

AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, April 9, 2024

Time: 6:00 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: 2537 457 7394

Password: ApPcDPbA328

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

Audio conference: 1-415-655-0001 Access Code: 25374577394##

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 March 26, 2024 Meeting Minutes / Discussion – Action **Pages 2-6**
5. Public Hearings
 - a. A conditional use permit request for an accessory structure over 1,200 square feet. Owner: Ruth Campbell. Applicant: Eau Claire Insulation – Pat Smith. Legal: Lot 2 CSM 1835 (Vol 10 P 58 #808480), Town of Seymour, Eau Claire County, Wisconsin. CUP-0004-24 **Pages 7-20**
6. Review of March bills / Discussion **Page 21**
7. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting May 14, 2024
8. 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, March 26, 2024

Time: 6:00 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: 2533 042 1206

Password: ZqCh2JbmJ58

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

Audio conference: 1-415-655-0001 Access Code: 25330421206##

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: James Dunning, Dane Zook, Todd Meyer, Nick Smiar, Robin Leary (attended remotely)

Members Absent:

Ex officio Present:

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

1. Call to Order and confirmation of meeting notice.

Vice Chair Dunning called the meeting order at 6 PM and confirmed with Director Eslinger 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 February 27, 2024 Meeting Minutes / Discussion – Action

ACTION: Motion by Nick Smiar to approve the February 27, 2024, committee meeting minutes. Motion carried on a voice vote: 5-0-0.

5. Public Hearings

- a. **Proposed Ordinance: File No. 23-24/078** to rezone 40.0 acres +/- from A-P Agricultural Preservation District to the A-1 Exclusive Agricultural District. Owner: Gina Rumpel Legal: The SE ¼ of the NW ¼, Section 33, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, Wisconsin. RZN-0005-24

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented a staff summary to the committee regarding the applicant's rezone petition. He noted the location of the rezoning petition within the town and presented the following maps: an aerial map, zoning and future land use map, and a soil map of the subject property to be rezoned. Mr. Eslinger indicated that the rezone petition request is to rezone 40 acres from the A-P Agricultural Preservation District to the A-1 Exclusive Agricultural District for the purpose of constructing a new single-family home on the property. Mr. Eslinger said the Town of Brunswick Town Board reviewed the rezoning petition at their meeting on March 12, 2024, and voted to recommend approval of the petition.

Gina Rumpel, applicant, and petitioner, spoke in favor of the request and provided a brief family ownership history of the parcel. She indicated her intentions are to construct a single-family house on the property.

No one else spoke in favor or against the rezone petition.

ACTION: Motion by Todd Meyer to approve the Proposed Ordinance: File No. 23-24/078. Motion carried on a voice vote: 5-0-0

- b. **Proposed Ordinance: File No. 23-24/086** to rezone 5.0 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Ed & Nancy Hink. Applicant: Eric Knauf-American Land Surveying. Legal: A parcel of land being part of the SE ¼ of the SW ¼ of Section 35, Township 26 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin. RZN-0006-24

Rodney Eslinger introduced the rezoning request in the Town of Pleasant Valley. The applicant is requesting to reclassify 5.0 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Mr. Eslinger presented the Zoning & Future Land Use map to the committee members. The future land use for the area is designated as Rural Lands, which supports the A-P zoning district. Additionally, Mr. Eslinger presented an aerial of the subject parcel, slope/topographical map, and a soils map.

Mr. Eslinger reported that the Town of Pleasant Valley Town Board reviewed the request at their March 11, 2024 meeting, and the board voted 2-0 in favor of the rezoning request. Staff recommended approval of the rezone petition.

Eric Knauf, Professional Land Surveyor and the agent for the property owners, spoke in favor and indicated that the area to be rezoned would allow a family member to build a single-family home on the property.

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

ACTION: Motion by Nick Smiar to approve the Proposed Ordinance: File No. 23-24/086. Motion carried on a voice vote: 5-0-0.

- c. **Proposed Ordinance: File No. 23-24/089** to rezone 15.0 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Dale & Geraldine Erdman Legal: The NE ¼ of the SE ¼, Section 15, Township 25 North, Range 7 West, Town of Otter Creek, Eau Claire County, EXCEPT the E ½ thereof ALSO EXCEPTING the W ½ of the NW ¼ of the NE ¼ of the SE ¼ thereof. RZN-0008-24

Rodney Eslinger presented the staff report for the rezoning petition. He showed a location map location identifying the location of the site in the Town of Otter Creek. He mentioned that the rezoning petition was to rezone 15 acres +/- of land from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District to sell the property. Mr. Eslinger reviewed the site conditions with the committee, and he said that the parcel was an existing 15-acre property. He further reviewed the slopes and soils conditions of the property. This property is mostly wooded and is accessed from Barka Road. The Otter Creek Town Board supported the applicant's rezone petition at its meeting on March 18, 2024, and recommended approval of the request. He concluded by recommending approval of the request as submitted based on the findings outlined in the staff report.

Dale Erdman, applicant and property owner, spoke in favor of the petition and stated that they want to be able to sell the property so someone can build on it.

No one else spoke in favor or in opposition of the petition.

ACTION: Motion by Robin Leary to approve the Proposed Ordinance: File No. 23-24/089. Motion carried on a voice vote: 5-0-0.

- d. **Proposed Ordinance: File No. 23-24/090** to rezone 5.0 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Gerald Kreider. Legal: The North ½ of the NW ¼ of the NE ¼ of the SW ¼, Section 10, Township 25 North, Range 7 West, Town of Otter Creek, Eau Claire County, Wisconsin. RZN-0009-24

Rodney Eslinger presented the staff report to the committee. He gave the location of the proposed site within the Town of Otter Creek. Mr. Eslinger reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses. He indicated the petitioner is requesting to amend the zoning of the current property from A-P, Agricultural Preservation District to the A-2, Agriculture-Residential District. Rodney noted that this was an existing 5-acre parcel that contained the farmstead on it at one time. The purpose of the request is to allow the owner to construct a single-family home on the property.

Mr. Eslinger reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the Town of Otter Creek Town Board met on March 18th and recommended approval of the request.

No one else spoke in favor or against the request.

ACTION: Motion by Dane Zook to approve the Proposed Ordinance: File No. 23-24/090. Motion carried on a voice vote: 5-0-0.

- e. A conditional use permit request for cumulative area of all accessory structures to exceed 1,800 sq. ft. on a lot with an area between 1 and 2.99 acres. Owner: Michael McIntrye. Legal: The South 20 rods of the SE ¼ of the SE ¼ of Section 16, Township 27 North, Range 10 West, EXCEPT the West 300 feet and EXCEPT the East 46 rods, Town of Union, Eau Claire County, Wisconsin. CUP-0001-24

Hannah Wirth, Land Use Technical for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,800 square feet on a lot with an area between 1 and 2.99 acres in the R-H District. Ms. Wirth reported that the applicant is requesting to add a 14 by 30-foot addition onto his existing 30 by 50-foot accessory structure. She reviewed the location of the site within the Town of Union, site plan, and existing site conditions. The existing garage and the addition would meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the residence, and that the lot is large enough to support the garage.

On March 12, 2024, the Town of Union Town Board met and recommended approval of the conditional use permit of the request.

Staff reviewed the application request and recommended approval subject to the conditions in the staff report.

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

ACTION: Motion by Nick Smiar to approve the conditional use permit CUP-0001-24 request for cumulative area of all accessory structures to exceed 1,800 sq. ft on a lot with an area between 1 and 2.99 acres. Motion carried on a voice vote: 5-0-0.

- f. A conditional use permit request for a religious use for an "Old Order Amish" cemetery. Owner: Daniel Borntreger. Legal: The SE ¼ of the SW ¼ of Section 25, Township 26 North, Range 8 West, Town of Lincoln, Eau Claire County, WI. CUP-0002-24

Ben Bublitz, Land Use Manager for Eau Claire County, presented the CUP application request to establish a private cemetery (old order Amish cemetery) in the A-P District on the applicant's property. He noted that the applicants wish to create a 105-foot by 110-foot by 100-foot by 134-foot old order cemetery. He reviewed the location of the site within the Town of Lincoln.

On March 11, 2024, the Town of Lincoln Town Board met and indicated the Board agreed to approve the application.

Staff concluded that the applicant's request for a conditional use permit for a private cemetery A-P District complies with the code standards, is consistent with the purpose of the code and the standards for granting conditional use. Ben recommended approval subject to the conditions in the staff report.

Shawn Bochman, S8710 S Shale Ridge Road, a neighbor, spoke in favor of the request and stated he worked with the property owners to site the cemetery at this location. He noted the first cemetery location was planned for across from his residence.

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

ACTION: Motion by Dane Zook to approve the conditional use permit CUP-0002-24 request for a religious use for an "Old Order Amish" cemetery. Motion carried on a voice vote: 5-0-0.

- g. A conditional use permit request for temporary asphalt & concrete batching, ready-mix operations, or concrete crushing. Owner: James Strauch. Applicant: Nick Petit. Legal: A parcel of land being part of the NE ¼ of the SW ¼, Section 21, Township 26 North, Range 8 West, Town of Washington, Eau Claire County, WI. CUP-0003-24

Ben Bublitz described the purpose of the request to establish a ready-mix plant operation on the applicant's property that would be utilized during the I94 construction project. He reviewed the site's location in the town and the surrounding land use and zoning. He indicated that the ready-mix would be in production 50 days in 2025 to 2026. Access to the site is off STH 53. He also reviewed the site plan with the committee. A high capacity well is planned for the site that would be abandoned upon closure of the site.

Nick Petit, Trierweler Construction & Supply Co., spoke in favor of the application and answered questions from the committee.

No one else spoke in favor or opposition to the request.

ACTION: Motion by Dane Zook to approve the conditional use permit CUP-0003-24 for temporary asphalt & concrete batching, ready-mix operations, or concrete subject to staff's conditions and the following additional conditions:

1. The applicant shall provide pre and post haul route conditions of County Road J to the Eau Claire County Highway Commissioner.
2. Fugitive dust shall include watering all gravel surfaces on an as needed basis as outlined in the application.
3. When any fuel is stored, onsite there shall be proper fuel containment as outlined in the spill prevention plan.
4. Topsoil berm locations shall be adequately identified on a new site plan prior to land disturbances. The updated site plan shall be submitted to the Land Use Manager.
5. The applicant shall identify the crop or land cover that will be utilized to reclaim the site.

Motion carried on a voice vote: 5-0-0.

6. Committee Review– To modify the existing building envelopes of Lot 13 & 14 of Thistledown, Town of Washington, Eau Claire County, Wisconsin. (Harpreet S Anand Living Trust/Stockburger) / Discussion – Action

Ben Bublitz, Land Use Manager for Eau Claire County, provided an overview of the application to modify the building envelopes on lot 13 and 14 of the Plat of Thistledown. Mr. Bublitz noted that since the restrictions were placed on

the plat the county had since relaxed the slope standards. He also noted the history of the request for the committee. Staff recommended approval of the request. No one else spoke.

ACTION: Motion by Robin Leary to approve to modify the existing building envelopes of Lot 13 & 14 of Thistledown subdivision. Motion carried on a voice vote: 5-0-0.

7. File no. 23-24/088 to amend section 17.020.010 of the code: Membership / Discussion – Action

Director Eslinger gave an overview of the ordinance amendment to the committee. Chair Leary also spoke in favor and indicated that the Land Conservation Commission discussed the amendment at an earlier meeting.

ACTION: Motion by Nick Smiar to approve the Proposed Ordinance: File No. 23-24/088. Motion carried on a voice vote: 5-0-0.

8. Review of February bills / Discussion

The committee reviewed the February bills

9. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting April 9, 2024

10. Adjourn

ACTION: Meeting adjourned by unanimous consent at 7:47 PM.

Respectfully Submitted,

Rodney Eslinger
Clerk, Committee on Planning & Development



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0004-24

COMPUTER NUMBERS: 020-1122-08-080

PUBLIC HEARING DATE: April 9, 2024

STAFF CONTACT: Ben Bublitz, Land Use Manager

OWNER: Ruth Campbell, 4738 Ritsch Ct, Eau Claire, WI 54703

AGENT: Pat Smith Eau Claire Insulation

REQUEST: Cumulative area of all accessory structures to exceed 1,200 square feet (2,576 total square feet requested).

LOCATION: 4738 Ritsch Ct, Eau Claire, WI 54703

LEGAL DESCRIPTION: Lot 2 of Certified Survey Map #1708, recorded in Volume 9 of Certified Survey Maps, Pages 171-172 as Document #782129, located in NE ¼ of the NE ¼ of Section 14, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, Wisconsin.

SUMMARY

Cumulative area of all accessory structures to exceed 1,200 square feet (2,576 total square feet requested) in the Rural Homes District (R-H).

BACKGROUND

The applicant has requested an accessory structure: approximately 56-foot by 46-foot (auxiliary shed) for a personal storage building. The proposed structure would be situated in the corner of the lot meeting setbacks from both town roads nearby.

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

SITE CHARACTERISTICS:

- The lot size is approximately 1.57 acres.
- The lot is located near the cul-de-sac on the North side of Ritsch Ct.
- The proposal is to exceed the 1,200 square foot maximum by 1,376 square feet.

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

ADJACENT ZONING & LAND USES:

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

South	RH	Residential-Single Family
East	RH	Residential-Single Family

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

Rural Residential (RR)

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

APPLICABLE ZONING REGULATIONS

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

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

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

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

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

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

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

ANALYSIS: The request meets the standards for accessory structures in residential districts. The structure will be subordinate to the residence on the property, and it will meet all the standards for conditional use permits. The exterior of the structure is required to be compatible with the residence on the property. This request does not appear to be injurious to the use and enjoyment of other properties in the immediate vicinity. The lot is large enough to accommodate the additional accessory structure and the structure will meet minimum setbacks required in the RH district. It does not appear that the use of the structure will result in any nuisance factors such as noise, dust, or fumes.

TOWN BOARD ACTION: The Town of Seymour Board met March 11, 2024, and voted to recommend approval of the request.

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

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

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



**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

March 8, 2024

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 4/9/2024

Owner: Ruth Campbell

Applicant: Eau Claire Insulation – Pat Smith

Application Number: CUP-0004-24

Legal Description: Lot 2 CSM 1835 (Vol 10 P 58 #808480), Town of Seymour, Eau Claire County, Wisconsin.

Zoning District: RH - Rural Homes

Site Address: 4738 Ritsch Court, Eau Claire, WI 54703

Purpose: Accessory structure over 1,200 square feet

Date Received: 3/6/2024

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:	3/6/2024
Accepted By:	Hannah
Receipt Number:	
Town Hearing Date:	3/11/2024
Scheduled Hearing Date:	4/9/2024

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: Ruth Campbell	Phone# 715-577-1235
Mailing Address: 4738 Ritsch Court Eau Claire WI 54703	
Email Address: RuthCampbell218@gmail.com	

Agent Name: Eau Claire Insulation Pat Smith	Phone# 715-271-2364
Mailing Address: 1125 Starr Avenue Eau Claire WI 54703	
Email Address: psmith@ec-insulation.com	

SITE INFORMATION

Site Address: 4738 Ritsch Court Eau Claire WI 54703	
Property Description: _____ ¼ _____ ¼ Sec. 14, T. 27, N, R. 9, W, Town of Seymour	
Zoning District: RH	Code Section(s): 18.07.045.C
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): 020 1122 08 080	
or PIN #(s):	

GENERAL APPLICATION REQUIREMENTS

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

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input checked="" type="checkbox"/> Provide \$550.00 application fee (non-refundable). Send application to landuse@eauclairecounty.gov 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 Ruth Campbell Date 3/6/24

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).

Accessory structure in excess of 1,800 square feet

36 x 56 x 14' high auxillary building on a concrete slab with a 12' carport on one side

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

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 (plants, fences, walls, etc.)

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

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

wood framed structure with rainscotting and steel siding to match the house. Overall height of the building to be under 20 feet high.

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.

Approximately 100 yards of fill will be brought in to create drainage away from the building

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

N/A

SCALED SITE PLAN - <https://beaconschneidercorp.com/> (Select Wisconsin and then Eau Claire County, WI-View Map)

<input checked="" type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures	<input type="checkbox"/> Landscape and screening plans
<input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning	<input checked="" type="checkbox"/> Show the well and septic system
<input checked="" 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 checked="" type="checkbox"/> Show floor plan, including attics
<input checked="" type="checkbox"/> Show scaled building elevations
<input checked="" type="checkbox"/> Show color scheme
<input checked="" type="checkbox"/> Provide information addressing 59.69 (5e) with substantial evidence supporting your request

* Building will be the same size as the current building in Seymour (2228 Peterson Ave)

020112204000

RH

020112208060

RH

RH

020112207000

14 RH

020112205000 RH
Seymour

285

020112206000 RH

020112208080

Drain Field

170'

12'

36x56 Building
12x56 Carport

RH

R1L

020120903010

3'

25'

Septic

Well

19'

70'

40'

12'

65

240'

100'

RITSCH CT

4685

4749

020112208040

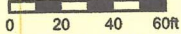
RH

020112208050 RH

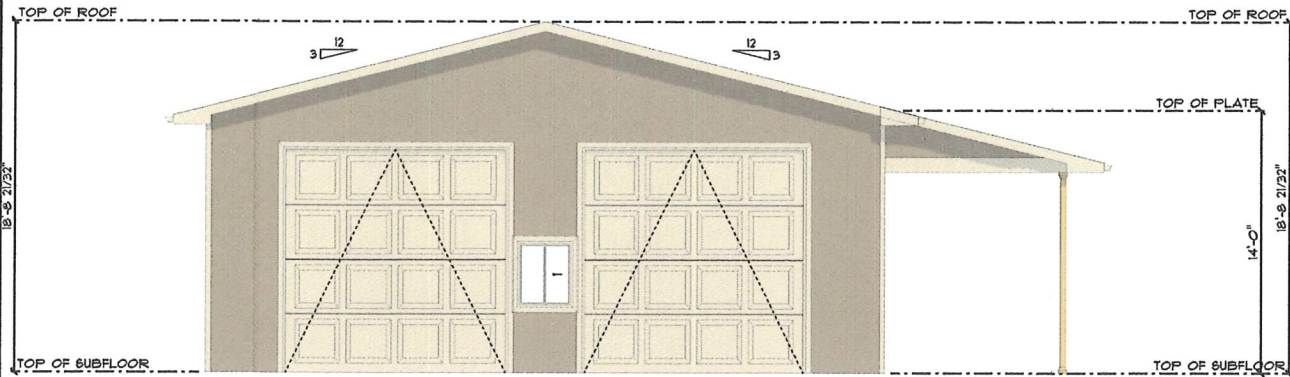
RH



1"=74'

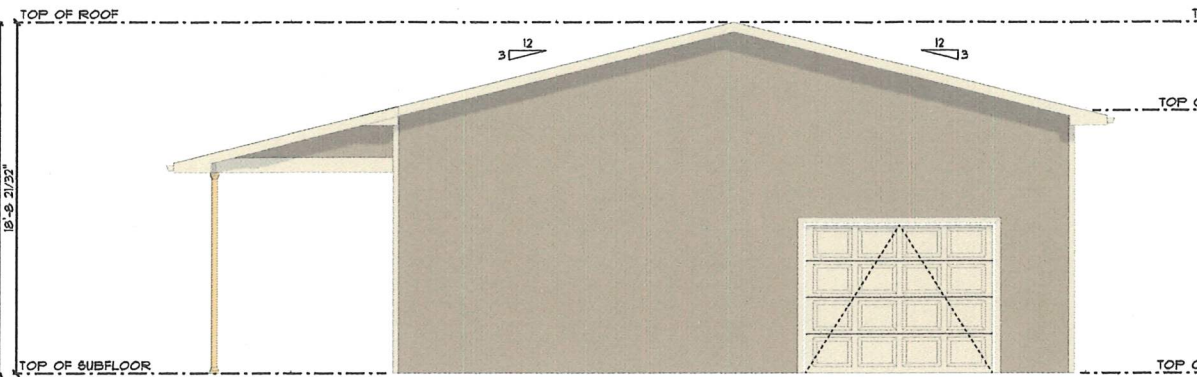


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



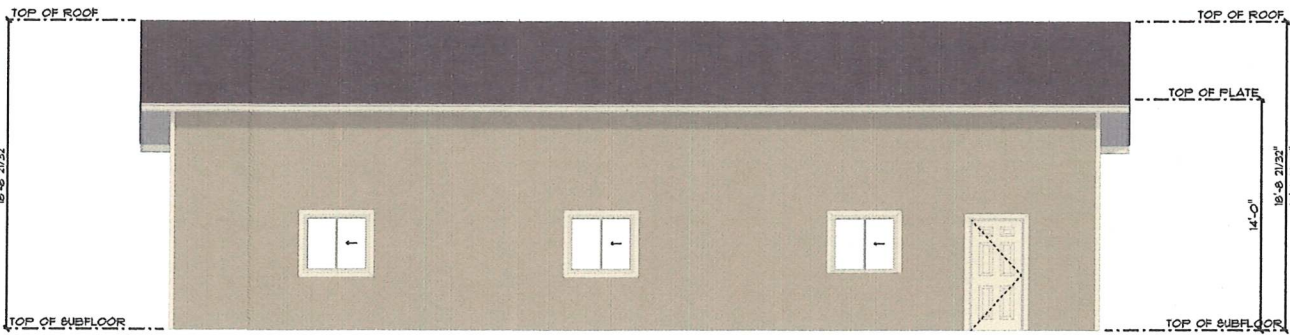
SOUTH ELEVATION

SCALE: 0.1075" = 1'-0"



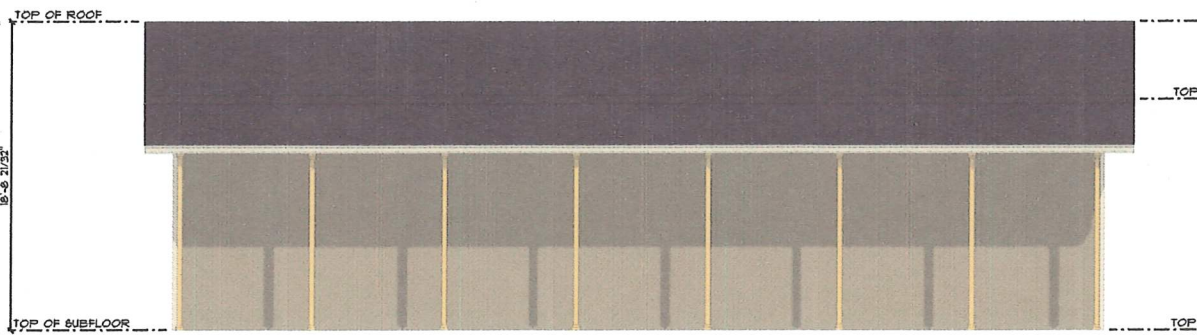
NORTH ELEVATION

SCALE: 0.1075" = 1'-0"



WEST ELEVATION

SCALE: 0.0947" = 1'-0"



EAST ELEVATION

SCALE: 0.0947" = 1'-0"

From: [Seymour Clerk Treasurer](#)
To: [Ben Bublitz](#); [Hannah Wirth](#)
Subject: Seymour Board Discussions
Date: Thursday, March 14, 2024 10:12:08 AM

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

Good Morning,

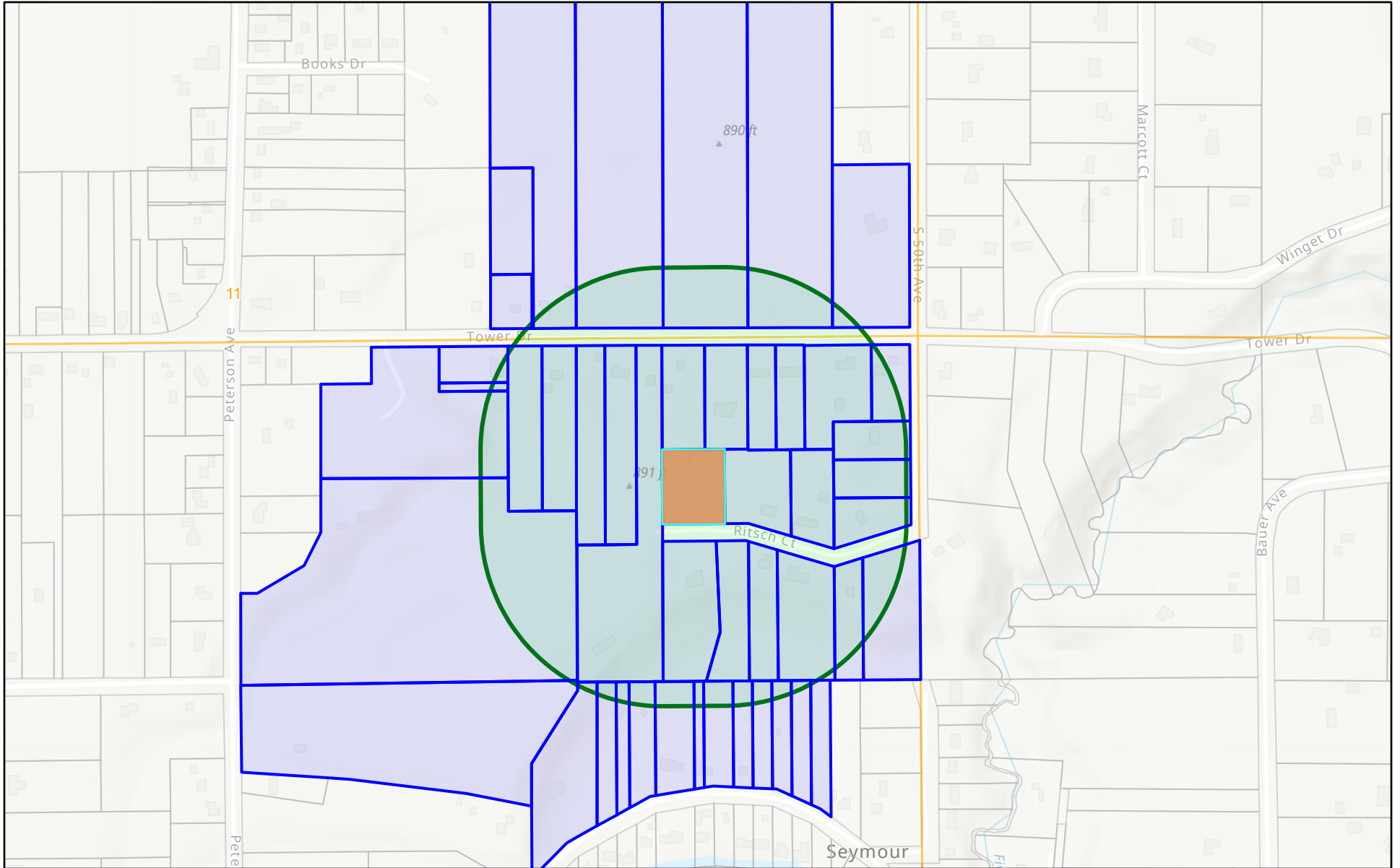
At the March 11th Seymour board meeting the following was discussed:

- No objections to the Ruth Campbell/Pat Smith Conditional Use Permit for auxiliary storage shed
- No objections to James Hauch request for lot division with new driveway




Let me know if you need anything additional from the Town.

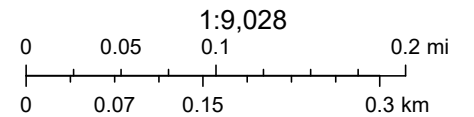
Jean Eisold,
Clerk/Treasurer
Town of Seymour (Eau Claire County)
6500 Tower Dr
Eau Claire, WI 54703
715.834.4999 Office; 715.834.3687 Fax

Public Notification



3/8/2024, 2:45:27 PM

-  County Boundary
-  Tax Parcel
-  Section



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FirstName LastName	Address	City State Zip
EMILY KENYON LEWIS	4702 TOWER DR	EAU CLAIRE WI 54703-9706
RONALD HERRICK	4680 TOWER DR	EAU CLAIRE WI 54703-9706
EARL J & MARLENE J KONECHNEY	1382 S 50TH AVE	EAU CLAIRE WI 54703-8787
THOMAS WAGNER	4728 TOWER DR	EAU CLAIRE WI 54703-9706
TANYA KENNEY	555 SUMMIT AVE	CHIPPEWA FALLS WI 54729-3520
MATTHEW MEIER	522 SUPERIOR ST	CHIPPEWA FALLS WI 54729-2237
CAROL MARSH	4715 TOWER DR	EAU CLAIRE WI 54703-8717
DENNIS E & LINDA M ZIMMERMAN	4951 TOWER DR	EAU CLAIRE WI 54703-8717
ALBERT WEIX	1210 S 50TH AVE	EAU CLAIRE WI 54703
MEGAN WOODFORD	1150 S 50TH AVE	EAU CLAIRE WI 54703-8725
GEORGE A & SALLY M MOHR	4908 RITSCH CT	EAU CLAIRE WI 54703-9704
ROBERT WILLE	4901 RITSCH CT	EAU CLAIRE WI 54703-9704
WILDENBERG TRUST	1915 N 60TH AVE	EAU CLAIRE WI 54703-9786
ROBERTA POTTER PAULSRUD	4685 RITSCH CT	EAU CLAIRE WI 54703-8791
HOWARD B & LORETTA J JOHNSON	4949 RITSCH CT	EAU CLAIRE WI 54703-9704
RICHARD A & KATHRYN M STEPHAN	4836 RITSCH CT	EAU CLAIRE WI 54703-9704
SALLY BUTLER	4827 RITSCH CT	EAU CLAIRE WI 54703-9704
CODY THIEDE	4859 RITSCH CT	EAU CLAIRE WI 54703-9704
LEVI J & RACHELLE K KRUIT	4733 TOWER DR	EAU CLAIRE WI 54703-8717
JEREMY STANEK	4825 TOWER DR	EAU CLAIRE WI 54703-8732
JODIE CHRISTENSEN	4819 TOWER DR	EAU CLAIRE WI 54703-8732
STEVEN R & LISA L NOCKERTS	4749 RITSCH CT	EAU CLAIRE WI 54703-8786
JOEY M & ANDREA M TOMSEN	4836 LOWER KULA RD	KULA HI 96760-7705
EILEEN BIEGEL	4707 TOWER DR	EAU CLAIRE WI 54703-8717
ZACHARY EISOLD	4685 TOWER DR	EAU CLAIRE WI 54703-8717
JAMES L & KATHLEEN M SOLBERG	1111 PETERSON AVE	EAU CLAIRE WI 54703
STEVEN LATHAM	4645 TOWER DR	EAU CLAIRE WI 54703-8717
RICHARD GABAY	4918 NORTH SHORE DR	EAU CLAIRE WI 54703-2131
JASON E & CHRISTY K HALLER	4801 TOWER DR	EAU CLAIRE WI 54703-8732
STEVEN MILLER	4822 RITSCH CT	EAU CLAIRE WI 54703-9704
DANIEL ANDERSON	4947 TOWER DR	EAU CLAIRE WI 54703-8717
BEASLEY FAMILY TRUST	4990 US HIGHWAY 1	MIMS FL 32754-4917
ANN SPIELMAN	4780 NORTH SHORE DR	EAU CLAIRE WI 54703-2127
PHILLIP MUELLER	4786 NORTH SHORE DR	EAU CLAIRE WI 54703-2127
RICHARD CONNELL	212 W WILLOW ST	CHIPPEWA FALLS WI 54729-2330
TAMI NELSON	4902 NORTH SHORE DR	EAU CLAIRE WI 54703-2131
MICHAEL CASEY	4912 NORTH SHORE DR	EAU CLAIRE WI 54703-2131
NATHAN FORSTER	4896 NORTH SHORE DR	EAU CLAIRE WI 54703-2129
DANIEL R & JENNIFER A LARSON	4898 NORTH SHORE DR	EAU CLAIRE WI 54703-2129
MICHAEL GAPPA	4907 NORTH SHORE DR	EAU CLAIRE WI 54703-2132

**Planning and Development
March 2024**

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

Planning

Vendor	Amount	Description	Line Item#
APG	104.52	PD Public Hearing & LCD Pro Ord 24-25/01	100-15-56920-321-000
WDNR	950.00	2023 NMM Fees	100-00-23170-000-000
West Central Zoning Association	60.00	2024 Membership Dues	100-15-56920-324-000
Kalahari Resort (Pcard)	315.00	Conference Lodging	100-15-56920-340-000
DSPS (Pcard)	56.24	DSPS License Renewal	100-15-51740-324-000
Amazon (Pcard)	546.32	Office Supplies	100-15-56920-310-000
Amazon (Pcard)	51.73	Copy Paper	705-08-51451-310-381
Electrify America (Pcard)	50.00	EV Charging	100-15-56920-330-000
Hills Farms (Pcard)	8.00	Parking	100-15-56920-330-000
Voyager	46.43	February Fuel	100-15-56920-330-000
Peter Strand	1,000.00	WLIA Conference Expenses	202-15-51740-340-743
Peter Strand	250.00	WLIA Membership	100-15-56920-324-000
Peter Strand	448.04	WLIA Conference Expenses	100-15-56920-340-000
Sam Monahan	53.32	Conference Expenses	100-15-56920-340-000
Zach Felling	303.23	WLIA Conference Expenses	100-15-56920-340-000
ECC Highway	158.21	February Fuel	100-15-56920-330-000

Resurvey

Vendor	Amount	Description	Line Item#
WI County Surveyors' Association	100.00	2024 Membership Dues	100-15-51740-324-000

Emergency Management

Vendor	Amount	Description	Line Item#
APG	42.32	Right to Know Public Notice	100-15-52926-321-000
WI Association of Conv(Pcard)	275.00	Conference Registration	100-15-52924-340-000
Valerie Desio	72.31	Supplies Reimbursement	100-15-52924-390-723
Tyler Esh	51.86	Mileage Expenses	100-15-52924-330-000

Recycling

Vendor	Amount	Description	Line Item#
Earthbound	6,369.54	January Curbside	211-15-53635-201-000
First Choice	637.72	January Batteries	211-15-53636-309-745
First Choice	170.20	February Batteries	211-15-53636-309-745
First Choice	3,333.33	February Residential Electronics	211-15-53636-309-745
Town of Wilson	120.00	January Recycling Attendant	211-15-53635-208-000
Facebook (Pcard)	36.01	Advertising	211-15-53637-310-748
Hyvee (Pcard)	49.97	Supplies	211-15-53635-368-000
Michaels (Pcard)	62.36	Supplies	211-15-53635-368-000
GFL Environmental	45,165.54	Curbside February	211-15-53635-201-000
GFL Environmental	9,985.64	Dropsite February	211-15-53635-208-000
Trash on Trucks	4,401.12	Curbside February	211-15-53635-201-000
Waste Management	42,039.60	Curbside February	211-15-53635-201-000
Regan Watts	66.45	Travel Expenses	211-15-53635-330-000

Land Conservation

Vendor	Amount	Description	Line Item#
Paypal (Pcard)	325.00	Conference Registration	100-15-56920-340-000
RTK Mobile (Pcard)	30.00	GPS Data	100-15-56920-226-000
Paint Creek	2,680.00	Tree Sale (2023)	100-15-56922-829-701
Lake Eau Claire Rehab	21,277.19	Sediment Removal & Aeration	405-15-57730-829-000
Lake Eau Claire Rehab	21,799.74	Sediment Removal & Aeration	201-15-57730-829-000
Christina Rauh	39.16	Meal Reimbursement	100-15-56920-340-000
Zach Mohr	22.18	Meal Reimbursement	100-15-56920-340-000
Nancy Coffey	30.00	Native Plant Refund	100-15-46810-000-701
Tiffany Leigton-Giffey	15.00	Native Plant Refund	100-15-46810-000-701
Tom Brown	30.00	Native Plant Refund	100-15-46810-000-701
Voyager	118.16	Feb Fuel	100-15-56920-330-000

Division	Totals
Planning	4,401.04
Resurvey	100.00
Emergency Management	441.49
Recycling	112,437.48
Land Conservation	46,366.43
Total	117,380.01