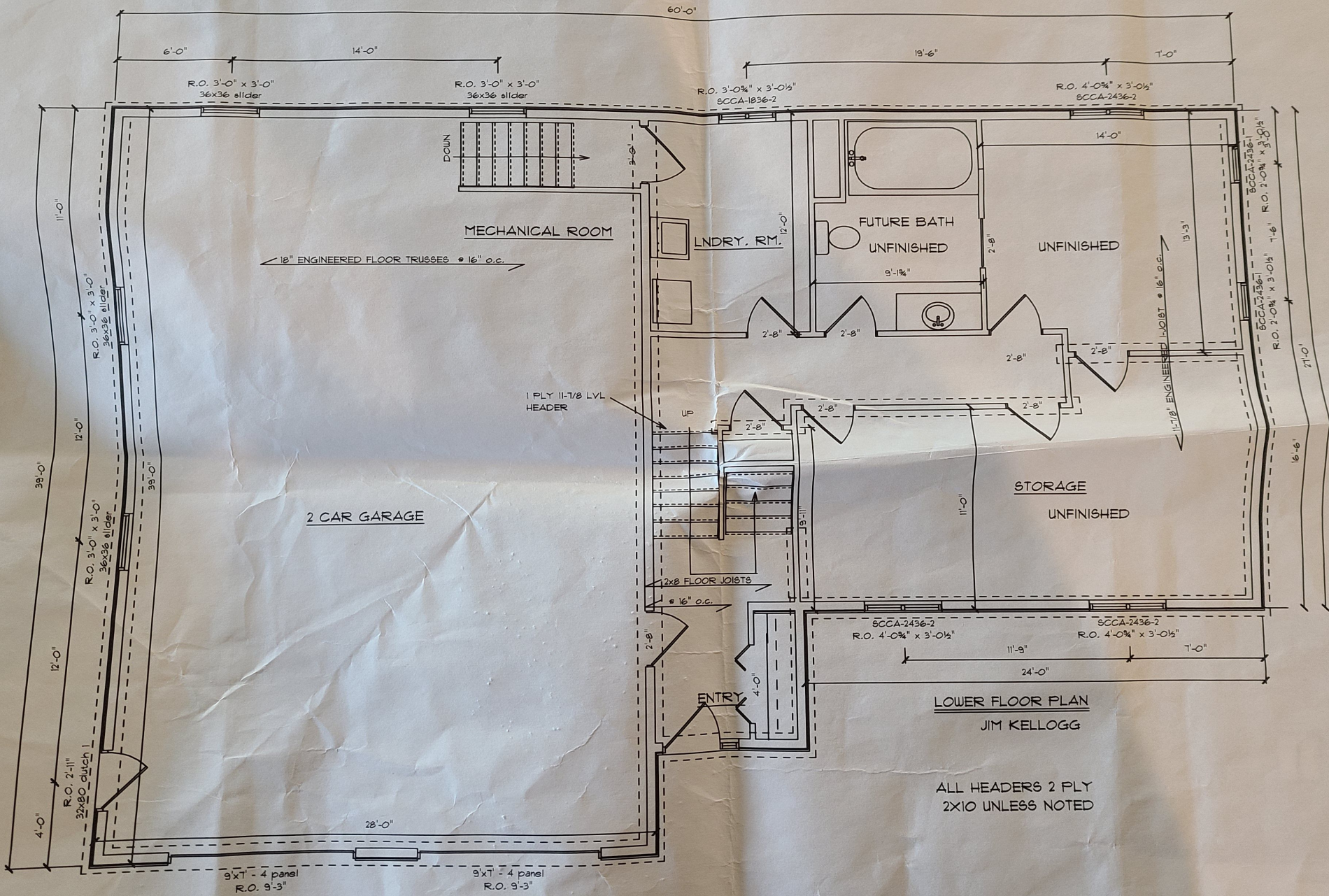


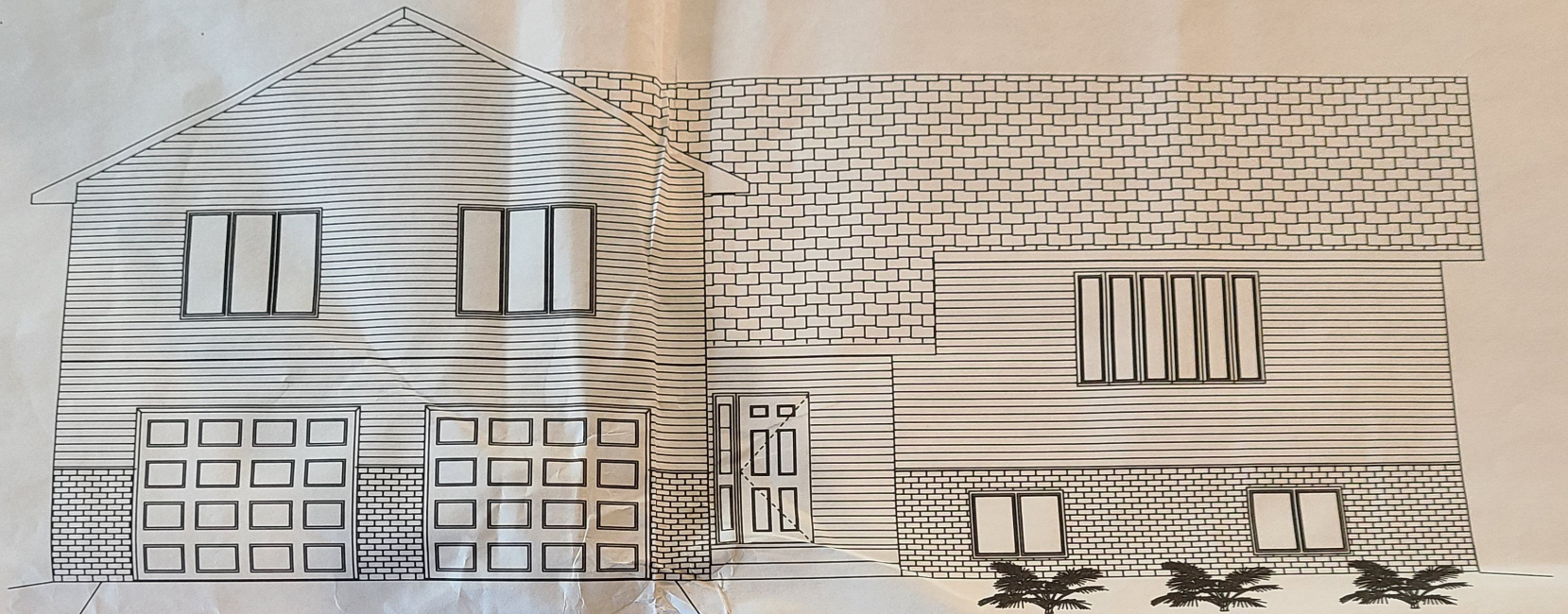
FRONT ELEVATION



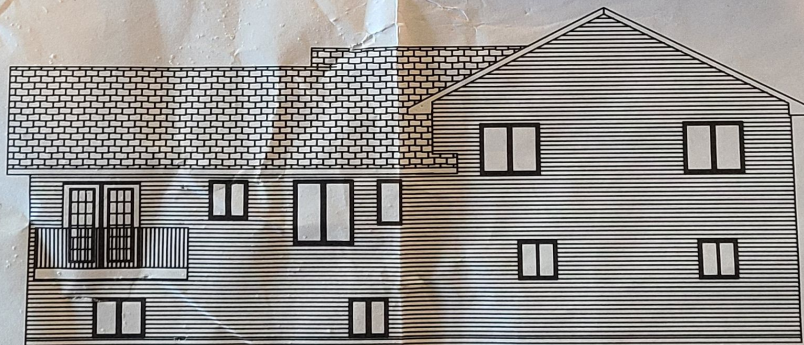
RIGHT ELEVATION



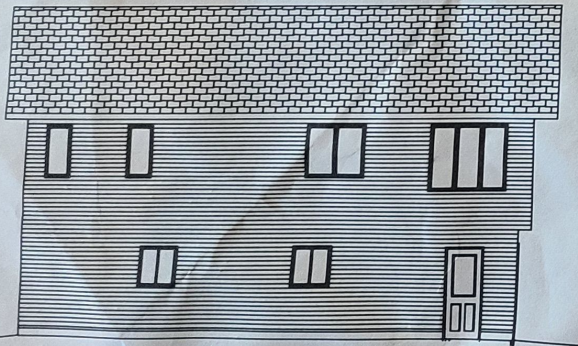




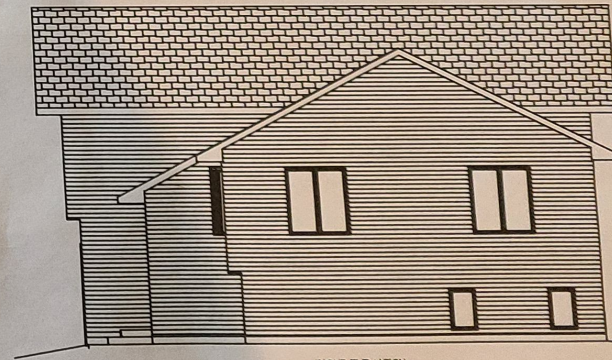
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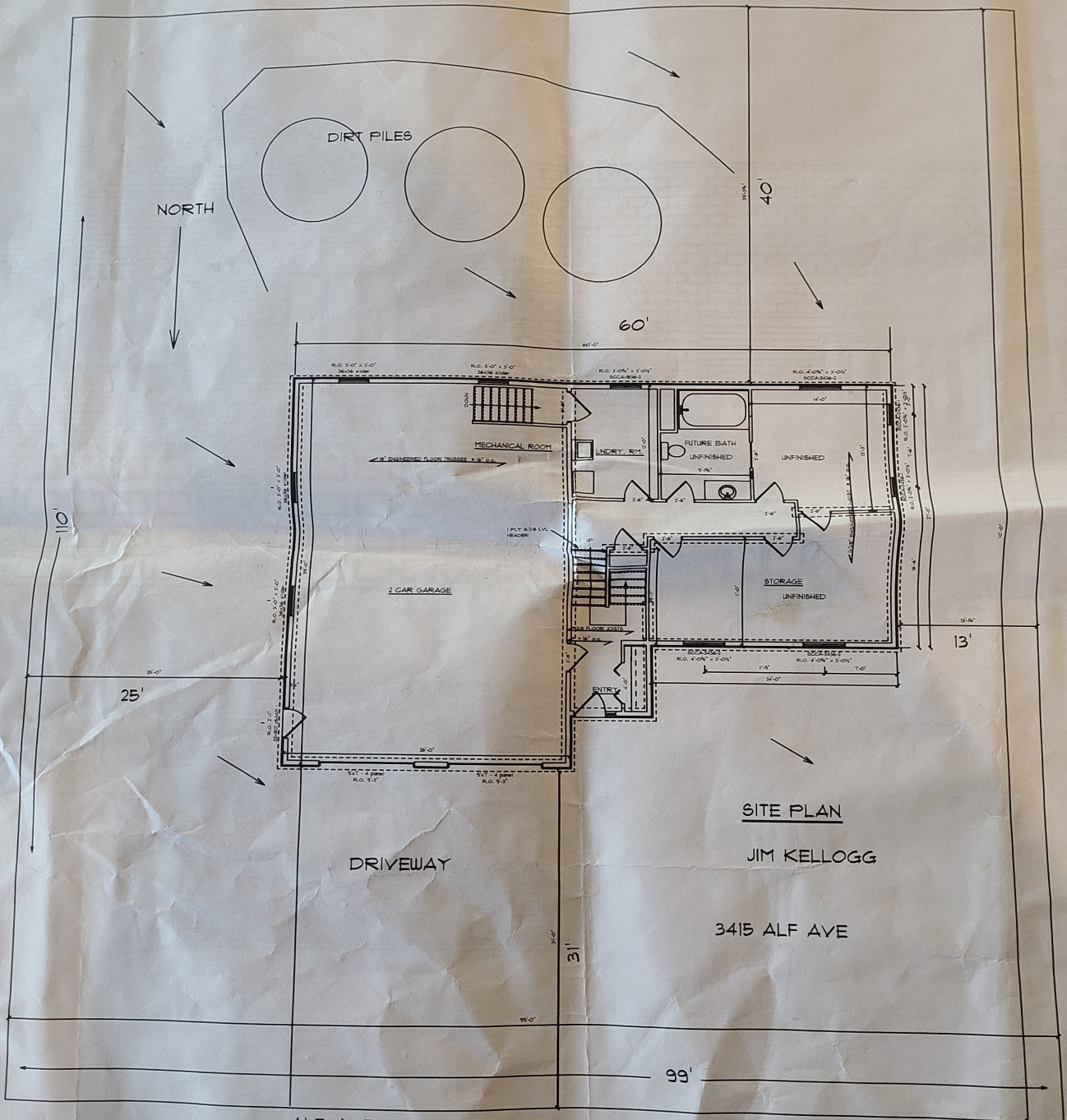


LEFT ELEVATION



RIGHT ELEVATION

LAMONT STREET

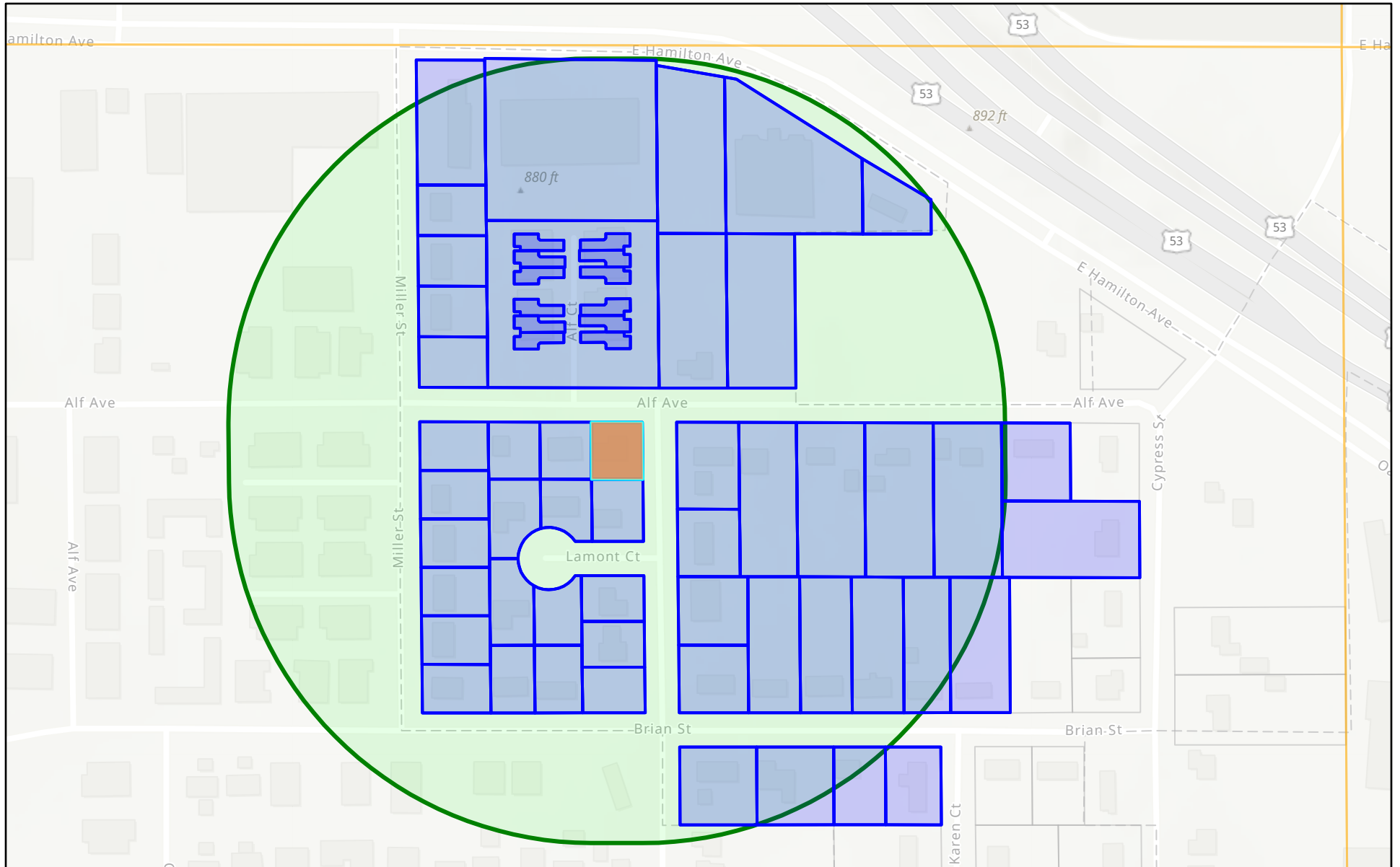


ALF AVE.




SITE PLAN
JIM KELLOGG

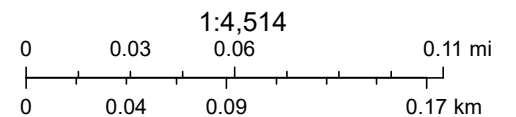
3415 ALF AVE

Public Notification



10/31/2023, 2:20:08 PM

-  County Boundary
-  Tax Parcel
-  Section



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FirstName LastName	Address	City State Zip
JOSHUA MALEK	3426 CYPRESS ST	EAU CLAIRE WI 54701-7617
JEFFREY CONGER	3721 ALF AVE	EAU CLAIRE WI 54701-7692
DUANE A & CAROLYN E THOMPSON PHC DEVELOPMENT LLC	8542 SW 86TH TER 1620 S HASTINGS WAY	OCALA FL 34481-7213 EAU CLAIRE WI 54701-4620
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DONALD L & JACQUELINE M MYERS RDT PROPERTIES EC LLC	3517 ALF AVE N 7903 780TH ST	EAU CLAIRE WI 54701-7608 COLFAX WI 54730-5065
TYLER PRESTON	3624 BRIAN ST	EAU CLAIRE WI 54701-7656
LINDA ANDERSON HERITAGE SENIOR LIVING LLC	3511 ALF AVE 7901 W NATIONAL AVE STE C	EAU CLAIRE WI 54701-7608 WEST ALLIS WI 53214-4568
TERRI KINGSWAN	3421 LAMONT ST	EAU CLAIRE WI 54701-7627
RUSSELL LOWRY	3510 BRIAN ST	EAU CLAIRE WI 54701-7612
ROBERT KLIMPKE DMKD PROPERTIES LLC	3433 LAMONT ST 1614 WEBSTER AVE	EAU CLAIRE WI 54701-7627 EAU CLAIRE WI 54701-6641
ADAM FITZMAURICE 3319 MILLER STREET LLC	3516 BRIAN ST 630 WATER ST	EAU CLAIRE WI 54701-7612 EAU CLAIRE WI 54703-6150
MURYL C OLSON OAK GROVE APARTMENTS LLC	2414 18TH AVE 3306 MALL DR	RICE LAKE WI 54868-9032 EAU CLAIRE WI 54701-7632
ROBERT C & ELLEN M WING	5709 70TH ST	CHIPPEWA FALLS WI 54729-5742
KIRK R & JULIE A FREY	3414 BRIAN ST	EAU CLAIRE WI 54701-7610
GEORGE & EILEEN STURGIS	3424 BRIAN ST	EAU CLAIRE WI 54701-7610
VASANT A & VENU V RAIKAR	3430 LAMONT ST	EAU CLAIRE WI 54701-7662
RONALD R & JUDITH L FUNK	3436 LAMONT ST	EAU CLAIRE WI 54701-7661
THOMAS BAUER TRUST	3412 LAMONT CT	EAU CLAIRE WI 54701-7626
JENNA M LEPPER	3414 LAMONT CT	EAU CLAIRE WI 54701-7626
RANDI & AMY HEIMSTEAD	3408 LAMONT CT	EAU CLAIRE WI 54701-7626
IRENE J ROSKOS	3319 ALF CT	EAU CLAIRE WI 54701-7609
MARK A & PAMELA J CRANDELL	3324 ALF CT	EAU CLAIRE WI 54701-7609

JOANN JOHNSON	3310 ALF CT	EAU CLAIRE WI 54701-7609
DAVID L HANVELT	3313 ALF CT	EAU CLAIRE WI 54701-7609
MICHEAL PETERSON	3315 ALF CT	EAU CLAIRE WI 54701-7609
MARLO M ERICKSON	927 LORING ST STE 2	ALTOONA WI 54720-1195
CALEB A & MELISSA L LOKKEN	3906 RIVERVIEW DR	EAU CLAIRE WI 54703-0145
JARED W GRANDE	2703 SEYMOUR RD	EAU CLAIRE WI 54703-3333
STEVEN O'BRIEN	6650 COUNTY ROAD V	FALL CREEK WI 54742-5050
MIKE MOUA	3415 LAMONT CT	EAU CLAIRE WI 54701-7626
GREGORY CARR	3407 LAMONT CT	EAU CLAIRE WI 54701-7626
LAGESSE TRUST OF 2001	3321 ALF CT	EAU CLAIRE WI 54701-7609
BETTY KEEPERS	3323 ALF CT	EAU CLAIRE WI 54701-7609
CYNTHIA ANN BUCKLI REVOCABLE TRUST	3322 ALF CT	EAU CLAIRE WI 54701-7609
WILLIAM SCOTT	3320 ALF CT	EAU CLAIRE WI 54701-7609
LEONARD R REIMAN	3314 ALF CT	EAU CLAIRE WI 54701-7609
ANNEMARIE KRESSER	3312 ALF CT	EAU CLAIRE WI 54701-7609
ARNOLD & JOANNE SEIFERT CHILDREN'S TRUST	N1824 950TH ST	EAU CLAIRE WI 54701-1824
MITCHELL VANDENMEERENDONK	3531 BRIAN ST	EAU CLAIRE WI 54701-7613
PATRICK E & LAURIE J BOEHM	3611 BRIAN ST	EAU CLAIRE WI 54701-7614
JOHN S & ROSANNE M VONASEK	3511 BRIAN ST	EAU CLAIRE WI 54701-7613
MADLINE PAGLIARO	3510 KAREN CT	EAU CLAIRE WI 54701-7625



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

Housing and Community Development
839-6240

Emergency Services Management
839-4736

Land Information
839-4742

Land Use Controls
839-4743

Building Inspection
839-2944

Land Conservation
839-6226

Planning
839-5055

Memorandum

To: Committee on Planning and Development

From: Ben Bublitz, Land Use Manager, Land Use Controls Division

Date: December 7, 2023

RE: CUP2011-21

Our office has received a request to modify conditional use permit CUP2011-21. The existing permit is for the UWEC Children's Nature Academy at the Priory in the Town of Washington. Currently their daycare facility is at full capacity serving 180 children. The proposal is to use additional space in the current structure which previously served as a chapel area. The additional classroom space would provide capacity for an additional 80 children. The additional space would make a modest reduction to the facilities waitlist of 300 children. There are sufficient parking spaces onsite, and the applicant has consulted with Petersen Onsite to verify the existing wastewater system is sized properly to handle any increase in load.

After review staff recommends approval of the request as submitted.

Priory – CUP2011-21

Condition #2 – Building B Use

Narrative – NOV 16, 2023

Condition #2 of CUP2011-21 for 1190 Priory Road states the applicant shall submit plans, and a written narrative for the use of Building B prior to the commencement of the use of the building. The information presented here relates only to the former chapel area of Building B.

The UWEC Children’s Nature Academy plans to expand services at the Priory based on the need for childcare within the surrounding community. Currently the program is operating at full capacity and maintains a waiting list of 300 children. Throughout the state of Wisconsin, availability of childcare has been a concern for families. Many programs have reduced their capacity based on the ability to find qualified teachers. The Children’s Nature Academy has been fortunate to be able to hire qualified staff and provide childcare for UWEC student parents, UWEC faculty / staff and the community at large.

The proposed expansion would consist of renovating a portion of Building B, the former chapel area, by adding 4 classrooms for children ages 2 ½ - 12 years of age. A copy of the plans for the expansion area are included with this narrative. ***These additional classrooms would increase the licensing capacity by 80 childcare slots***, for a total of 260 children in the existing and expanded area. Many families on the wait list and currently enrolled have multiple children who attend the program. Additional rooms would be designated for bathrooms, an office or multipurpose room, and a teacher work room. Additional playground space will be added through a modification of the current playground space.

The new expansion will require the equivalent of 8 full-time employees to serve as teaching staff. Administrative support and additional support staff will be available as needed for supervision, breaks and planning time. UWEC students will be welcome for experiential learning opportunities as requested by various departments on campus. Typically, the program collaborates with various departments on campus and within the community based on a common mission and objectives. Experiential learners, volunteers and program visitors are not granted access to the Children’s Nature Academy. All employees and individuals working at the program over time, including student teachers and semester placements, adhere to the licensing guidelines and complete fingerprint background checks through the Department of Children and Families. A shuttle service provides transportation to and from the main campus so UWEC students are not required to purchase parking passes for short term placement.

A security plan has been developed that will include: 1. Authorized access during operational hours for all doors. 2. Computer sign-in and child tracking. 3. Video coverage connected to campus police at all exits and the main hallway. The current drop-off and pick-up space will not change. Space is designated directly in front of the building as 10- minute parking. Even at peak times of the day, when all staff and students are at the Priory, approximately 60% of parking spaces in front of the building are utilized.

Currently the Children’s Nature Academy is licensed by the Department of Children and Families and is accredited by the National Early Childhood Program Accreditation (NECPA). The program cares for children ages 6 weeks of age through age 12. School age care is provided on days when school is not in session. The program hours will be 7:00 a.m. – 8:30 p.m., Monday - Friday, with occasional Saturday hours. The program currently offers evening hours for those individuals who have classes during these times if there is a family who cannot access these services elsewhere. These conditions have been discussed with childcare licensing, and handbook revisions for the new space are already in progress.

Priory – 1190 Priory Road
Condition #2 – Building B Use
Additional Project Information
November 16, 2023

Following is a list of additional items related to the expansion of the Children’s Nature Academy into the former chapel area of Building B:

Ayres Associates – assisted in the feasibility analysis for the program expansion and is preparing construction plans. Ayres will be actively involved in the permitting and construction phases of the project.

Market & Johnson – will oversee the expansion improvements.

Parking Lot – the existing parking lot does not need to be expanded to accommodate the Children’s Nature Academy expansion.

Playground – the large playground will be modified to incorporate safety measures for lockdowns and intruder situations.

Wastewater – the Priory facility is served by a WIDNR permitted and regulated lagoon system. The WPDES (Wisconsin Pollutant Discharge Elimination System) permit for the lagoon system was reissued on April 20, 2023. The permit term was effective May 1, 2023, and expires March 31, 2028. The permit outlines the monitoring, sampling and reporting requirements for the system. Please refer to the Petersen Onsite letter for additional information.

November 16, 2023

Re: 6001 Blugold Priory Lagoon Onsite Wastewater Treatment and Dispersal System Status Letter – 231114-6001

To Whom It May Concern-

As the Certified Wastewater Operator and contracted Management Company for the Priory Onsite Wastewater Treatment and Dispersal System, Petersen Management Company is providing this report document, at the request of the owners and interested parties, as to the status of the property's onsite wastewater treatment and dispersal system which serves the Priory and activities therein.

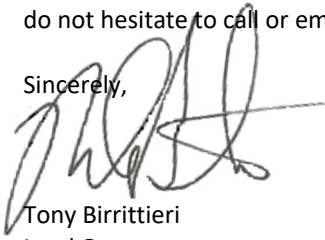
The Priory wastewater system is strictly regulated by the Department of Natural Resources via Wisconsin State Permit #0060887. The permit requires regular site visits and dictates a management plan to ensure the system is operating correctly and disperses treated water well within the standards of public health. Petersen Management Company provides routine visits and daily operational procedures to ensure the onsite wastewater system is performing to the standards set forth by the WIDNR permit while maintaining efficient operation.

The status of the system is very good. The system is well within the requirements of the issued permit and continues to operate efficiently, producing a very high-quality effluent. The equipment in the wastewater system is maintained on a regular basis with service records and replacement items documented. All mechanical items within the system appear to be in good working order and the dispersal area has been and continues to operate as designed showing no signs of future failure.

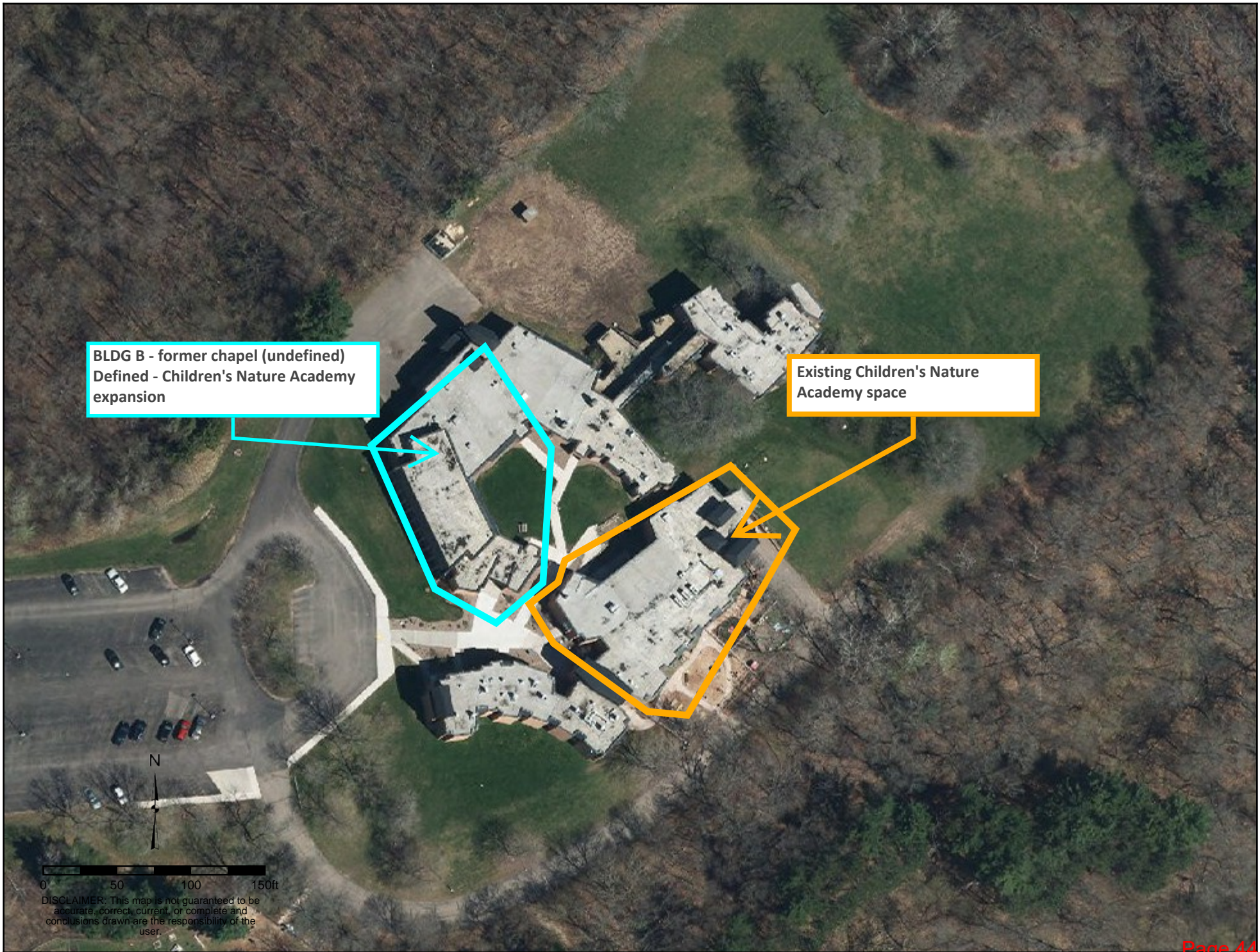
It is our opinion that the system is in good working order and with continued management and operations in concurrence with the WIDNR operating permit and the needs of the system, the system life span should be indefinite. **The system is very much capable of handling the proposed increase in facility usage.**

Thank you for asking Petersen Management Company to help you with the planning for the future of your system. Please do not hesitate to call or email with any questions. We look forward to serving you.

Sincerely,



Tony Birrittieri
Lead Operator
WIDNR Certified Wastewater Operator #3521



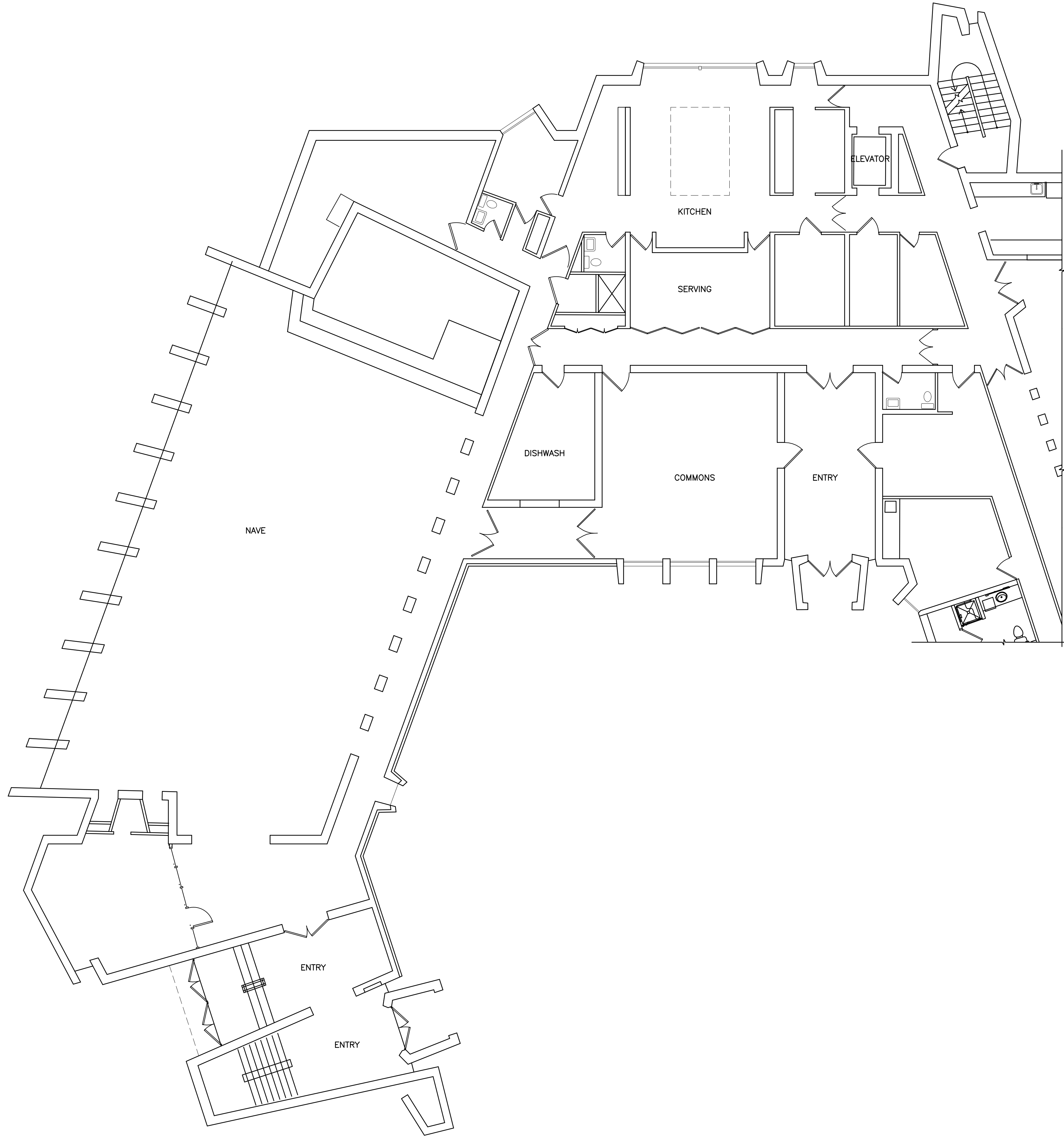
**BLDG B - former chapel (undefined)
Defined - Children's Nature Academy
expansion**

**Existing Children's Nature
Academy space**

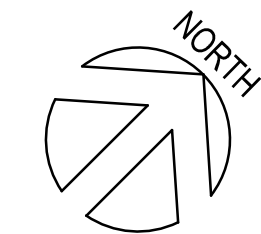


0 50 100 150ft

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



1 MAIN LEVEL EXISTING FLOOR PLAN
SD1 SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

COMMONWEAL / UWEC PRIORITY NAME
CHILDREN'S NATURE ACADEMY RENOVATION
 1190 PRIORITY ROAD, EAU CLAIRE, WISCONSIN, 54701

Eau Claire Office
 3433 Chippewa Falls Parkway
 Eau Claire, Wisconsin 54701
 (715) 834-3161

River Falls Office
 2717 Superior Street, Suite 204
 River Falls, Wisconsin 54022

AYRES

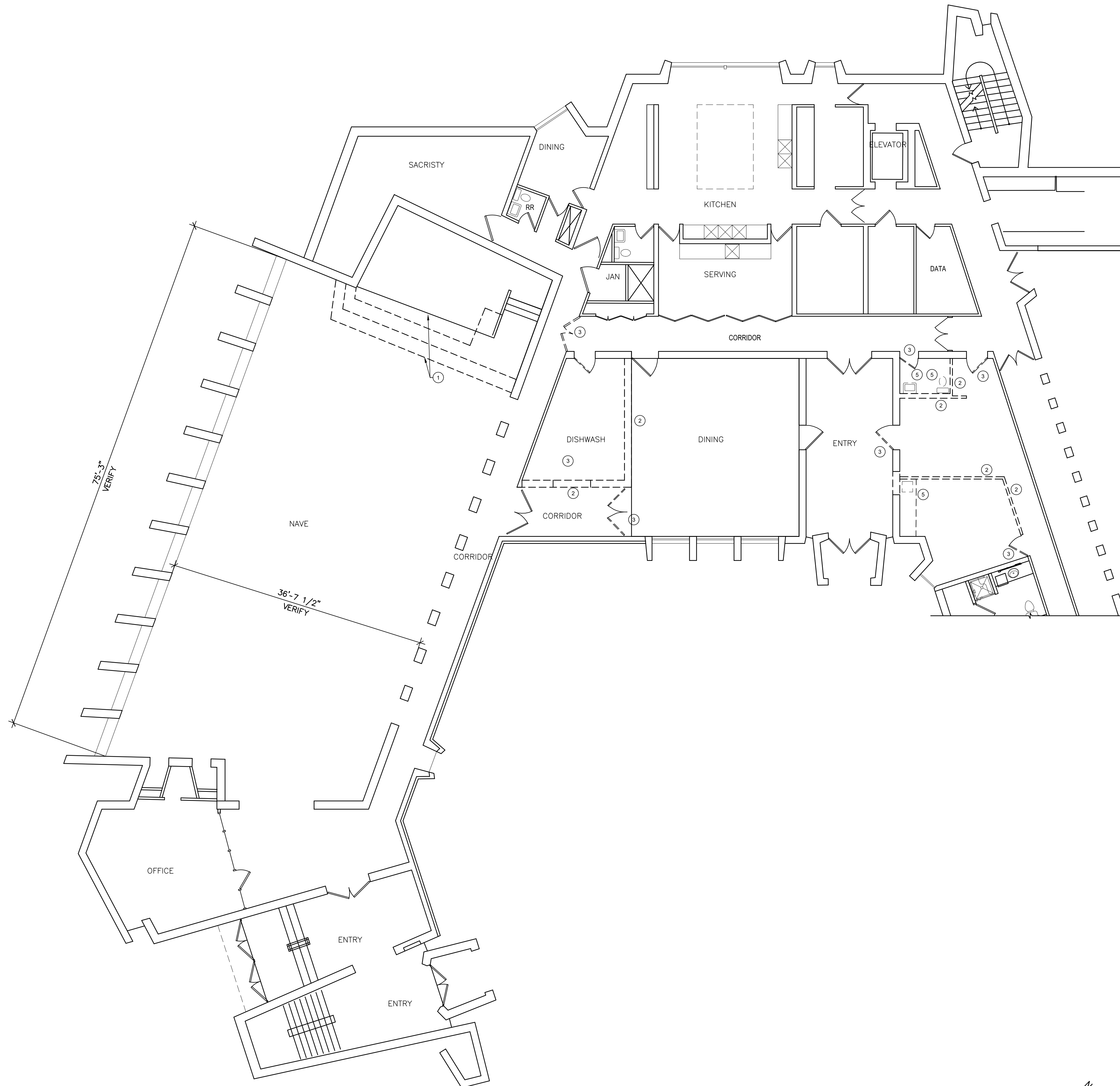
THE DESIGNS AND PLANS INDICATED ON THE DRAWINGS ARE THE PROPERTY OF AYRES ASSOCIATES. ALL RIGHTS ARE RESERVED. NO DESIGNS OR PLANS SHALL BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF AYRES ASSOCIATES.

REV. AUGUST 2023
 PROJECT No: 08-1991.00

SHEET CONTENTS

SD1

BUDGET REVIEW



DRAWING KEY	
EXISTING WALL TO REMAIN	EXISTING DOOR TO REMAIN
NEW WALL	NEW DOOR

*** GENERAL NOTES:**
 PAINT ALL NEW INTERIOR GYP. BD. SURFACES EXPOSED TO VIEW.
 PROVIDE RESILIENT BASE AT NEW PARTITIONS AS NEEDED.
 CAULK ALL JOINTS AT DISSIMILAR MATERIALS.
 PROVIDE TYPICAL TOILET ROOM ACCESSORIES IN EACH TOILET ROOM.
 PROVIDE HEAVY DUTY HARDWARE AT EACH NEW DOOR AS APPROPRIATE FOR THE FUNCTION OF THE DOOR, AND TO MEET CODES.

NUMBERED DEMOLITION NOTES:
 1. REMOVE EXISTING RISERS AS REQUIRED FOR NEW WORK. EXISTING CONSTRUCTION ASSUMED TO BE TERRAZZO TOPPING ON CLAY TILE SUB-FLOOR OVER STRUCTURAL CONCRETE SLAB FLOOR.
 2. REMOVE MASONRY BLOCK WALL.
 3. REMOVE WOOD DOOR AND FRAME.
 4. REMOVE WINDOW AND FRAME ENTIRELY.
 5. REMOVE EXISTING TOILET FIXTURES. CAP PIPING, PATCH FLOOR AND WALLS.

1
SD4

MAIN LEVEL ALTERNATE DEMOLITION FLOOR PLAN

SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

COMMONWEAL / UWEC PRIORY NAME
CHILDREN'S NATURE ACADEMY RENOVATION
 1190 PRIORY ROAD, EAU CLAIRE, WISCONSIN, 54701

Eau Claire Office
 323 Chippewa Falls Parkway
 Eau Claire, Wisconsin 54701
 (715) 834-3161

River Falls Office
 2715 Sunnyside Street
 River Falls, Wisconsin 54022

AYRES

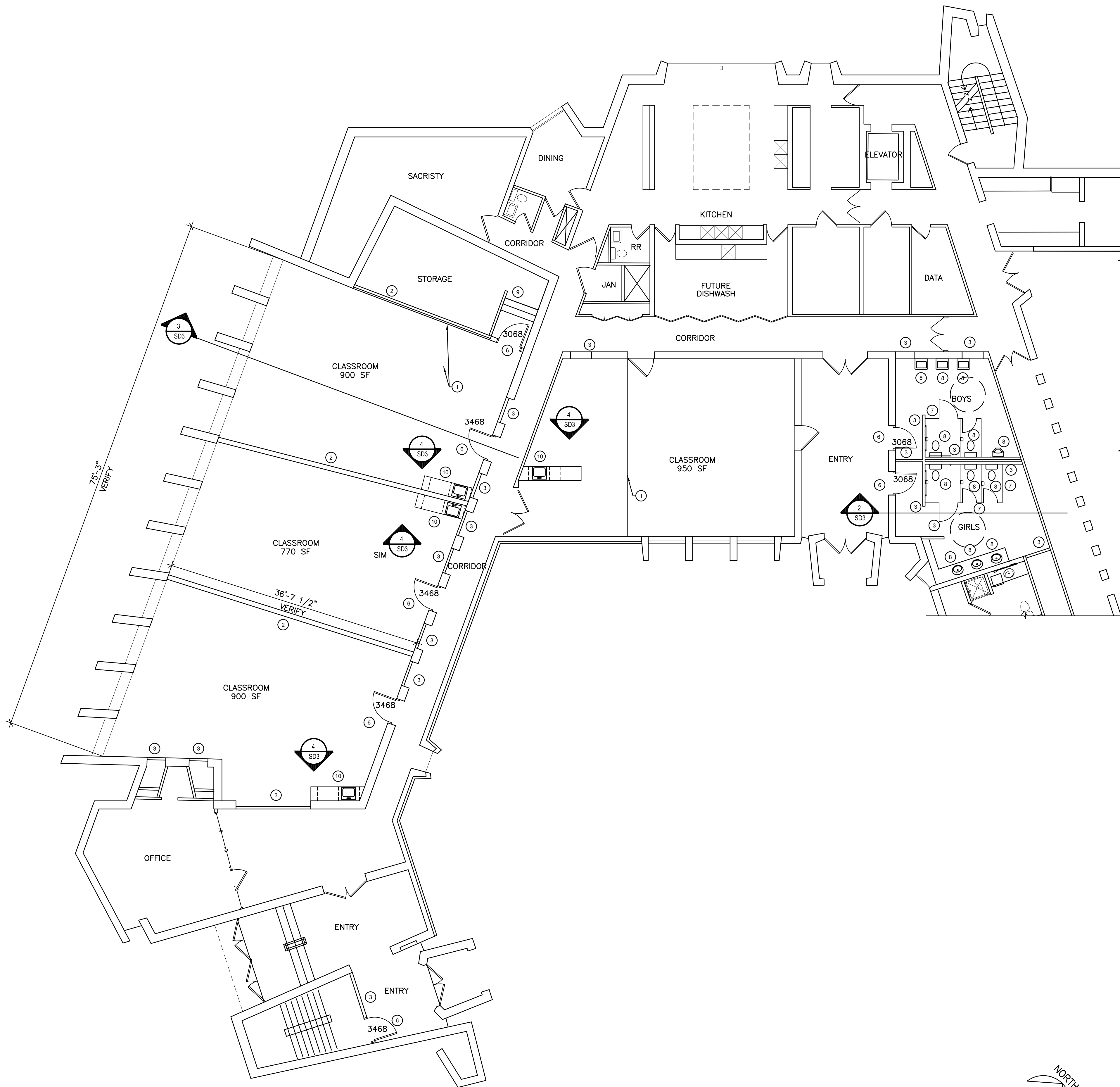
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REV. AUGUST 2023
 PROJECT No: 08-1991.00

SHEET CONTENTS

SD2

BUDGET REVIEW

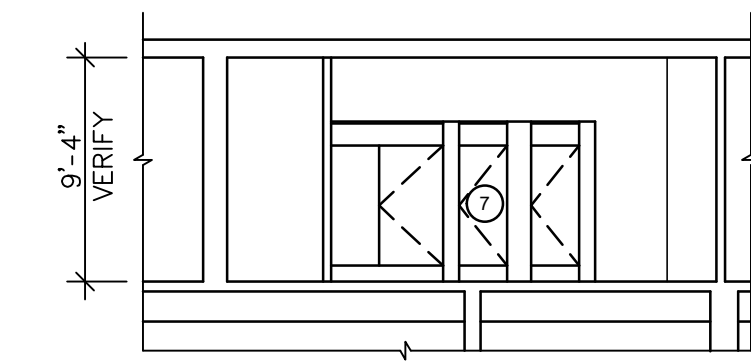


1 SD3 MAIN LEVEL ALTERNATE RENOVATION FLOOR PLAN
SCALE: 1/8" = 1'-0"

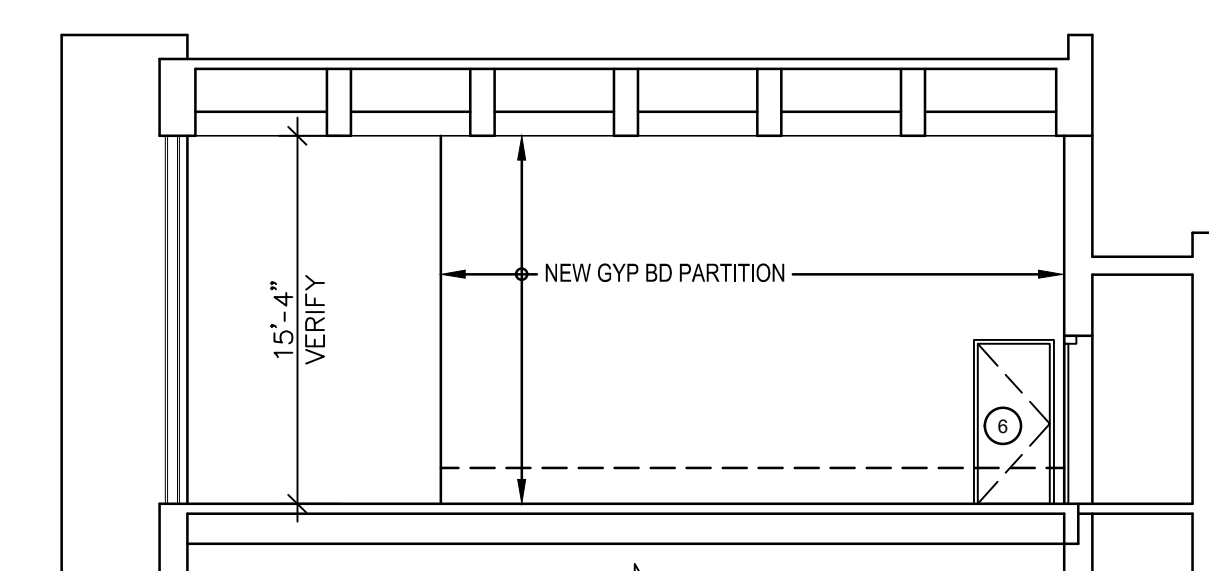
DRAWING KEY	
EXISTING WALL TO REMAIN	EXISTING DOOR TO REMAIN
NEW WALL	NEW DOOR

*** GENERAL NOTES:**
 PAINT ALL NEW INTERIOR GYP. BD. SURFACES EXPOSED TO VIEW.
 PROVIDE RESILIENT BASE AT NEW PARTITIONS AS NEEDED.
 CAULK ALL JOINTS AT DISSIMILAR MATERIALS.
 PROVIDE TYPICAL TOILET ROOM ACCESSORIES IN EACH TOILET ROOM.
 PROVIDE HEAVY DUTY HARDWARE AT EACH NEW DOOR AS APPROPRIATE FOR THE FUNCTION OF THE DOOR, AND TO MEET CODES.

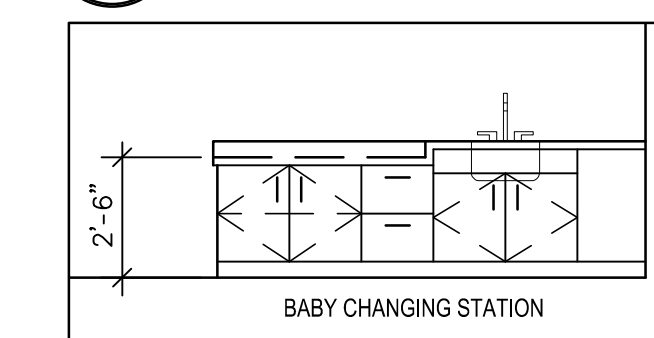
- NUMBERED RENOVATION NOTES:**
- PATCH FLOOR WITH CERAMIC FLOOR TILE TO MATCH ADJACENT FINISH FLOOR ELEVATIONS. COORDINATE TILE COLOR AND FINISH WITH ADJACENT MATERIALS.
 - NEW PARTITION: 6" METAL STUD AT 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, FULL BATT INSULATION, FULL HEIGHT OF ROOM.
 - NEW PARTITION: 2-1/2" METAL STUDS AT 16" O.C. WITH 5/8" GYP. BD. EACH SIDE, WITH FULL BATT INSULATION, TO INFILL OPENING.
 - EXTERIOR PARTITION: 6" METAL STUDS AT 16" O.C. WITH PRE-FINISHED EXTERIOR METAL PANEL, WEATHER BARRIER, 5/8" EXTERIOR SHEATHING, FULL BATT INSULATION AND 5/8" WATER RESISTANT GYP. BD. INTERIOR.
 - WALL FURRING: 3-5/8" METAL STUDS AT 16" O.C. WITH 5/8" WATER RESISTANT GYP. BD., FULL HEIGHT.
 - NEW WOOD DOOR IN WOOD FRAME OR H.M. FRAME.
 - NEW SOLID POLYMER PRIVACY TOILET PARTITION, OVERHEAD BRACED.
 - NEW PLUMBING FIXTURE.
 - NEW WOOD STEPS, RISERS, RAILING AND HANDRAIL AS REQUIRED.
 - NEW HANDWASH SINK IN P.LAM. COUNTERTOP WITH P.LAM. BASE CABINETS FOR SINK AND CABINETS WITH DOORS AND DRAWER.



2 SD3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 SD3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



4 SD3 CASEWORK ELEVATION
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

MARK	DATE	DESCRIPTION

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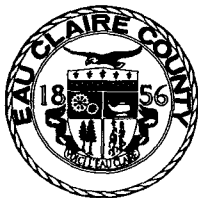
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REV. AUGUST 2023
 PROJECT No: 08-1991.00

SHEET CONTENTS

SD3

BUDGET REVIEW



Eau Claire County
DEPARTMENT OF PLANNING
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 Eau Claire County Courthouse, Rm. 1510
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 Eau Claire, Wisconsin 54703-5481
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 Land Use Controls
839-4743
 Building Inspection
839-2944
 Land Conservation
839-6226
 Planning
839-5055
 County Surveyor
839-4742

November 28, 2011

IEI, LLC
 UW EAU CLAIRE FOUNDATION
 105 GARFIELD
 EAU CLAIRE WI 54703

NOTIFICATION OF ACTION ON CONDITIONAL USE PERMIT

On Tuesday, November 22, 2011 the following action was taken by the Committee on Planning & Development on a conditional use permit CUP2011-21 requested for a planned unit development for a child care center, residence halls, and future public university uses in the RH Rural Homes District, being located in the part of the E 1/2 of the NE 1/4 of Section 6, and in part of W1/2 of the NW 1/4 of Section 5, T26N, R9W. Town of Washington, address, 1190 Priory Rd. Owner: IEI, LLC, UW-Eau Claire Foundation, Agent: Atty. Dave Anderson c/o Ruder Ware, LLSC pursuant to 18.07.030 A of the Eau Claire County Code.

The committee after receiving staff analysis and recommendations and after considering the testimony given at the hearing has approved the conditional use permit with conditions (see attached conditions). **The permit is not valid until such time as all conditions are met and approval granted by the Eau Claire County Planning and Development Department.**

In the event that the petitioner, the county, or an aggrieved person objects to the decision of the Committee, they have 30 days from the date the decision is written and filed to appeal the decision to the Eau Claire County Board of Land Use Appeals. Appeal applications can be obtained from the Eau Claire County Planning & Development Department, 721 Oxford Avenue, Eau Claire Wisconsin

November 28, 2011
 Date

James M. Elin, Clerk
 Committee on Planning & Development

C: Landowners within 660' of request

CONDITIONAL USE PERMIT #CUP2011-21

On Tuesday, November 22, 2011, the Eau Claire County Committee on Planning and Development approved the issuance of a conditional use permit for a planned unit development for a child care center, residence halls, and future public university uses in the RH Rural Homes District, being located in the part of the E ½ of the NE ¼ of Section 6, and in part of W1/2 of the NW ¼ of Section 5, T26N, R9W. Town of Washington, address, 1190 Priory Rd. Owner: IEI, LLC, UW-Eau Claire Foundation, Agent: Atty. Dave Anderson c/o Ruder Ware, LLSC, Eau Claire County, Wisconsin and subject to the following conditions:

1. The conditional use permit authorizes a planned unit development for the existing buildings labeled as "A" and "C" on the site plans to be used for a childcare center and a residence hall.
2. The applicant shall submit the future plans (and written narrative explaining the use, anticipated employees, classrooms, conference halls, etc...) for the use of building "B" to the Department on Planning and Development prior to the commencement of the use of the building. The Committee on Planning and Development will review the written narrative and plans at a scheduled committee meeting to determine compliance with the Planned Unit Development standards. In accord with Section 18.21.100 B. Any alteration of a site plan or the established conditions of the approved CUP shall require a public hearing by the committee. The town board shall be forwarded all information regarding the future plans of building "B".
3. The floor plan submitted with the application, illustrating the proposed layout of the PUD, including the uses of each building will be attached to and made a part of the conditional use permit.
4. The childcare center shall obtain necessary license(s) from the State of Wisconsin to operate such a facility and shall submit a copy of the license to the Department prior to beginning operation of the facility. The facility shall be operated in accord with the license requirements, including limits on the number of infants and children that may be cared for.
5. The applicant shall obtain any necessary storm water and erosion control permits from the Land Conservation Division for any land disturbing activity that requires approval per Ch. 17.05 of the County Code, including the installing of the additional parking spaces. This approval is not valid until a storm water and erosion control permit has been issued for the land disturbing activities, if necessary.
6. Plans for any outdoor play area for the child and infant day care facility shall be submitted to the Planning and Development Department and shall comply with all requirements for such areas. Plans for outdoor play areas shall be submitted prior to the construction of any outdoor play areas.
7. A separate permit shall be obtained from the Department of Planning and Development for a sign for the facility, in accord with the sign permitting requirements in Chapter 18.26 of the Eau Claire County Code.
8. Hours and days of operation shall be as follows:
 - a. Child and infant day care operation: 7:00 am to 9:00 pm, Monday through Sunday. The Supervisor of Land Use Controls shall have the authority to exercise some discretion in authorizing any changes in the hours of operation or days of operation, and may require an application for a new conditional use permit.
 - b. Residence halls and University uses: None proposed. The committee may establish hours of operation, after a holding a public hearing, if conflicts arise in the future.
9. The owner shall allow staff from the Eau Claire County Department of Planning and Development to enter the property at reasonable times to inspect the premises for compliance with the conditions of the permit.

10. 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.

Under Section 18.21.080 of the county zoning code, a conditional use permit shall lapse and become void one year after the approval of the committee unless a certificate of occupancy has been issued or a land use permit has been issued.

Under Section 18.21.090, this permit is subject to revocation or modification of or further conditioning by the Committee if:

A. The Committee finds that there has been noncompliance with any of the conditions established above.

B. The Committee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing and heard in the following manner.

Whenever, in the opinion of the Zoning Officer or the Committee, the conditions of the granting of this conditional use permit have been violated, the Zoning Officer shall call a hearing to be held on the matter of revocation of said permit by giving notice of hearing as provided in the Zoning Code – Eau Claire County, and in addition thereto, by serving by mail upon the owner of such property, as such fact appear from the latest tax rolls of the County of Eau Claire an order to show cause why such permit should not be revoked.

After the conduct of such revocation hearing, the Committee may revoke such permit, modify the same or deny the revocation.



**Eau Claire County
DEPARTMENT OF PLANNING
AND DEVELOPMENT**

Eau Claire County Courthouse, Rm. 1510
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Land Conservation
839-6226
Planning
839-5055
County Surveyor
839-4742

CONDITIONAL USE PERMIT APPLICATION

Property owner: IEI, LLC, a wholly owned subsidiary of UW-Eau Claire Foundation, Inc. Agent (if not owner): Attorney David G. Anderson
Mailing address: 105 Garfield Eau Claire, WI 54703 Mailing address: c/o Ruder Ware, LLSC PO BOX 187 Eau Claire, WI 54702-0187

Owner Cell / Daytime phone: (715) 836-5180 Agent Cell / Daytime phone: (715) 834-3425

Email Address: waykk@uwec.edu Site Address: 1190 Proovy Rd.

Property Description: 1/4, 1/4, Sec. , T N, R W, Town of Please see attached

Computer(s) #: 024 - 1141 - 09 - 000 , 024 - 1141 - 02 - 000 , 024 - 1139 - 06 - 000 , 024 - 1139 - 04 - 000

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. Applications are due by 5:00 PM of the Tuesday two weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included.

- Complete the attached supplemental information sheet.
- Attach a scaled site plan (see supplemental information sheet for the list of required items).
- You must contact the Town to coordinate a recommendation on your application, before the County public hearing. The County will forward your application to the Town chair and clerk. You may be asked to attend a Town meeting to discuss your application. The Town may make a recommendation to the County on or before the public hearing date. **This conditional use permit request is scheduled on the Town agenda: 11/3/2011**
- \$448.00 application fee, (non-refundable) payable to Eau Claire County Treasurer.

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information and shooting video 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: David G. Anderson, by Kimera Way Date: 10/25/2011
IEI, LLC, by Kimera Way

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 his/her application. All site plans, pictures, etc. become the property of the Department and will remain in the file.

COUNTY USE ONLY

Application accepted and complete: ___/___/___ By: _____

Scheduled Hearing Date: ___/___/___ Fee received ___/___/___

Receipt Number: _____

61

**SUPPLEMENTAL INFORMATION
FOR A CONDITIONAL USE PERMIT**

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

- (1) Building A will be used predominantly as a day care center.
Part of the structure may remain as dormitory space.
- (2) Other Buildings (B & C) will be used for private or public
school purposes.
- (3) Application is made at this time for a planned unit development
pursuant to Chapter 18.27 and 18.07.030A.

IF THE PROPOSED USE INVOLVES A BUSINESS ACTIVITY, DESCRIBE THE FOLLOWING:

description of the type of business activity _____

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 (with plants, fences, walls, etc.) _____

LEGAL DESCRIPTION

Parcel A:

That part of the fractional NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin, lying South of Interstate 94 right of way.

Parcel #024-1139-04-000

Parcel B:

The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 5, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin, EXCEPT Interstate 94 right of way.

Parcel #024-1139-06-000

Parcel C:

The fractional NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin, lying South of Interstate 94 right of way.

Parcel #024-1141-02-000

Parcel D:

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 6, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

Parcel #024-1141-09-000

63

2. ARCHITECTURE

The following report is the result of a site visit by Gary Boehlke of Hoffman LLC that occurred on May 9, 2007. Building observations, construction plan review, and interviews with staff were all used in the preparation of this report.

2.1 1964 Building A- Retreat/Conference Center

A. Existing Data

1. This building provides both retreat/conference meeting space for various size groups along with overnight accommodations for guests and retreatants. The building has three levels and is basically divided by a stairwell and entry point that separates the meeting & administrative portion of the building from the sleeping areas.
2. The northern-most section of the building provides meeting space on all three levels with only the east half of the lowest level exposed to grade.
3. Ground Floor (lowest level)
 - a. There is one larger meeting/classroom signed "Benet" and one smaller more informal space at the north end signed "Downside".
 - b. A food serving kitchen (formerly chemistry storage) and dining space (formerly chemistry lab) is provided in the lowest level.
 - c. There are several storage rooms along the west side of the corridor, some of which were locked and were not accessible for this walk-through.
 - d. There is an elevator near the north end of the building with access to all three levels, G-1-2.
 - e. Exits are provided via an at grade entry on the north end and a stairwell at the south end.
 - f. Lockers indicated on the original drawings in the corridor have been removed. A long coat rack has replaced the lockers on the south end of the corridor.
 - g. Floor finishes: terrazzo in the corridor & stairwells, ceramic tile in the serving kitchen, and carpet in the dining and meeting spaces.
 - h. The corridor is 2x4 suspended ceiling tile @ 91" a.f.f.
 - i. The large meeting room "Benet" is air conditioned.
 - j. The original incinerator is still in place in a room near the north end of the corridor.
4. First Floor
 - a. This level has three equally sized meeting rooms that were formerly classrooms. These rooms are signed "Norwich", "Caldey", and "Whitby".
 - b. A fourth classroom has been converted into the business/marketing office, signed as "Office". There is an adjacent copy/storage room to the south and one private office for Sister Judy (formerly Principal's office).
 - c. There is a small lounge signed as "York" that is adjacent to the business office. This room also has an adjacent room with a computer for Internet access. York also has a fax machine available for use by guests.
 - d. The far north end of the building is a suite that includes two offices, a waiting lounge and two small rooms for storage and a piano. This suite is the "Office of Development"
 - e. The former recreation room is utilized as a large group gathering/conference area and is named "Caedmon".

64

- f. The room to the west of the gathering area, adjacent to Caedmon, is a gift shop.
- g. South of the main entry/stairwell that divides the building into two sections is the wing that accommodates the guest rooms. Many of the guest rooms that originally only had a partial wall separating two rooms, have been fully divided.
- h. All guest rooms have had sinks and vanity bases installed.
- i. Common bathrooms have had some minor renovations to accommodate separate men's and women's facilities.
- j. There is one bedroom with a private bathroom on this level for Sister Judy.
- k. The east end of this wing is a dead-end corridor.
- l. Floor finishes: Main corridor and stairwells are terrazzo; Offices and meeting spaces are carpet; guest rooms are carpet; public bathrooms are ceramic tile.
- m. Ceiling finishes: Main corridor is 2x4 suspended ceiling tile @ 90" a.f.f.; most other areas are exposed, unfinished concrete.

5. Second Floor

- a. At the far north end of this level there is a large art/crafts room with the original tables and casework. A small studio on the north end of this area has a kiln.
- b. There are two meeting rooms on the east side of the main corridor signed as "Tyburn" and "Durham". A large functioning "Library" and "Fireside" room are the only other public spaces on this level.
- c. South of the main stairwell is a guest room wing that is almost identical to the level below.
- d. At the west end of the guest wing there is a laundry room available for guests to use.
- e. Floor finishes: Main corridor, stairwells and Library are terrazzo; meeting rooms and Fireside room are carpeted; guest rooms are carpeted; public bathrooms are ceramic tile.
- f. Ceiling finishes: Main corridor is 2x4 suspended ceiling tile @ 90" a.f.f.; most other areas are exposed unfinished concrete.

B. Code Assessment

- 1. Occupancy for this building is a combination of Assembly (A-3), Business (B) and Transient Residential (R-1).
- 2. The building has no sprinkler system.
- 3. Building structure is all non-combustible materials, primarily cast-in-place concrete and masonry.
- 4. Gross building floor area (approximate):
 - Ground Floor: 8,924 gsf
 - First Floor: 14,575 gsf
 - Second Floor: 11,769 gsf
 - Building A Total: 35,268 gsf

65

- f. The room to the west of the gathering area, adjacent to Caedmon, is a gift shop.
 - g. South of the main entry/stairwell that divides the building into two sections is the wing that accommodates the guest rooms. Many of the guest rooms that originally only had a partial wall separating two rooms, have been fully divided.
 - h. All guest rooms have had sinks and vanity bases installed.
 - i. Common bathrooms have had some minor renovations to accommodate separate men's and women's facilities.
 - j. There is one bedroom with a private bathroom on this level for Sister Judy.
 - k. The east end of this wing is a dead-end corridor.
 - l. Floor finishes: Main corridor and stairwells are terrazzo; Offices and meeting spaces are carpet; guest rooms are carpet; public bathrooms are ceramic tile.
 - m. Ceiling finishes: Main corridor is 2x4 suspended ceiling tile @ 90" a.f.f.; most other areas are exposed, unfinished concrete.
5. Second Floor
- a. At the far north end of this level there is a large art/crafts room with the original tables and casework. A small studio on the north end of this area has a kiln.
 - b. There are two meeting rooms on the east side of the main corridor signed as "Tyburn" and "Durham". A large functioning "Library" and "Fireside" room are the only other public spaces on this level.
 - c. South of the main stairwell is a guest room wing that is almost identical to the level below.
 - d. At the west end of the guest wing there is a laundry room available for guests to use.
 - e. Floor finishes: Main corridor, stairwells and Library are terrazzo; meeting rooms and Fireside room are carpeted; guest rooms are carpeted; public bathrooms are ceramic tile.
 - f. Ceiling finishes: Main corridor is 2x4 suspended ceiling tile @ 90" a.f.f.; most other areas are exposed unfinished concrete.

B. Code Assessment

- 1. Occupancy for this building is a combination of Assembly (A-3), Business (B) and Transient Residential (R-1).
- 2. The building has no sprinkler system.
- 3. Building structure is all non-combustible materials, primarily cast-in-place concrete and masonry.
- 4. Gross building floor area (approximate):
 - Ground Floor: 8,924 gsf
 - First Floor: 14,575 gsf
 - Second Floor: 11,769 gsf
 - Building A Total: 35,268 gsf

2.2 1964 Building B- Monastery; Common Area/Administration

A. Existing Data

1. This building includes the majority of the common and administrative areas of the Monastery. The only connection to Building A is via underground tunnel which we did not access for this walk-through. This building is directly connected to Building C at the first floor and basement levels.
2. There are three primary entry points; one for the Chapel, one for the dining areas and one for the Sister's administrative offices and visitors.
3. Basement
 - a. This level of Building B includes a large garage space, mechanical/electrical rooms, laundry facilities, maintenance shop, along with storage/work areas for records and archives. Additionally an area of the basement has been remodeled for three Sisters bedrooms/bathrooms with wood-framed partitions
 - b. The basement below the Chapel is divided into finance records storage, archives and maintenance shop. Included within the maintenance shop is the main electrical switchgear. Adjacent to the maintenance shop is a large storage room. We did not access this room for this walk-through.
 - c. The basement below the main dining area has been remodeled to accommodate living space for three bedrooms, a living room, office/den and toilet/bathing.
 - d. Stairwell access to the sub-basement boiler room in Building C is along the basement corridor connecting Buildings B & C.
4. First Floor
 - a. This level of Building B consists primarily of the Main Chapel, prep kitchen, (2) large dining rooms, large living room and administrative offices for the Sisters and lay staff.

B. Code Assessment

1. Occupancy for this building is a combination of Assembly (A-3) & Business (B).
2. The building has no sprinkler system.
3. Building structure is all non-combustible materials, primarily cast-in-place concrete and masonry.
4. Gross building floor area (approximate):
 - Basement: 13,259 gsf
 - First Floor: 14,964 gsf
 - Building B Total: 28,223 gsf

65

2.3 1964 Building C- Monastery; Sister's Sleeping Area

A. Existing Data

1. This is a two story plus basement and sub-basement building that is primarily the Sister's bedrooms, along with their private toilet and bathing facilities.
2. The sub-basement is strictly a mechanical equipment room.
3. The basement is used primarily for storage and mechanical. One room is set up as an office/music room, and one room for a Sister's activity room.
4. The first and second floors are the Sister's bedrooms and bathing facilities. First floor also includes a small room for laundry and another small room with a beauty chair.
5. Primary access to this building is via Building B through connecting corridors at both the basement and first floor levels. The connecting corridors at basement and first floor ramp up from Building B to C. Drawings indicate the elevation change in the basement to be 2'-11" and at first floor to be 1'-4".
6. The original drawings indicate a wing to the northwest that was never constructed.

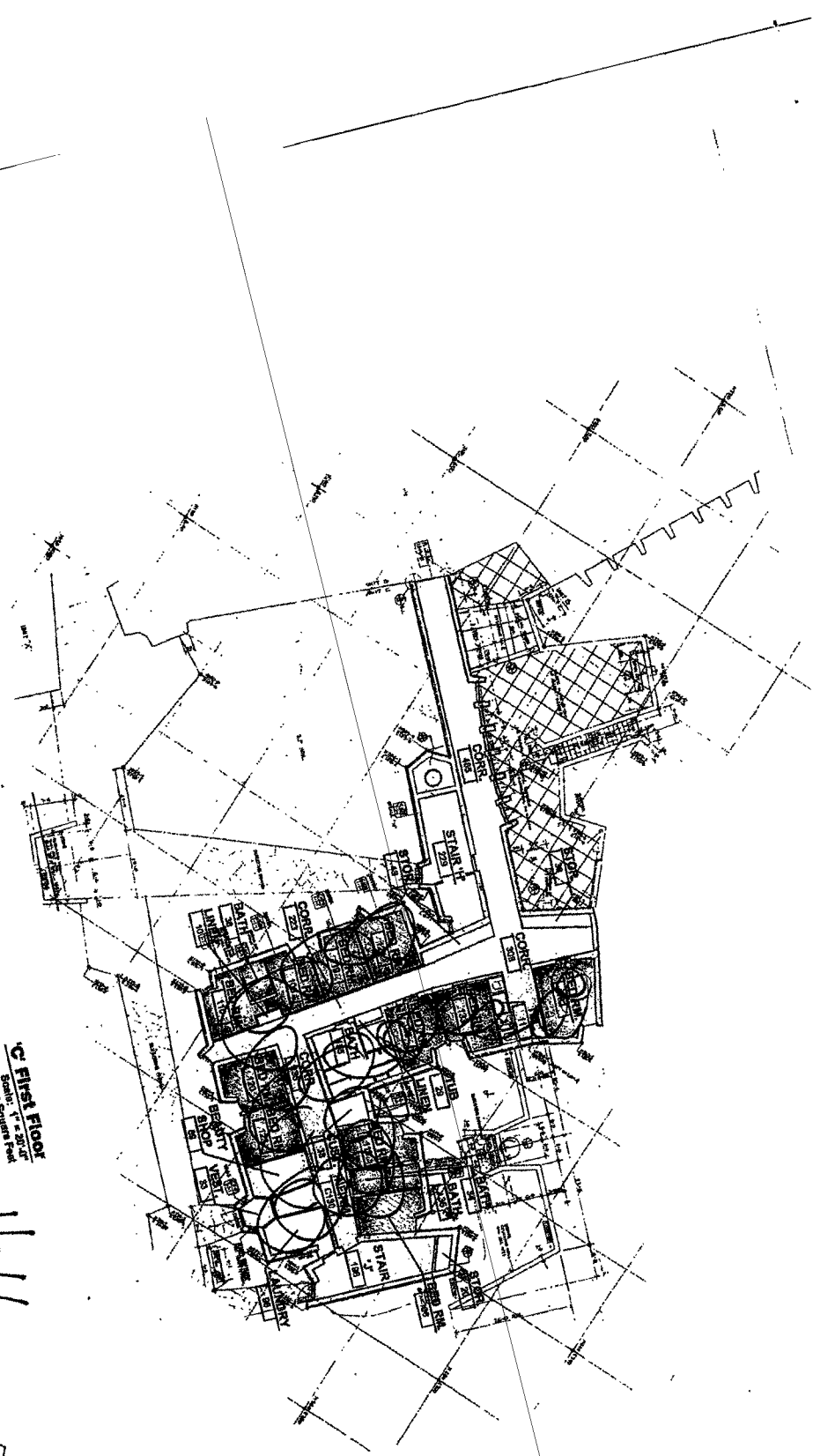
B. Code Assessment

1. Occupancy for this building is a combination of Storage (S-1) and Residential (R-2).
2. The building has no sprinkler system.
3. Building structure is all non-combustible materials, primarily cast-in-place concrete and masonry.
4. Gross building floor area (approximate):
 - Sub-Basement: 2,148 gsf
 - Basement: 6,506 gsf
 - First Floor: 4,685 gsf
 - Second Floor: 4,108 gsf
 - Building C Total: 17,447 gsf

66

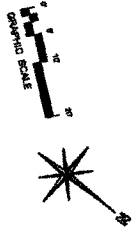
Space for Residence Hall

C First Floor
Scale: 1" = 20'-0"
4,888 Gross Square Feet



SAINT BEDE
MONASTERY
June 22, 2007

- CIRCULATION
- RESIDENT UNITS
- NOT USED
- NOT USED
- SERVICES AND SUPPORT
- ADMINISTRATION
- COMMUNITY CENTER
- NEIGHBORHOOD SPACES
- VACANT



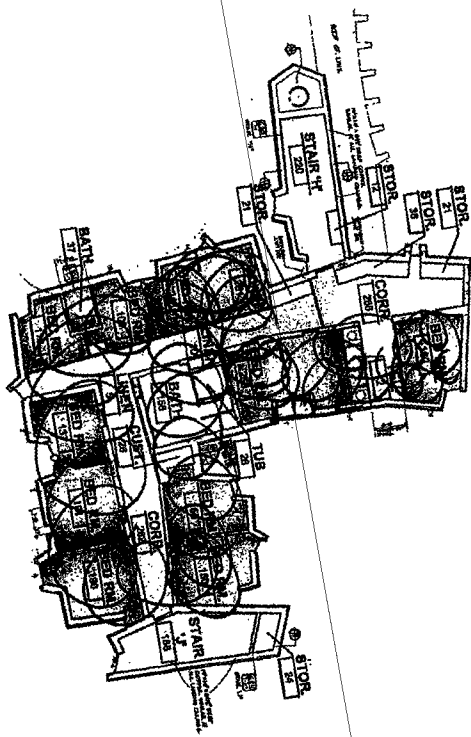
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tpm
Construction Management

69

Space for Residence Hall



2nd Second Floor
 Scale: 1" = 20'
 4,100 Gross Square Feet

**SAINT BEDE
 MONASTERY**
 June 22, 2007

- CIRCULATION
- RESIDENT UNITS
- NOT USED
- NOT USED
- SERVICES AND SUPPORT
- ADMINISTRATION
- COMMUNITY CENTER
- NEIGHBORHOOD SPACES
- VACANT



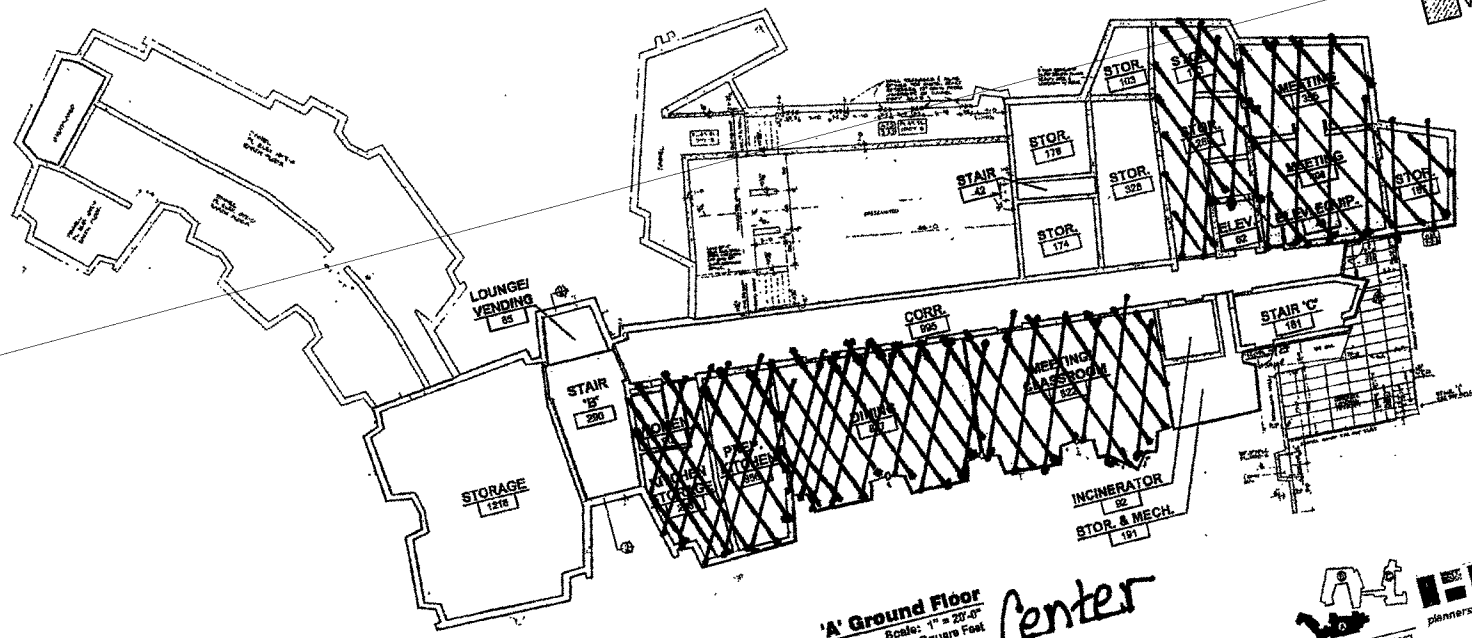
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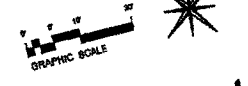
69

- CIRCULATION
- RESIDENT UNITS
- NOT USED
- NOT USED
- SERVICES AND SUPPORT
- ADMINISTRATION
- COMMUNITY CENTER
- NEIGHBORHOOD SPACES
- VACANT



'A' Ground Floor
 Scale: 1" = 20'-0"
 2,924 Gross Square Feet

Space for Children's Center



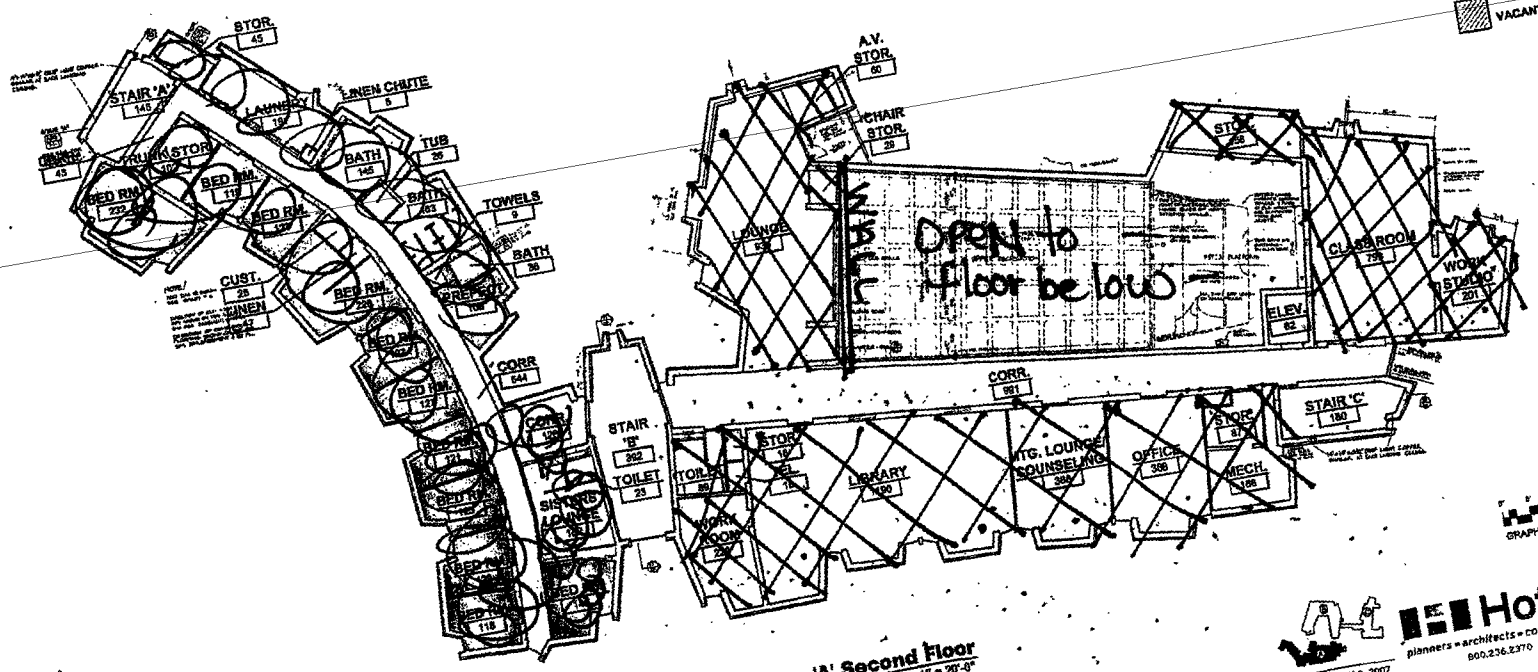
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 TRUSTEES PROJECT MANAGEMENT

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SAINTE BEDE MONASTERY
 June 22, 2007

- CIRCULATION
- RESIDENT UNITS
- NOT USED
- NOT USED
- SERVICES AND SUPPORT
- ADMINISTRATION
- COMMUNITY CENTER
- NEIGHBORHOOD SPACES
- VACANT



70

A' Second Floor
 Scale: 1" = 20'-0"
 11,709 Gross Square Feet

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







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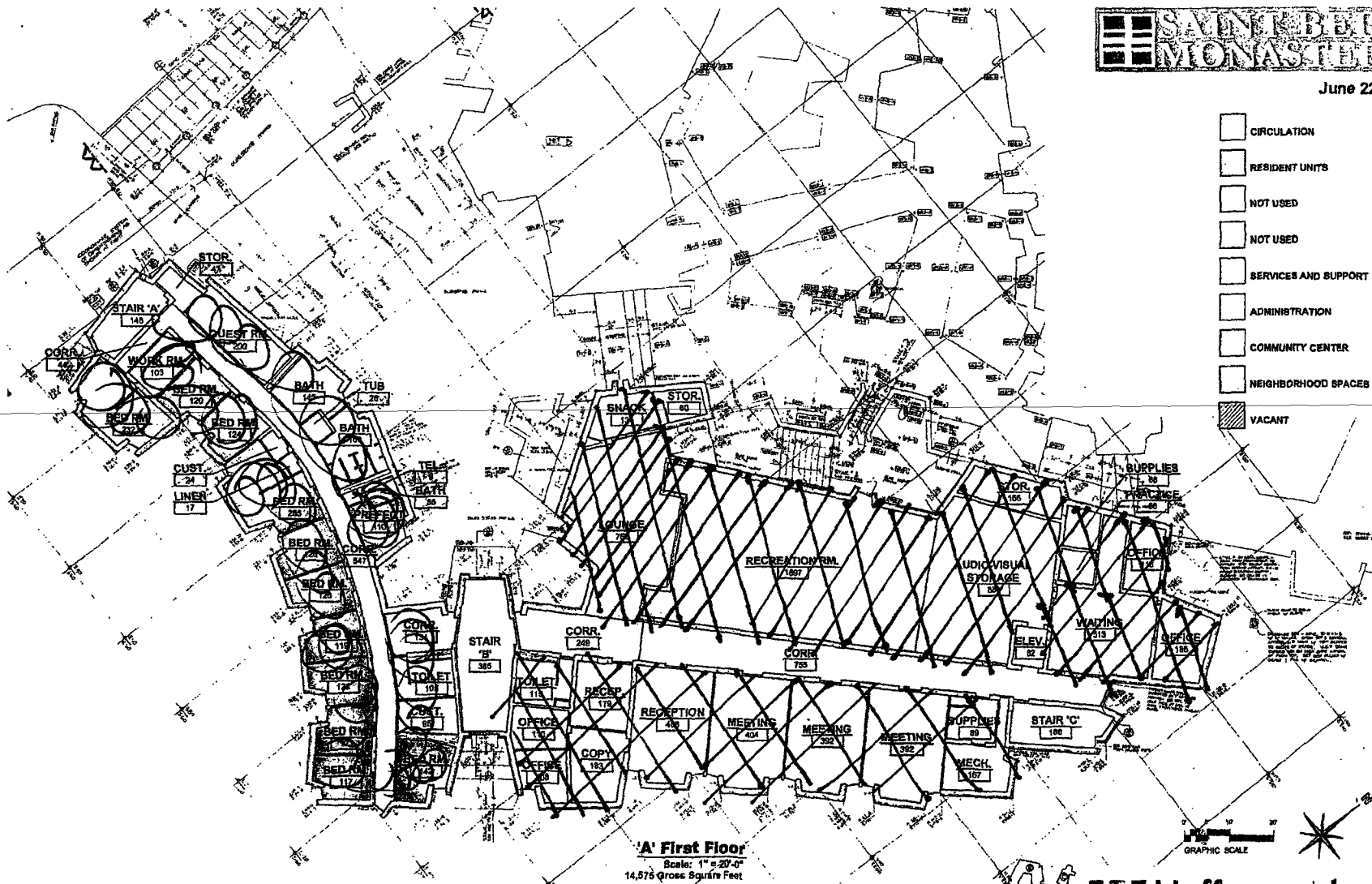
tpm
 PROJECT MANAGEMENT

##-Space for Children's Center
 @-Space for Residence Hall


SAINT BEDE MONASTERY


June 22, 2007

-  CIRCULATION
-  RESIDENT UNITS
-  NOT USED
-  NOT USED
-  SERVICES AND SUPPORT
-  ADMINISTRATION
-  COMMUNITY CENTER
-  NEIGHBORHOOD SPACES
-  VACANT



'A' First Floor
Scale: 1" = 20'-0"
14,576 Gross Square Feet

 Space for Children's Center

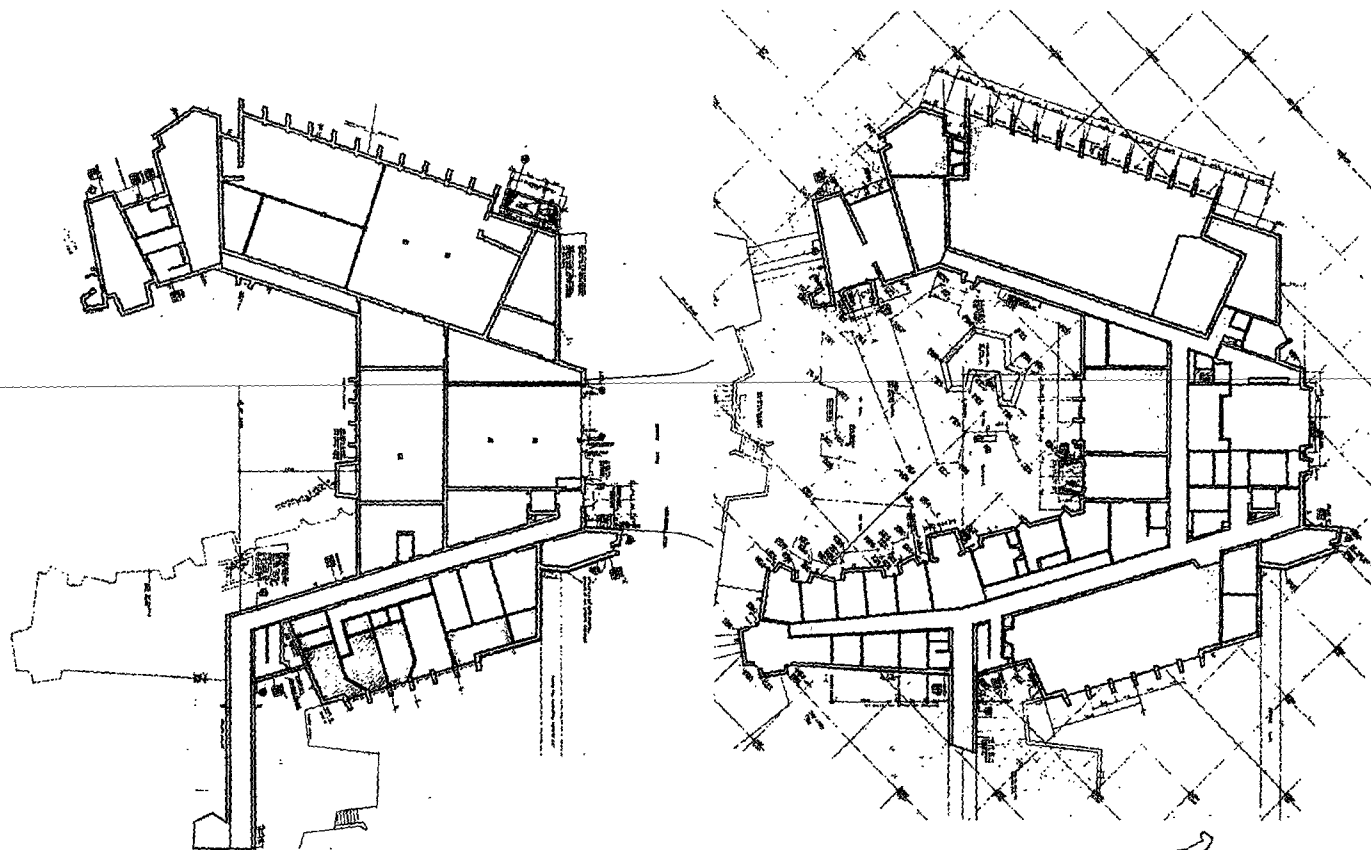
 Space for Residence Hall

 **Hoffman**
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 **tpm**
TOTAL PROJECT MANAGEMENT
THINK WHAT YOU WANT TO DO

SAINT BEDE MONASTERY

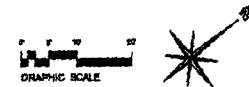
June 22, 2007



- CIRCULATION
- RESIDENT UNITS
- NOT USED
- NOT USED
- SERVICES AND SUPPORT
- ADMINISTRATION
- COMMUNITY CENTER
- NEIGHBORHOOD SPACES
- VACANT

'B' Basement Floor
Scale: 1/32" = 1'-0"
13,290 Gross Square Feet

'B' First Floor
Scale: 1/32" = 1'-0"
14,964 Gross Square Feet



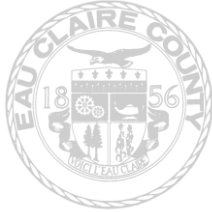
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tpm
GROUP
10000 10th Street, Suite 100
Denver, CO 80202
303.733.1100

Building B Reserved for Future Use

12

Final Plat Report



To: Committee on Planning and Development
Regarding: Final Plat of “LADYBUG LANE”
Surveyor: Eric Knauf, American Land Surveying
Owner/Agent: Rebecca Maug
Date: December 05, 2023
Cc: Eric Knauf, American Land Surveying
Elizabeth Pettis; Clerk, Town of Bridge Creek
Ricky Strauch; Chair, Town of Bridge Creek

Committee Members:

The statutory time limit for the County to act on this matter expires on December 30, 2023. The County must “Approve, Conditionally Approve or Deny” this submitted Plat by this time, or it automatically is deemed approved by statute. The committee may also, by majority vote, require the subdivider to submit other reasonable and pertinent information necessary to review the plat, as per 18.79.020 B.

Staff has reviewed and recommends conditionally approving the October 30, 2023 submittal of the “Final Plat of **“LADYBUG LANE”**”.

Recommended conditions for approval are as follows:

- 1) That the Town of Bridge Creek conditionally approves this preliminary plat.
- 2) That the plat be revised and updated to include:
 - a) Surveyor’s notes regarding field work completion date be updated.
 - b) Surveyor’s note for base flood elevation be modified to clarify that this is Lot 1 of the predecessor CSM, if this is the case, or clarify the note as applicable.
 - c) Per the preliminary plat staff report, the ownership condition for Outlots must be stated on the face of the final plat. If a percentage or fraction interest divided amongst the lot owners is used, lot owner deeds must reflect the percentage or fraction of Outlot ownership interest. e.g. Outlot 3 will be jointly owned by all lots giving 10% or 1/10th ownership.
 - d) The following notes:

“Basement floors shall be built a minimum of 1’ above the seasonal high water table elevation.”

“Eau Claire County and the Town of Bridge Creek have the perpetual right, privilege, and easement to enter upon any Outlot and stormwater management facility to operate, repair, maintain, relocate, reconstruct, and replace said facilities as either of them, in their sole discretion, determines that any such action is necessary or desirable to accommodate anticipated flows of stormwater or melt water.”

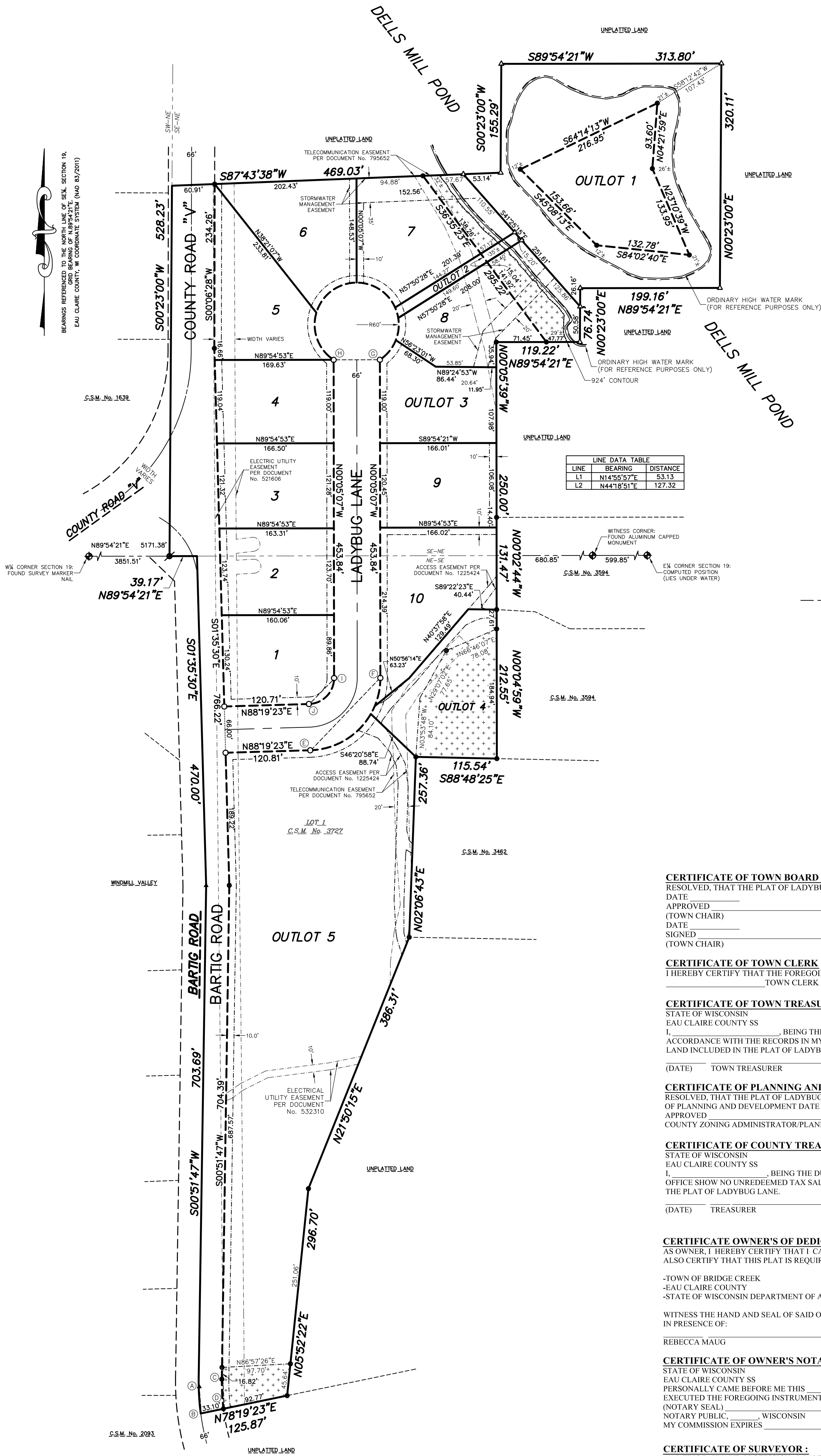
“Stormwater easements are for the benefit of all lots in this plat. After installation of stormwater facilities within this plat (as per plan filed with Eau Claire County), the elevations of the ground within these easements cannot be altered without prior approval from Eau Claire County and the Town of Bridge Creek. No improvement or object may be placed within these easements that would impede the flow of water.”

Notes:

- 1) That the Final Plat complies with all applicable portions of s. 236 of the Wisconsin Statutes, and A-E 7, Administrative Code and that the Department of Administration has no objection to the final plat and certifies to this.
- 2) Vehicular access/restriction to County "V" from and to the lots will be handled by the County Highway Department during the driveway approval process.
- 3) Any outstanding stormwater requirements will need to be approved by Land Conservation staff.
- 4) The developer will need to meet with the USPS Postmaster to determine type and location of mailbox installation for this development.
- 5) That no land use permit will be issued until the final plat has been recorded in the office of the Register of Deeds.
- 6) That in submitting for final plat approval, the owner will also furnish to the county an abstract of title or a policy of title insurance certified to date for examination as allowed in s. 236.21 (2) (b).
- 7) That the Final Plat conforms to 18.78.060 Final Plat Submittal, 18.78.070 Final Plat Review and Approval, 18.78.080 Recording of the Final Plat, 18.80 Final Plat, 18.82 Design Standards, 18.83 Required Improvements, 18.84 Subdivision Improvement Guarantees and 18.85.030 Legal, Engineering and Inspection Fees which are requirements and procedures outlined within the Subdivision Control of the County Code that may not have specifically identified previously in detail. (i.e., vision corner easements at all road intersections and noted with restrictions in 18.22.025; etc.)

Respectfully submitted:

Dean J. Roth, PLS
Eau Claire County Surveyor
Land Records Division Supervisor
Department of Planning and Development
Room 3344 - 721 Oxford Avenue
Eau Claire, WI 54703-5481
Voice: 715-839-4742
FAX 715-831-5802
E-mail: dean.roth@eauclairecounty.gov



SURVEYOR'S NOTES

- P.L.S.S. CORNER POSITIONS VERIFIED BY TIES.
- FIELD WORK COMPLETED XX/XX/2023.
- THE BASE FLOOD ELEVATION FOR LOT 1 WAS DETERMINED TO BE 924.6 FEET, BASED ON INFORMATION FROM WDNR. NOTIFICATION WAS SET TO EAU CLAIRE CO. DECEMBER 6, 2016.
- AREAS SHOWN AS ENVIRONMENTALLY SENSITIVE AREAS MAY CONTAIN SLOPES OF 20% OR GREATER, WETLANDS, OR LANDS PRONE TO FLOODING. NO DEVELOPMENT OR LAND DISTURBANCE ACTIVITY SHALL BE ALLOWED WITHIN ANY ENVIRONMENTALLY SENSITIVE AREA 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:
- 1. TITLE 17.
- 2. TITLE 18.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION. DELLES MILL POND IS A FLOWAGE.
- EXISTING PORTIONS OF COUNTY ROAD "V" AND BARTIG ROAD AREA BEING DEDICATED BY THIS PLAT.
- UTILITY EASEMENTS SHOWN ON THIS PLAT, WHICH EXISTED PRIOR TO ITS CREATION, ARE SHOWN FOR REFERENCE PURPOSES ONLY. IT IS RECOMMENDED THAT UTILITY COMPANIES BE CONTACTED PRIOR TO ENGAGING IN ANY LAND USE ACTIVITIES NEAR THESE AREAS.
- PUBLIC ACCESS TO DELLES MILL POND EXISTS WITHIN ONE-HALF MILE OF THE PLAT OF LADYBUG LANE.
- OUTLOT 3 IS RESERVED FOR STORM WATER MANAGEMENT PURPOSES.

LOT AREA TABLE

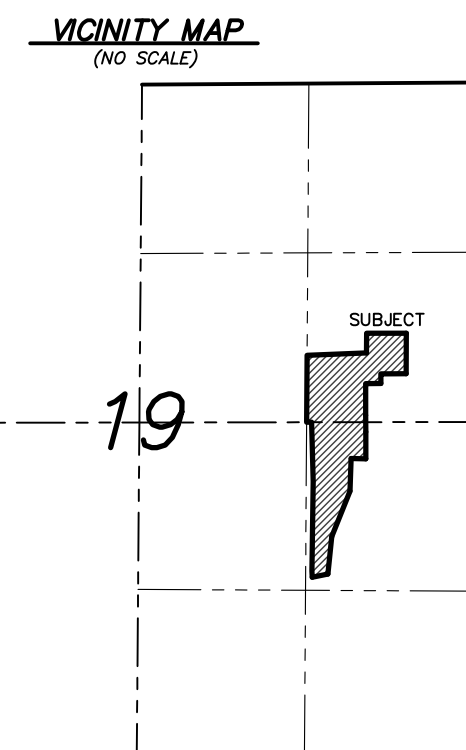
LOT	AREA
1	20,000 sq.ft.
2	20,000 sq.ft.
3	20,000 sq.ft.
4	20,000 sq.ft.
5	23,389 sq.ft.
6	22,816 sq.ft.
7	28,922 sq.ft.
8	27,953 sq.ft.
9	20,000 sq.ft.
10	28,291 sq.ft.
OL 1	97,685 sq.ft.
OL 2	3,065 sq.ft.
OL 3	19,606 sq.ft.
OL 4	28,232 sq.ft.
OL 5	172,673 sq.ft.

CURVE TABLE

CURVE	LOT	LENGTH	RADIUS	BEARING	CHORD	DELTA	1ST TANGENT	2ND TANGENT
A-B		49.50	337.45	S03°20'20"E	49.45	6241.5'	S00°51'47"W	S07°32'28"E
C-D		42.27	304.45	S03°08'52"E	42.24	7371.8'	S00°51'47"W	S07°05'31"E
E-F		158.93	103.00	N44°07'08"E	143.63	8824.30'	N88°19'23"E	N00°05'07"W
G-H		307.11	60.00	S89°54'53"W	66.00	29315.58'	N56°32'52"E	S56°43'09"E
I-J		76.78	60.00	S20°13'24"E	71.64	7318.59'		
K-L		69.11	60.00	N57°05'12"W	65.35	6559.48'		
M-N		32.26	60.00	N06°13'24"E	31.87	3048.24'		
O-P		15.61	60.00	N16°38'03"W	15.57	1434.30'		
Q-R		36.57	60.00	N30°05'14"E	36.01	3455.16'		
S-T		57.09	37.00	S44°07'08"W	51.59	8824.30'	S00°05'07"E	S88°19'23"W

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N44°05'37"E	53.13
L2	N44°18'51"E	127.32



CERTIFICATE OF TOWN BOARD APPROVAL
RESOLVED, THAT THE PLAT OF LADYBUG LANE IN THE TOWN OF BRIDGE CREEK, REBECCA MAUG, OWNER, IS HEREBY APPROVED BY THE TOWN BOARD.
DATE _____
APPROVED _____
(TOWN CHAIR)
DATE _____
SIGNED _____
(TOWN CHAIR)

CERTIFICATE OF TOWN CLERK
THEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF BRIDGE CREEK.
TOWN CLERK _____

CERTIFICATE OF TOWN TREASURER
STATE OF WISCONSIN
EAU CLAIRE COUNTY SS _____
BEING THE DULY APPOINTED QUALIFIED AND ACTING TOWN TREASURER OF THE TOWN OF BRIDGE CREEK, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ (DATE) ON ANY OF THE LAND INCLUDED IN THE PLAT OF LADYBUG LANE.
(DATE) TOWN TREASURER _____

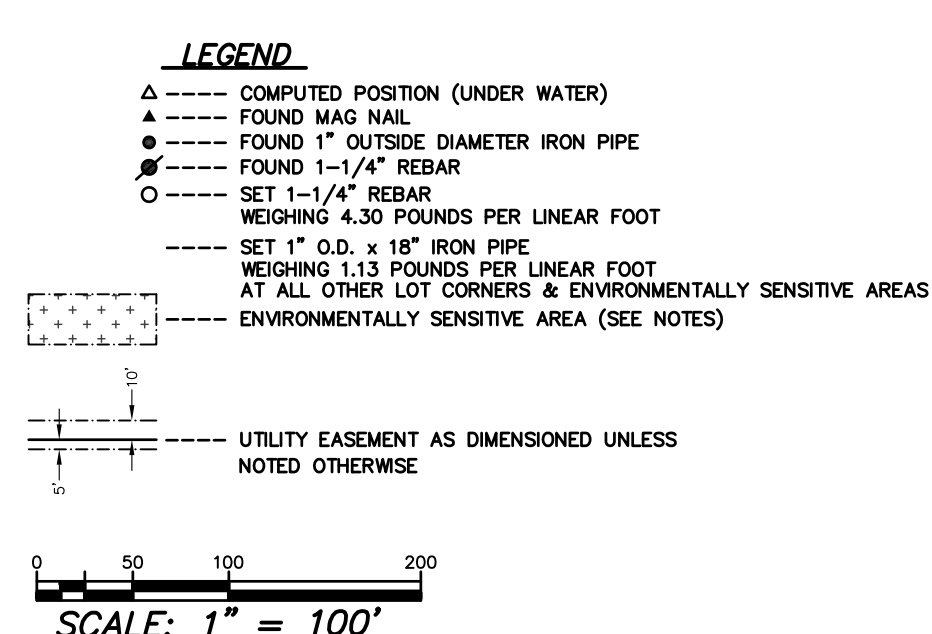
CERTIFICATE OF PLANNING AND DEVELOPMENT
RESOLVED, THAT THE PLAT OF LADYBUG LANE IN THE TOWN OF BRIDGE CREEK, REBECCA MAUG, OWNER, IS HEREBY APPROVED BY THE EAU CLAIRE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT DATE _____
APPROVED _____
COUNTY ZONING ADMINISTRATOR/PLANNING AGENT _____

CERTIFICATE OF COUNTY TREASURER
STATE OF WISCONSIN
EAU CLAIRE COUNTY SS _____
BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____ (DATE) AFFECTING THE LANDS INCLUDED IN THE PLAT OF LADYBUG LANE.
(DATE) TREASURER _____

CERTIFICATE OWNER'S OF DEDICATION
AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
-TOWN OF BRIDGE CREEK
-EAU CLAIRE COUNTY
-STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION
WITNESS THE HAND AND SEAL OF SAID OWNER(S) THIS _____ DAY OF _____, 2024.
IN PRESENCE OF: _____ (SEAL)
REBECCA MAUG

CERTIFICATE OF OWNER'S NOTARY
STATE OF WISCONSIN
EAU CLAIRE COUNTY SS _____
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2024, THE ABOVE NAMED _____ TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.
(NOTARY SEAL) _____
NOTARY PUBLIC, _____ WISCONSIN
MY COMMISSION EXPIRES _____

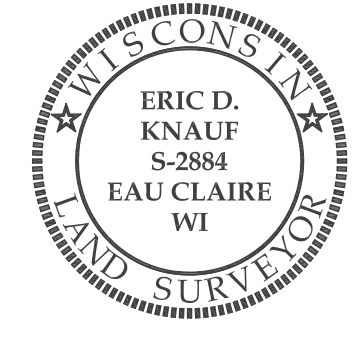
CERTIFICATE OF SURVEYOR:
ERIC D. KNAUF, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF REBECCA MAUG, I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF LADYBUG LANE.
THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED, AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF THE SE¼ OF THE NE¼ AND PART OF THE NE¼ OF THE SE¼, SECTION 19, TOWNSHIP 26 NORTH, RANGE 6 WEST, TOWN OF BRIDGE CREEK, EAU CLAIRE COUNTY, WISCONSIN, AND BEING ALL OF LOT 1, CERTIFIED SURVEY MAP No. 3727, RECORDED IN VOLUME 21 OF CERTIFIED SURVEY MAPS ON PAGES 201-203, AS DOCUMENT No. 1224095, CONTAINING 15.61 ACRES OF LAND, AND BEING SUBJECT TO EXISTING EASEMENTS.
THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE STATE OF IT.
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE DIVISION OF WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF EAU CLAIRE COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.
_____ DATED THIS _____ DAY OF _____, 2024
ERIC D. KNAUF, P.L.S. S-2884



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 263.21(1) and (2). Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 2023

Department of Administration



PLAT OF
LADYBUG LANE
IN THE SE¼ OF THE NE¼ AND IN THE NE¼ OF THE SE¼,
SECTION 19, TOWNSHIP 26 NORTH, RANGE 6 WEST,
TOWN OF BRIDGE CREEK, EAU CLAIRE COUNTY, WISCONSIN
BEING ALL OF LOT 1, CERTIFIED SURVEY MAP No. 3727, RECORDED IN VOLUME 21
OF CERTIFIED SURVEY MAPS ON PAGES 201-203, AS DOCUMENT No. 1224095

Planning and Development

SELECTED PERFORMANCE MEASURES

Value of new construction, land use permits (Year to date)	53.5 million
Number of acres planted with the County's "no till planter" (Year to Date).	331 acres were planted through the 3 rd quarter.

SUMMARY OF CURRENT ACTIVITIES

Land Conservation

- Continue to work with the DNR to address 6 - NR 151 violations. These will be on going issues that will be addressed into 2024.
- Ascent Stormwater Database on schedule for end of year delivery.
- UniverCity Alliance project underway and have been meeting with the students.
- Construction of bond projects completed.
- Fall Farmland Preservation site inspections being scheduled.
- Attended the donated land ceremony held by Parks & Forest and the Land Stewardship Subcommittee.
- Held an LCC tour showcasing the Water Quality Trading Project, Streambank Protection, Bedload Sediment Collector and Rain gardens at Harstad Park.

GIS

- DATAMARK has completed the second remediation pass of our NG911 GIS data. In Q2 we reviewed the deliverable making sure our migration to the new WI NG911 data standards meets the county's needs.
- Completed our Emergency Service Atlas update project with the production of a print ready pdf document for the DNR and Fire Chiefs.
- Created Historical aerial imagery of Eau Claire County from USDA ASCS (Agricultural Stabilization and Conservation Service) for 1958 and 1965 web application.
- Continued remapping of Township 25N Range 7W which includes the City of Augusta.
- Continued our migration to the new Beacon GIS website form the discontinued WebGuide Extreme product.

Planning and Sustainability

- Contracted by Town of Drammen to update Chapter 5 of the town's Comprehensive Plan.
- Multi-jurisdictional Regional Housing Study completed by czb Consultants, with participation from Eau Claire County, the City of Eau Claire, and City of Altoona.
- Formed steering committee and continuing background data collection for 10-year update to County Farmland Preservation Plan, which is anticipated for completion in 2024.
- Continuing to write and develop the Community Climate Action & Resilience Plan
- Hosted 2 Clean Sweep events in collaboration with WRR Environmental
- Conducted several education and outreach events including a panel discussion at the MREA Energy Fair in Custer, WI

Emergency Management

- Finalized the draft of our Integrated Preparedness Plan and sent to partners for review
- Provided a variety of trainings and conducted the annual airport mass casualty tabletop exercise
- Purchased more equipment to enhance our Active Threats Training and Exercise Program

Land Records

- Resetting monuments destroyed by road maintenance this summer or completed road projects from any preceding year.
- Completing gathering of PLSS corner information for those corners on islands or otherwise Eau Claire River only access areas.
- Concluded summer intern position.
- Continue to collect and analyze information from Town 27 North, Range 6 West.
- Analyzed deeds for Chippewa Valley Regional Airport and determined issues and correction processes for exterior boundary inconsistencies. Draft, proof and record remedy documents. (Recently wrapped)

Land Use Controls

- Implementation of the updated title 18
 - Three townships have adopted the updated code.
- Review permit application and land division requests.
- Close out ongoing junk violation.
- Continue completion of NMM audit requests.

ISSUES ON THE HORIZON AND SIGNIFICANT TRENDS

Land Conservation

- Waiting for Towns to adopt zoning. Any Towns that drop out will have an impact on our FPP participation numbers.
- DATCP staffing grant was finalized and no additional funding will be added for 2024.

GIS

- After the migration of our GIS data to the WI NG911 data standards using the contractor DATAMAK we will need to re-integrate the data into our systems and begin reviewing the 'client verified' addresses.
- With the discontinuation of the WebGuide Extreme product, the county's GIS Website of over 15 years, we will be moving our GIS website to a new platform, Beacon.
- With the acquisition of digital aerial imagery from the WROC project the county will need to conduct QA\QC on both a pilot area and the final deliverable. After data acceptance we will integrate the new flight into our GIS Data Hub making it available for download.

Emergency Management

- Increased demand on staff workload due to revision of hazard mitigation plan
- Staff only had 1 requested training approved by WEM for the 1st half of 2024, 4+ were requested
- EMPG Grant was significantly cut and other grants we received in 2023 are limited or not available moving forward

Land Records

- Change of seasons means a shift from outdoor focused efforts to indoor, except for those corners best visited in leaf-off or frozen ground conditions. We are working to make this shift.
- The landscape into which we are moving has an increasing number of challenging access corners. This means longer hikes and reduced likelihood of sufficient open sky for precision GPS work, necessitating ground traverse work.

Land Use Controls

- Administration of both the updated and old title 18 will negatively impact staff review time of applications and requests. Staff will need to ensure accurate information is given depending on whether a given township has adopted the updated code.
- Permitting may be negatively impacted as interest rates continue to rise.

CURRENT COLLABORATIONS (INTERNAL AND EXTERNAL)

Land Conservation

- Working with University of Madison – Division of Extension to hold Nutrient Management Farmer Education Workshops.
- Continue to meet with TTECH to finalize the Stormwater Database.
- Finalizing the Lake Monitoring & Protection Network work plan and grant with Beaver Creek Reserve and WI DNR.
- Assisting Lake Altoona with the planning of the Sediment Collector.

GIS

- The move to NextGen911 is a collaborative effort between the City and County of Eau Claire. We are working together to migrate our spatial data to the new standard.
- Partnered with WI DNR Forestry Division and Emergency Management obtaining a grant to update the Emergency Service Atlas last updated in 2015.
- Collaborating with the City of Eau Claire in our migration to the Beacon platform.
- We are continuing to work with the City of Altoona and Eau Claire in the 2023 Orthoimagery Flight as part of the WROC (Wisconsin Regional Orthoimagery Consortium).

Planning and Sustainability

- Partnering with agricultural producers, town leaders, and community to review and update 2015 County Farmland Preservation Plan.

- Supporting Town of Drammen in reviewing and updating the town’s comprehensive plan.
- Collaborating with JONAH Environmental Taskforce on a variety of education and outreach initiatives for 2024
- Collaborating across multiple departments to complete the Green Tier Legacy Annual Report
- Working with the City of Eau Claire to find long term sustainable solution for brush disposal for the City and County.

Emergency Management

- EMS Study Committee
- Wisconsin Emergency Management Association (EM Coordinator was elected President)
- Strengthening relationships with new EM’s in the area (county and healthcare agencies)

Land Records

- We continue to work with the State, City, County Highway Department and the Towns in preserving corner locations prior to and following road work.
- Rural Partners Network has allowed our staff to work with outside agencies in mapping recreational assets and helping municipalities in 7 counties to develop regional recreation connectivity.

Land Use Controls

- Town outreach and partnership as they move forward with adopting the updated zoning code.
- Work with the public, Towns, and County Board Members that have an interest or concern regarding zoning, shoreland, floodplain, and other program areas our office covers.

GOALS FOR NEXT QUARTER

Land Conservation

- Bring signed Bond and SEG cost share contracts to LCC for approval so funds can be extended into 2024.
- Prepare for Nutrient Management Farmer Education workshops to be held in January 2024.
- Have the new no-till drill delivered and put into storage for spring of 2024.
- Prepare materials and logistics for a Rain Barrel workshop to be held spring of 2024.
- Apply for the 2024 Multi Discharger Variance Funds.

GIS

- Next quarter we should complete our NG911 data remediation and conversion. The data will be delivered from the consultant, re-integrated into our GIS production environment.
- A ‘Go Live’ of new Beacon GIS website from Schneider Geospatial.
- A redesign of our ESRI Hub site, highlighting many of our new GIS Apps.

Planning and Sustainability

- Hold Farmland Preservation Plan Update Steering Committee kick off meeting in December
- Update County Comprehensive Plan to include appropriate references to 2023 County Zoning Ordinance
- Continue working with Town of Drammen to update the town’s comprehensive plan
- Host last Ag & Natural Resources input session for the Community Climate Action & Resilience Plan
- Hire Recycling & Sustainability Intern
- Announce winners of Schools Fight Food Waste grant
- Announce compost bin pre-sale in December

Emergency Management

- Conduct major exercise testing the EOC
- Complete FY 2024 grant applications and closeout FY 2023 programs
- Complete work related to EMS Study Committee

Land Records

- Continue to wrap Town 26 North, Range 6 West, assess found monuments for corner determinations, create tiesheets, sign/stamp/scan and push to web (4th qtr and 1st qtr ‘24)
- Begin corner determinations for Town 27 North, Range 6 West.
- Review and process final plat of Ladybug Lane for recording.

Land Use Controls

- Assist as many towns as possible to transition over to the updated zoning code.
- Continue with daily permitting and review tasks
- Continue implementation of the updated Title 18

**Planning and Development
October 2023**

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

Planning

Vendor	Amount	Description	Line Item#
Blue Ox Music Festival	1,000.00	Return of Financial Assurance	100-00-23173-000-000
Roxann Schmidt	136.24	Mileage for WRPLA Conference	100-15-56920-340-000
Town of Seymour	162,500.00	ARPA Broadband Match	201-00-57195-819-000
Voyager	254.56	September Fuel	100-15-56920-330-000
APG	88.83	PD Public Hearing Notice 9/24	100-15-56920-321-000
Amazon (Pcard)	262.90	Office Supplies	100-15-56920-310-000
Amazon (Pcard)	118.42	Copy Paper	705-08-51451-310-381
Flat Creek Lodge (Pcard)	180.00	Conference Lodging	100-15-56920-340-000
Glacier Canyon (Pcard)	277.90	Conference Lodging	100-15-56920-340-000
WAAO (Pcard)	205.00	WAAO Fall Conference	100-15-56920-340-000

Resurvey

Vendor	Amount	Description	Line Item#
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Emergency Management

Vendor	Amount	Description	Line Item#
Tyler Esh	58.98	Snacks for Training Attendees	100-15-52924-330-000
Tyler Esh	193.67	Mileage/Conference Meals	100-15-52924-340-000
Valerie Desio	33.37	WEMA Conference Meals	100-15-52924-340-000
Valerie Desio	37.74	Fuel Reimbursement	100-15-56920-330-000
Valerie Desio	40.59	Fuel Reimbursement	100-15-52924-330-000
Holiday Inn (Pcard)	466.00	Conference Lodging	100-15-52924-340-000
Avid Hotel (Pcard)	190.00	Conference Lodging	100-15-52924-340-000

Recycling

Vendor	Amount	Description	Line Item#
Earthbound Environmental	5,809.86	August Curbside	211-15-53635-201-000
First Choice Computer Recycling	1,003.00	Electronics and Battery Recycling	211-15-53636-309-745
GFL Environmental	45,337.26	September Curbside	211-15-53635-201-000
GFL Environmental	5,917.49	September Dropsite	211-15-53635-208-000
Village of Fairchild	122.40	August Recycling Attendant	211-15-53635-208-000
WRR Environmental Services	18,018.58	September Clean Sweep	211-15-53636-200-745
First Choice Computer Recycling	3,333.33	Residential Electronics	211-15-53636-309-745
Amazon (Pcard)	12.40	Office Supplies	211-15-53635-208-000
Village of Fairchild	122.40	September Recycling Attendant	211-15-53635-208-000
Waste Management	42,036.42	September Curbside	211-15-53635-201-000

Land Conservation

Vendor	Amount	Description	Line Item#
Chad Berge	32.62	Mileage Reimbursement	100-15-56920-330-000
Danyelle Steinke	5,880.00	Nutrient Management SEG-22-01-147	207-15-56924-200-707
Danyelle Steinke	3,720.00	Nutrient Management SEG-22-04-93	207-15-56924-200-707
Lindstrom Equipment	18,000.00	10' Great Plains No Till Drill	207-15-56930-810-720
Scott Geske	7,025.20	DATCP/Bond	207-15-56924-200-706
Scott Geske	501.80	County Cost Share	207-15-56924-390-703
Laura's Lane Nursery	1,883.00	2023-2024 Treesale Deposit	100-15-56922-829-701
Voyager	230.45	September Fuel	100-15-56920-330-000
APG	96.12	BLUA Public Hearing Notice	100-15-56920-321-000
In Situ Inc (Pcard)	480.00	River Gauges	207-15-56924-390-716
RTK Mobile (Pcard)	30.00	GPS Data	100-15-56920-226-000

Division	Totals
Planning	165,023.85
Resurvey	-
Emergency Management	1,020.35
Recycling	121,713.14
Land Conservation	37,879.19
Total	287,757.34

**Planning and Development
November 2023**

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

Planning

Vendor	Amount	Description	Line Item#
Michael Baker Intl Inc	15,000.00	GIS Data Remediation	202-15-52609-200-751
Matt Michels	19.00	Travel Expenses	100-15-56920-330-000
Roxann Schmidt	169.00	Mileage Reimbursement	100-15-56920-330-000
Roxann Schmidt	40.00	Meal Reimbursement	100-15-56920-340-000
Peter Strand	304.59	Mileage Reimbursement	100-15-56920-330-000
Peter Strand	523.95	Conference Expenses	100-15-56920-340-000
APG	74.27	Public Hearing Notice 10/24	100-15-56920-321-000
Voyager	374.15	October Fuel	100-15-56920-330-000

Resurvey

Vendor	Amount	Description	Line Item#

Emergency Management

Vendor	Amount	Description	Line Item#
Valerie Desio	56.35	Expense Reimbursement	100-15-52924-340-000
Disaster Ready Chippewa Valley LLC	20.00	Fall Event Registration	100-15-52924-340-000

Recycling

Vendor	Amount	Description	Line Item#
GFL	45,267.30	October Curbside	211-15-53635-201-000
GFL	10,593.74	October Dropsite	211-15-53635-208-000
Town of Wilson	150.00	September Recycling Attendant	211-15-53635-208-000
First Choice	3,333.33	Residential Electronics	211-15-53636-309-745
Trash on Trucks	4,264.38	September Curbside	211-15-53635-201-000
Trash on Trucks	4,283.46	October Curbside	211-15-53635-201-000
Town of Drammen	1,597.12	Recycling Reimbursement	211-15-53635-208-000
Village of Fairchild	108.80	October Recycling Attendant	211-15-53635-208-000
Waste Management	42,033.24	October Curbside	211-15-53635-201-000

Land Conservation

Vendor	Amount	Description	Line Item#
Cliff Properties LLC	5,150.00	SW-22-01 Financial Assurance Release	100-00-23172-000-000
Zachary Mohr	15.00	Training Reimbursement	100-15-56920-340-000
Tim Wucherer	70.04	Fuel Reimbursement	100-15-56920-330-000
Eau Claire Energy Cooperative	70,000.00	SW-22-03 Financial Assurance Release	100-00-23172-000-000
National Association of Conservation	102.00	NACD 2024 Dues	100-15-56922-324-000
Everyday Surveying & Engineering	5,006.00	SW-06-20 Financial Assurance Release	100-00-23172-000-000
Voyager	301.11	October Fuel	100-15-56920-330-000
The Haven	1,985.00	SW-23-09 Financial Assurance Release	100-00-23172-000-000

Division	Totals
Planning	16,504.96
Resurvey	-
Emergency Management	76.35
Recycling	111,631.37
Land Conservation	82,629.15
Total	128,212.68