

## **AGENDA**

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, May 28, 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: 2538 082 3877

Password: PpdfMpsG273

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

**Audio conference:** 1-415-655-0001 Access Code: 25380823877##

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

*\*Please mute personal devices upon entry*

*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 May 14, 2024 Meeting Minutes / Discussion – Action **Pages 3-6**
5. Public Hearings
  - a. **Proposed Ordinance: File No. 24-25/028** to rezone 5.006 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Joseph & Kari Zeisset. Legal: The West 467' of the North 467' in the SW ¼ of the SE ¼ of Section 16, T26N, R10W, Town of Brunswick, Eau Claire County, Wisconsin. **RZN-0013-24 Pages 7-25**
  - b. **Proposed Ordinance: File No. 24-25/035** to rezone 1.28 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Ronald Farmer. Legal: That part of the NE ¼ of the NE ¼ lying North and East of US Highway 53, Section 18, T26N, R8W, Town of Washington, Eau Claire County, Wisconsin. **RZN-0014-24 Pages 26-45**
6. **Proposed Ordinance: File No. 24-25/001** Title 17 Ordinance Changes / Discussion – Action **Pages 46-80**
7. **Proposed Ordinance: File No. 24-25/038** Chapter 4.35.160 Storm Water Management and Erosion Control Fee Amendments / Discussion – Action **Page 81**
8. Remonumentation Presentation by County Surveyor Dean Roth / Discussion **Pages 82-96**
9. Emergency Management Update by Emergency Manager Tyler Esh / Discussion **Pages 97-111**

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.

10. Review of April bills / Discussion **Page 112**

11. Proposed Future Agenda Items

a. Next scheduled meeting June 11, 2024

12. Announcements

13. 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, May 14, 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.

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Password: spXp9myJ9J9

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

**Audio conference:** 1-415-655-0001 Access Code: 25350134700##

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

*\*Please mute personal devices upon entry*

*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, Dane Zook, Caleb Aichele, Michele Skinner, James Dunning (Supervisor Dunning arrived at 6:38 pm)

Members Absent:

Ex officio Present:

Staff Present: Rodney J. Eslinger, Matt Michels

1. Call to Order and confirmation of meeting notice.

Chair pro tempore Leary called the meeting to order at 6:00 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. Election of Chair and Vice Chair / Discussion – Action

**Action:** Motion by Michele Skinner to elect Dane Zook as the Committee Chair. Motion carried: 3-0-1.

**Action:** Motion by Michele Skinner to elect Robin Leary as the Committee Vice Chair. Motion carried: 3-0-1.

4. Public Comment:

Dan Hanson, President of the Eau Claire County Towns Association Unit, and the Town of Pleasant Valley Town Chair, highlighted the positive working relationships the towns have with Planning and Development staff, and encouraged the new committee to listen to the towns regarding their recommendations on rezone petitions and conditional use permit requests. Mr. Hanson noted that the town recommendations are based on Town Board adopted comprehensive plans.

5. Review/Approval of April 9, 2024, Meeting Minutes / Discussion – Action

**ACTION:** Motion by Robin Leary to approve the April 9, 2024, committee meeting minutes. Motion carried on a voice vote: 4-0-0.

6. Public Hearings

- a. **Proposed Ordinance: File No. 24-25/018** to rezone 3.27 acres +/- from C-3 Commercial Highway District to the PUD Planned Unit Development District. Owner: C M Rentals LLC. Applicant: Trillium Commercial-Jake Tanner. Legal: A parcel of land located in the NW ¼ of the NE ¼, Section 10, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin, and being more particularly described as follows: Lot 4, CSM 1156, Vol 6, P127, #682291, excluding highway right of way containing 0.07 acres more less conveyed in MISC Volume 1673, Pages 482-484. **RZN-0010-24**

Matt Michels, Senior Planner for Eau Claire County gave the staff presentation to the committee. He updated the committee as to the location of the rezoning petition within the Town of Washington and shared the following with the committee; an aerial map, the zoning and future land use map, and a soil map of the property to be rezoned. The site formerly was known as the Prestige Kia dealership. The request is to rezone 3.27 acres from the C-3 Highway Business District to the PUD- Planned Unit Development District for the purpose of operating three businesses from the property. Mr. Michels indicated the PUD District was added to the Land Use and Development Code as part of the comprehensive code update that the county board approved last year. He noted that the district provides for greater flexibility with parcel development, which is done through the approval of the General Development Plan (GDP). The GDP can reduce general zoning regulations to better accommodate site conditions.

The Town of Washington Town Board reviewed the rezoning petition at their meeting on April 18, 2024, and voted to recommend approval of the petition.

Matt concluded his presentation by recommending that the committee approve the rezoning petition based on the following findings:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. Existing uses in the area include commercial development, residential development (east side of Friedeck Road), industrial uses (WRR Environmental Services), and undeveloped F-2 land across Highway 93 to the west.
3. Zoning in vicinity of the subject property includes C-3, RH, A-2, I-1, and F-2.
4. The property was developed for and has been utilized for automotive uses for many years, and the proposed uses associated with this rezoning are of the same type and character.

Jake Tanner, applicant's agent, spoke in favor of the request.

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

**ACTION:** Motion by Robin Leary to approve the Proposed Ordinance: File No. 23-24/018. Motion carried on a voice vote: 4-0-0.

- b. **Proposed Ordinance: File no. 24-25/026** to rezone 4.65 acres +/- from the A-R Floating Agricultural-Residential District to the A-2 Agriculture-Residential District and 8.0 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owners: Deann and Dave Bergeson and Nelson Family Trust. Applicants: Deann and David Bergeson and Jan Nelson. Legal for A-R to A-2: Lot 1 CSM 3036, Vol 17, P 92-94, #1109020, in the NW ¼ of the SE ¼, Section 5, T25N, R9W, Town of Pleasant Valley, Eau Claire County, WI. Legal for A-P to A-2: The North 742.3 feet of the West 742.3 of the NW ¼ of the SE ¼, excluding Lot 1, CSM 3036, Vol 17, P 92-94, #1109020, Section 5, T25N, R9W, Town of Pleasant Valley, Eau Claire County, WI. **RZN-0011-24**

Matt Michels presented the staff report to the committee. He indicated the petitioner is requesting to rezone to rezone 4.65 acres +/- from the A-R Floating Agricultural-Residential District to the A-2 Agriculture-Residential District and 8.0 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District for the purpose of combining the 8-acres from family-owned land to the applicant's existing lot. Mr. Michels gave the location of the proposed site within the Town of Pleasant Valley, presented aerial, soil, and slopes maps, the current zoning and planning designations, 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 board met on May 13, 2024, and recommended approval of the request.

DeAnn Bergeson, applicant and owner, spoke in favor of the request. She said that her family currently owns the adjacent farmland but is now looking at selling it. She also noted that the old Connelly school site used to be located on her parcel years ago.

Jan Nelson, sister of the applicant and trustee of the Nelson property, spoke in favor the of request.

Dan Hanson, Town of Pleasant Valley Town Chair, indicated that the Town Board voted 3-0 to support the rezoning.

No one else spoke in favor or against the request.

Supervisor Dunning arrived at 6:38 pm.

**ACTION:** Motion by Robin Leary to approve the Proposed Ordinance: File No. 23-24/026. Motion carried on a voice vote: 5-0-0.

c. **Proposed Ordinance: File No. 24-25/027** to rezone 20 acres +/- from A-P Agricultural Preservation District to the A-3 Agricultural District. Owner: Robert and Teresa Sisco. Legal: The South ½ of the SE ¼ of the SE ¼, in Section 10, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. **RZN-0012-24**

Matt Michels introduced the rezoning request. He reviewed the site location and conditions with the committee. Mr. Michels explained that the request is to rezone 20-acres from A-P, Agricultural Preservation District to the A-3, Agricultural District to allow the applicants to separate the existing residence and outbuildings.

The Town of Pleasant Valley Town Board considered the rezoning request at their meeting on May 13, 2024, and voted 3-0 to recommend approval of the rezone petition.

Mr. Michels summarized his recommendations and noted consistencies with the County's comprehensive plan policies that apply to the request, and recommended approval of the request as submitted based on the findings outlined in the staff report.

Robert Sisco, owner, and applicant, spoke in favor of the request. He indicated that the property has been in the family since 1964 and in the late 90's it was jointly owned by family members.

Dan Hanson, Town of Pleasant Valley Town Chair, spoke in favor of the petition and indicated that the town voted 3-0 to support the rezone. He encouraged the committee to use the towns for rezoning recommendations as the town board members are often more familiar with the properties.

No one else spoke in favor or against the request.

**ACTION:** Motion by Michele Skinner to approve the Proposed Ordinance: File No. 23-24/027. Motion carried on a voice vote: 5-0-0.

7. Eric Anderson, Executive Director of the Chippewa – Eau Claire Metropolitan Planning Organization (MPO) – Update

Eric Anderson, Executive Director of the MPO, presented the Chippewa-Eau Claire Metropolitan Planning Organization (MPO) 2023 summary report to the committee.

8. Tina Pommier – Register of Deeds Update / Discussion

Tina Pommier, Register of Deeds, updated the committee on her department’s activity. She noted that the recorded documents are close to pre-COVID numbers.

9. 2025 P&D Capital Project Requests / Discussion – Action

Director Eslinger reviewed the 2025 Planning and Development Department’s capital request with the committee.

**ACTION:** Motion by Robin Leary to recommend approval of the 2025 Lake Rehabilitation capital improvement project requests from Lake Altoona and Lake Eau Claire for a total of \$427,500. Motion carried on a voice vote: 4-0-1 (Supervisor Skinner abstained).

**ACTION:** Motion by James Dunning to recommend approval of the 2025 Groundwater Mapping and Flow Model capital improvement project request for a total of \$186,000. Motion carried on a voice vote: 5-0-0.

**ACTION:** Motion by Robin Leary to recommend approval of the 2025 Land Stewardship capital improvement project request for a \$200,000. Motion carried on a voice vote: 5-0-0.

10. Wildlife Damage Budget Amendment / Discussion – Action

Director Eslinger reviewed the Wildlife Damage amendment with the committee. Supervisor Leary indicated that the Land Conservation Commission reviewed the amendment at their last meeting, and they voted to recommend approval of the budget amendment.

**ACTION:** Motion by Dane Zook to recommend approval of the Wildlife Damage budget amendment as presented. Motion carried on a voice vote: 5-0-0.

11. Proposed Future Agenda Items

- a. Next scheduled meeting May 28, 2024
- b. Dean Roth, County Surveyor update on remonumentation

12. Announcements

County Board Spring Bus Tour is scheduled for Friday, May 17<sup>th</sup>.

13. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 8:17 PM.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**REZONE NUMBER:** RZN-0013-24      **COMPUTER NUMBER:** 004106401000

**PUBLIC HEARING DATE:** May 28, 2024

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**STAFF CONTACT:** Matt Michels, Senior Planner

**OWNER/AGENT:** Joseph & Kari Zeisset, 1037 Barland St., Eau Claire, WI 54701

**REQUEST:** Rezone 5.006 acres +/- of land from A-P (Exclusive Forestry) District to A-2 (Agricultural-Residential) District to allow the property owner to construct a single-family residence.

**LOCATION:** S 7117 County Road Z

**LEGAL DESCRIPTION:** The West 467' of the North 467' in the SW ¼ of the SE ¼ of Section 16, T26N, R10W, Town of Brunswick, Eau Claire County, Wisconsin.

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

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## BACKGROUND

### SITE CHARACTERISTICS:

- The property is undeveloped but has an existing outbuilding on the southern portion of the property.
- There are no environmentally significant areas on the property
- There are no agricultural uses on the property

### EXISTING ZONING DISTRICT:

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

- Preserve and protect those areas best suited for agricultural, forestry or open-space uses by minimizing fragmentation of contiguous agricultural or forest lands for the benefit and use of current and future generations;*
- Provide for a wide range of agricultural uses typically associated with the continued production of food and fiber while recognizing that such uses may involve noise, dust, odor, or operation of heavy equipment for long periods of time;*
- Strengthen and diversify a predominately agricultural and forestry-based economy by providing for a range of economic opportunities for property owners which are generally compatible with and supportive of agriculture or forestry operations as either permitted or conditional uses;*
- Comply with standards contained in Wis. Stat. ch. 91 to permit eligible landowners to receive tax credits under Wis. Stat. § 71.09, in conjunction with their agricultural operations;*
- Preserve rural character and promote the efficient use of public infrastructure and utilities by minimizing the adverse effects of urban sprawl along with its associated expense;*
- Promote environmental quality through the use of conservation practices designed to minimize erosion of productive soils and deter the delivery of sediment and nutrients to the waters of our state;*

- G. *Minimize land use conflicts which occur when agricultural and non-agricultural uses are intermixed or not adequately separated; and*
- H. *Provide for carefully regulated extraction of nonmetallic mineral resources through Eau Claire County’s permitting processes to ensure compatibility with adjacent land uses, minimize impacts to natural resources, and to restore lands to productive agricultural use consistent with locally approved reclamation plans.*

**REQUESTED ZONING DISTRICT:**

A-2 Agriculture-Residential District. *This district is established to “provide an area for limited residential and hobby farm development in a rural atmosphere.”*

**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE
<b>Subject</b>	A-P	Existing outbuilding; Undeveloped
<b>North</b>	A-P	Single-family residence; Woodlands
<b>East</b>	A-P	Undeveloped; Scattered woodlands
<b>South</b>	A-P	Single-family residence; Scattered woodlands
<b>West</b>	A-P	Single-family residence

**COMPREHENSIVE PLANS:**

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

**Eau Claire County:**

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
- **Applicable Policies:**
  1. *Farming and other agriculture uses, agricultural-related businesses, cottage industries, forestry, mineral extraction, open space, and utilities shall be established as the primary land uses within these areas. Other uses may be permitted if found to be compatible with these uses and existing uses adjacent to the property.*
  2. *The preferred housing density is one (1) unit per 20 or more acres; however, local comprehensive plans may be more or less restrictive than this guideline and generally range from one (1) unit per five (5) acres to one (1) unit per 35 acres.*
  3. *For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RP areas: A-1 Exclusive Agricultural District, A-2 Agricultural-Residential District, A-3 Agricultural District, A-R Floating Agricultural-Residential District, F-2 Forestry District, F-1 Forestry District, and the proposed AC-R District noted below. The following additional policies shall apply to rezoning petitions:*
    - a. *Rezoning land to the A-R Floating Agricultural-Residential District or the proposed AC-R Agricultural Compatible Residential District is preferred over additional non-farm A-2 or A-3 parcels, unless rezoning land to either of these districts will not interfere*



*with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take land suitable for cultivation or other agricultural use out of production.*

**Town of Brunswick:**

- Rural Preservation Comprehensive Plan Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas. However, the term rural preservation is not intended to imply that changes in land use will not occur in these areas. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and limited low density single-family residential development. Future development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP areas and other policies included in this Plan. Any new development shall be located in order to minimize the fragmentation of productive agricultural or forest land and to minimize any disruption to existing uses.*
- Applicable Policies:
  - a. *Non-farm residential lots shall be a minimum of two (2) acres per unit, with the number of lots allowed being based upon a gross density of one (1) residential dwelling unit per five (5) acres held in single ownership. The balance of the land not included in the residential lots shall be placed in a permanent conservation easement for agriculture, forestry, and open space use.*
  - b. *Any new non-farm residential lot shall have a "Right to Farm" disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin "Right to Farm" statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*
  - c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. At least 80% of any proposed new lot shall not contain Class I, II, or III soils. In addition, it is the preference of the Town of Brunswick that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

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

**FARMLAND PRESERVATION PLAN:**

The property is included in the Farmland Preservation Plan Map. However, there are no agricultural uses on the property or evidence of previous agricultural use. The proposed A-2 Zoning District is not a certified farmland preservation district and would not qualify for Farmland Preservation tax credits.

**A-P Rezoning Standards**

In addition, there are four standards for approving a rezoning of land from the A-P Agricultural Preservation zoning district to any other district. The following provides an analysis of this rezoning petition based on those standards:

**Standard 1** - *The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses.*

- **Soil Types** – The entire site is Boplain sand, 0-6% slopes (see attached Soil Map), which is not a prime agricultural soil type.
- **Historical Productivity** – There is no evidence that the property has been tilled for agriculture.
- **Site Location** – The property is located on County Road Z.
- **Adjacent Land Uses** – Uses in the area include a mixture of farm and non-farm residences, woodlands, vacant land, and farmland.

**Standard 2** - *The rezoning is consistent with any applicable comprehensive plans.*

The proposed rezoning substantially conforms to the future land use intent, purpose, and policies for the Eau Claire County Comprehensive Plan, including policies related to limiting residential density in rural areas of the County and limiting conversion of productive farmland.

**Standard 3** - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* No farmland will be impacted with this rezoning.

**Standard 4** - *The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.*

The proposed rezoning will not likely impair or limit current or future agricultural use.

## ANALYSIS

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

Town Board Action: The Brunswick Town Board considered the rezoning petition on Tuesday, May 14, 2024 and voted to recommend approval.

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

- The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
- Existing uses in the area include woodlands, agricultural fields, and farm and non-farm single-family residences.
- Zoning is predominantly A-P and A-2 in vicinity of the subject property.

## CONCLUSION

The rezone petition has been evaluated for consistency with the following:

- Eau Claire County Comprehensive Plan future land use designation
- Eau Claire County Comprehensive Plan goals, objectives, and policies
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-2 District

In addition, the following factors have also been considered:

- Input of surrounding property owners. No correspondence in support or opposed to the proposed rezoning has been received, to date.

## **FINDINGS**

### Findings in Favor:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. There are numerous A-2 zoned lots in proximity to the subject property.
3. No agricultural land will be impacted by the proposed rezoning, and the subject property is not adjacent to active agricultural land.
4. The property has required road frontage on County Road Z.



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

Application Accepted:	04/25/2024
Accepted By:	Matt Michels
Receipt Number:	077179
Town Hearing Date:	05/14/2024 (confirm)
Scheduled Hearing Date:	05/28/2024
Application No:	RZN-0013-24
Application Status:	Applied

**Rezoning Petition**

**Owner/Applicant Name(s):**  
**Owner:** KARI ZEISSET  
**Applicant:** Joseph & Kari Zeisset, 1037 Barland St, Eau Claire, WI 54701  
**Telephone:** 715-497-9665      **Email:** jzeisset2010@gmail.com

**RECEIVED**

**APR 25 2024**

**Site Address(es):** S 7117 COUNTY ROAD Z      **Property Description:** Sec 16 Twn 26 Rge 10  
 Town of Brunswick

**COUNTY CLERK**

**Zoning District(s):** AP - Agricultural Preservation Distr      **Lot Area(s) - Acres:** 5.01      **Overlay District(s):**

**PIN:** 1800422610164300001      **Legal (partial):** PRT SW-SE THE W 467' OF THE N 467'

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the following Zoning District from:

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



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

**Office Use Only**

Application Accepted:	4/25/24
Accepted By:	MM
Application Number:	R2N-0013-24
Town Hearing Date:	5/14/24 (7)
Scheduled Hearing Date:	5/28/24

**REZONING APPLICATION**

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: AP	Proposed Zoning District(s): A2
Acres to be rezoned: 5	

Property Owner Name: Joseph and Kari Zeisset	Phone# (715)497-9665
Mailing Address: 1037 Barland St. Eau Claire, WI 54701	
Email Address: jzeisset2010@gmail.com	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

**SITE INFORMATION**

Site Address: S7117 Cty Rd Z, Eau Claire, WI 54701	
Property Description: SW ¼ SE ¼ Sec. 16, T 26 N, R 10 W, Town of Brunswick	
Zoning District: A-2	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):	00410640.1000

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

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> 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: Joseph and Kari Zeisset Date 3-26-2024

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

## REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

### Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
  - Describe the reason for the request
  - Describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance
  - Explain and justify why this particular property is under consideration for rezoning
    - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
    - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
    - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B

SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

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

Describe the reason(s) for your rezoning request:

Purpose of this Request is so we can put up a single family Home up for us.

When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is to separate incompatible land uses from one another, to maintain public health and safety, to protect and conserve natural resources, to prevent overcrowding, to preserve property values, and to maintain the general welfare of the citizens. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

Meets A2 zoning requirements.

Rezoning petitions to change the zoning of a parcel from the A-P Agricultural Preservation District to any other District must be based upon findings that consider the following factors:

- 1) The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses;
- 2) The rezoning is consistent with any applicable comprehensive plans;
- 3) The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan; and
- 4) The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.

If you are petitioning to rezone land from an A-P District to another district, please describe how the proposed change in zoning will be consistent with the four findings listed here.

1. This land has not been used for any agricultural purposes in over 25+ years. Land has been sitting vacant for about that long as well.

2. yes

3. yes

4. Rezoning of this land will NOT have any negative impact on any surrounding agricultural land.



# Eau Claire County, WI

## Summary

**Parcel Number** 1800422610164300001  
**Alternate No** 004106401000  
**Property Address** S 7117 COUNTY ROAD Z  
 EAU CLAIRE, WI 54701  
**Legal Description** PRT SW-SE THE W 467' OF THE N 467'  
 S16-T26N-R10W  
**Sec-Twp-Rng** S16-T26N-R10W  
**Acres** 5.006  
**School District** EAU CLAIRE AREA SCHOOL DISTRICT  
**Tax District** 004 - TOWN OF BRUNSWICK

[View Map](#)

## Owners

<b>Mailing Address</b> KARI ZEISSET JOSEPH ZEISSET 1037 BARLAND ST EAU CLAIRE, WI 54701	<b>Owner</b> JOSEPH ZEISSET	<b>Owner</b> KARI ZEISSET
---	--------------------------------	------------------------------

## Valuation

Assessed Year	2023	2022	2021	2020
Land Value	\$44,700.00	\$44,700.00	\$44,700.00	\$36,000.00
Building Value	\$1,300.00	\$1,300.00	\$1,300.00	\$21,700.00
Total Value	\$46,000.00	\$46,000.00	\$46,000.00	\$57,700.00
Estimated Fair Market Value	\$55,100.00	\$48,200.00	\$45,600.00	\$73,200.00

## Tax History

Tax Year	2023	2022	2021	2020
Gross Property Tax	\$582.16	\$554.29	\$564.94	\$944.06
Managed Forest Tax	\$0.00	\$0.00	\$0.00	\$0.00
First Dollar Credit	(\$56.89)	(\$53.78)	(\$52.64)	(\$52.85)
Lottery Credit	(\$211.76)	(\$176.51)	(\$186.69)	(\$129.51)
<b>Net Property Tax</b>	<b>\$313.51</b>	<b>\$324.00</b>	<b>\$325.61</b>	<b>\$761.70</b>
Other Fees	\$10.00	\$10.00	\$27.00	\$22.00
SA Fees	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Tax</b>	<b>\$323.51</b>	<b>\$334.00</b>	<b>\$352.61</b>	<b>\$783.70</b>

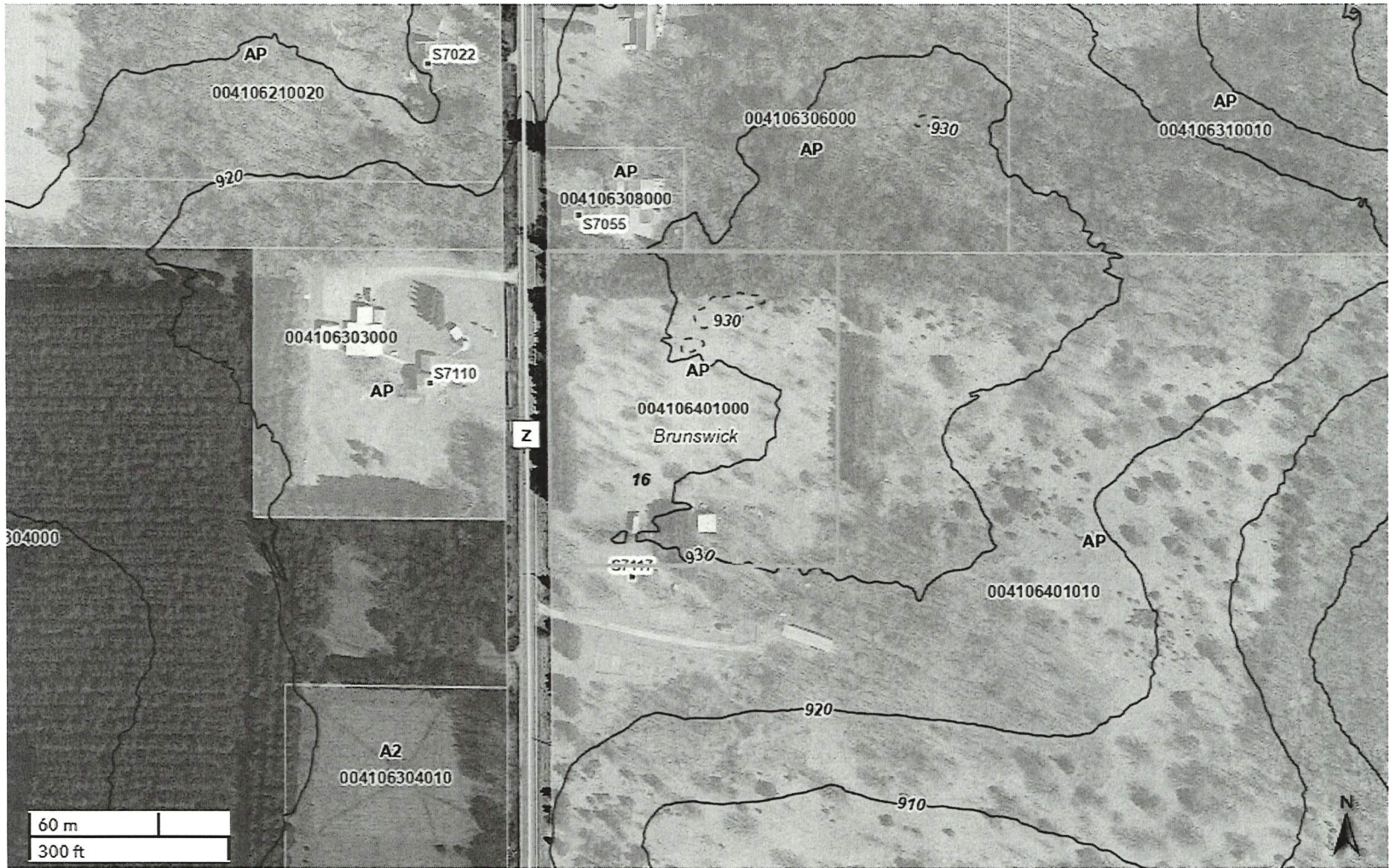
No data available for the following modules: Sales.

The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 4/22/2024, 9:40:30 AM

Contact Us

Developed by  
 **Schneider**  
 GEOSPATIAL



- Addresses
- Address Labels
- Parcels
- Parcel Numbers
- █ Parks
- County Zoning
- █ Not Zoned By County
- █ A1 - Exclusive Agricultural District
- █ A2 - Agriculture-Residential District
- █ A3 - Agricultural District
- █ AP - Agricultural Preservation
- █ AR - Floating Agricultural-Residential District
- █ C1 - Neighborhood Business District
- █ C2 - General Business District
- █ C3 - Highway Business District
- █ F1 - Exclusive Forestry District
- █ F2 - Forestry District
- █ I1 - Nonsewered Industrial District
- █ I2 - Sewered Industrial District
- █ R1L - Single-Family Residential District, Large Lot
- █ R1M - Single-Family Residential District
- █ R2 - Two-Family Residential District
- █ R3 - Multiple-Family Residential District
- █ RH - Rural Homes District
- ▭ Towns
- Surrounding Counties
- ▭ Eau Claire
- ▭ Surrounding
- ▭ Sections
- Rivers and Streams
- █ Lakes and Rivers
- Flood Hazard Zones
- █ 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- █ A
- █ AE
- X
- Interstate
- US Highway

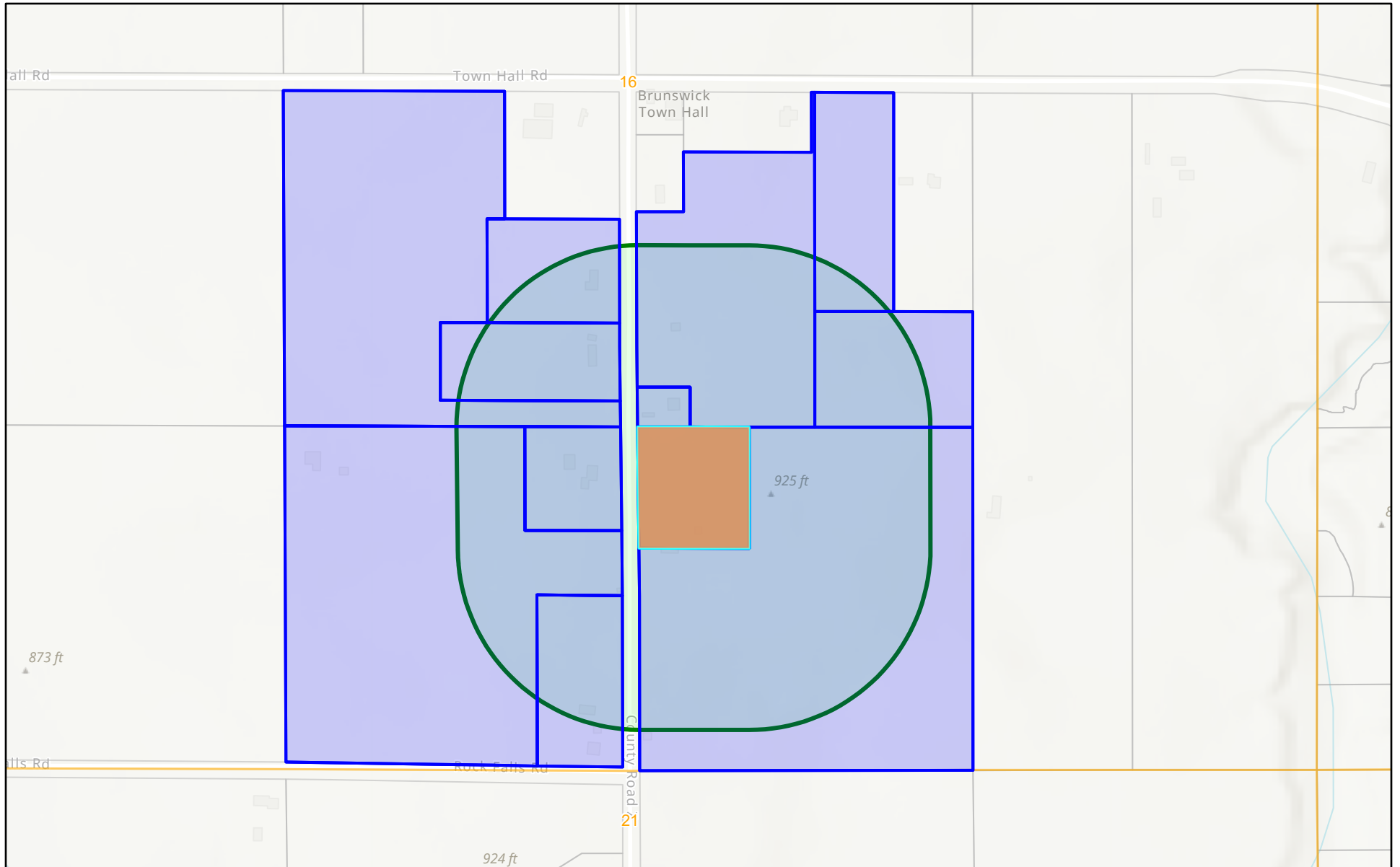
Date created: 4/22/2024

Last Data Uploaded: 4/22/2024 10:40:30 AM




Developed by

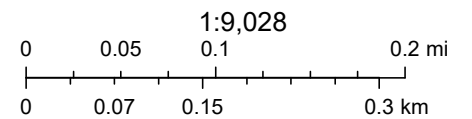


# Public Notification



4/25/2024, 3:23:45 PM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

FirstName LastName	Address	City State Zip
ALVIN O & BONITA Y PETERSON	S 6275 JENE RD	EAU CLAIRE WI 54701-8620
VERNON D PETERSON TRUST	S7022 COUNTY ROAD Z	EAU CLAIRE WI 54701-9562
CAROL RYAN	S6950 COUNTY ROAD Z	EAU CLAIRE WI 54701-9562
DAN BERGERSON	S 7110 COUNTY ROAD Z	EAU CLAIRE WI 54701-9562
JEAN SEVERSON	S7117 COUNTY ROAD Z	EAU CLAIRE WI 54701-8448
BRADLEY MEER	S7160 COUNTY ROAD Z	EAU CLAIRE WI 54701-8447
ANDREW N & AMANDA B JEPSEN	S 6995 COUNTY ROAD Z	EAU CLAIRE WI 54701-9562
KALEB S & STACY A SILVERBERG	S 7055 COUNTY ROAD Z	EAU CLAIRE WI 54701-9563
DAVID W & LAUREL L BAUER	W5235 COUNTY ROAD Z	EAU CLAIRE WI 54701-8618
EVAN MIDDLESWORTH	S7260 COUNTY ROAD Z	EAU CLAIRE WI 54701-8984

# ZEISSET REZONE AERIAL MAP



**Parcel Mapping Notes:**

The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_Adj\_WI\_EauClaire\_Feet

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

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

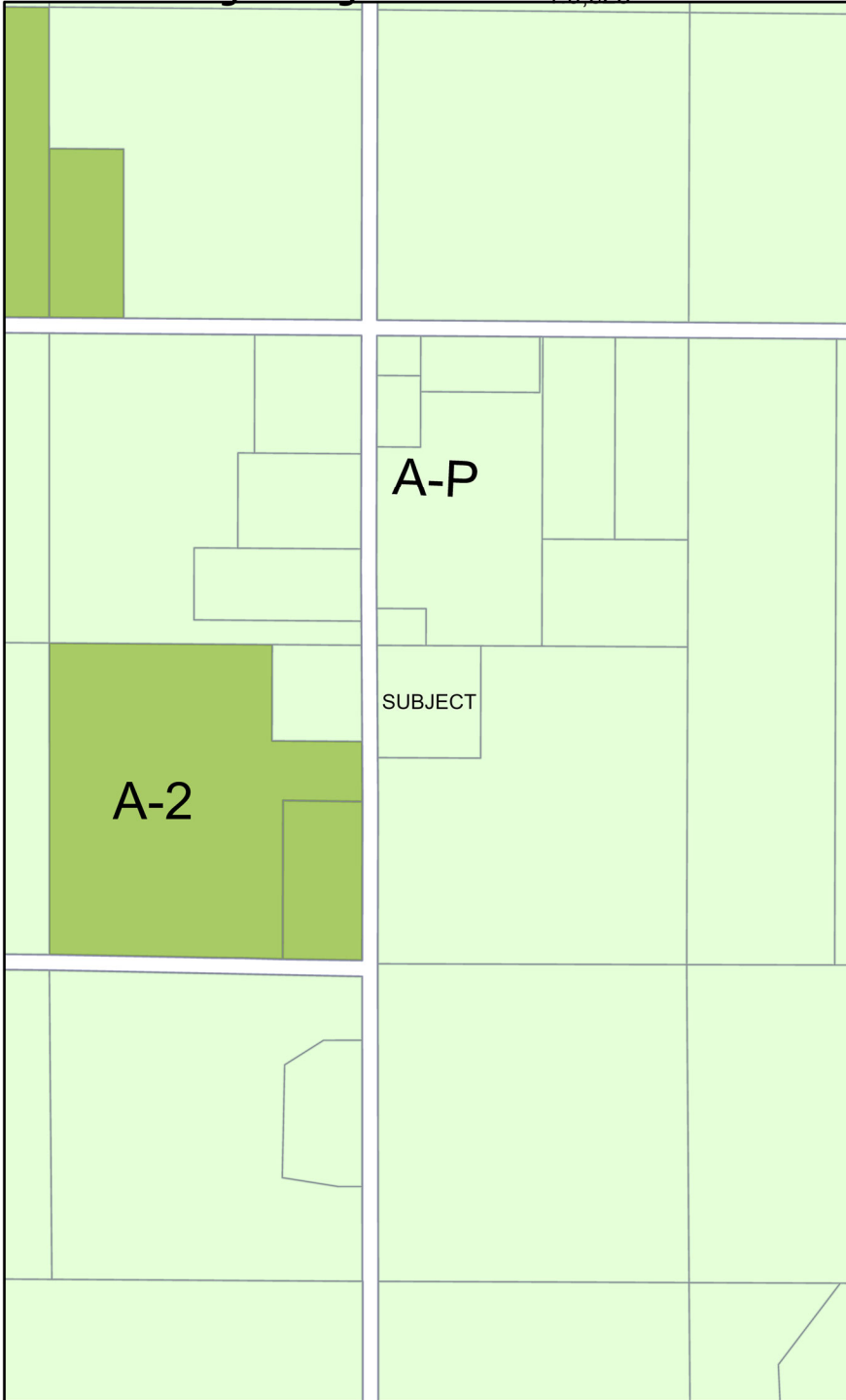




# Zeisset Rezoning: RZN-0013-24

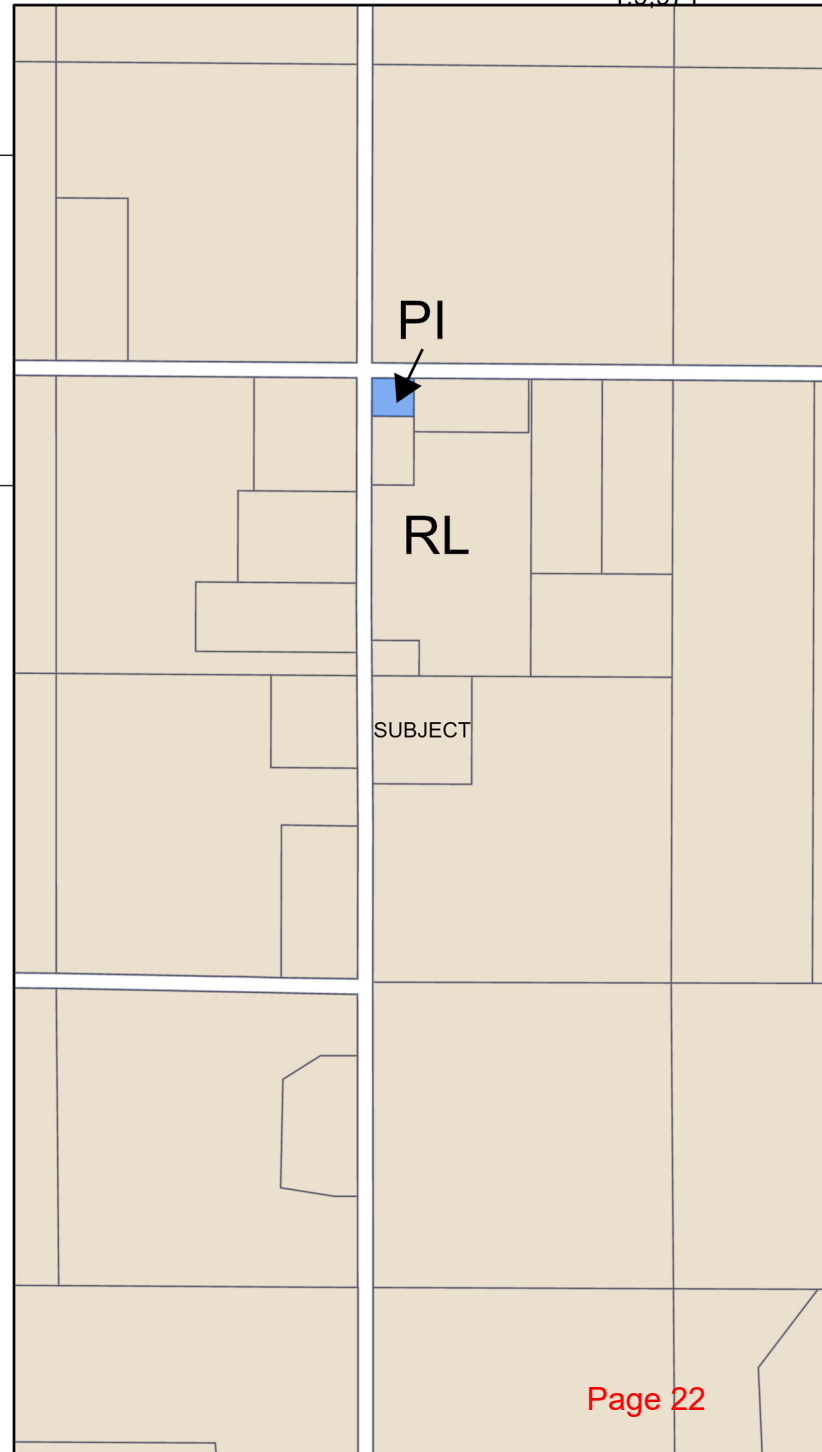
## Existing Zoning

1:9,325



## Future Land Use

1:9,971



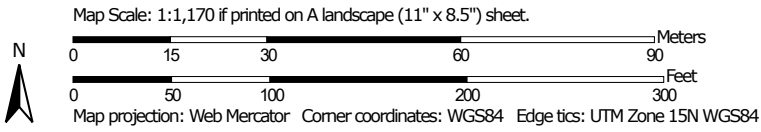
- Legend
- A1 - Exclusive Agricultural District
  - A2 - Agriculture-Residential District
  - A3 - Agricultural District
  - AP - Agricultural Preservation
  - AR - Floating Agricultural-Residential District
  - C1 - Neighborhood Business District
  - C2 - General Business District
  - C3 - Highway Business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

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




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Soil Map—Eau Claire County, Wisconsin




## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Eau Claire County, Wisconsin  
Survey Area Data: Version 22, Sep 8, 2023

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

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

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



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
510B	Boplain sand, 0 to 6 percent slopes	4.7	100.0%
<b>Totals for Area of Interest</b>		<b>4.7</b>	<b>100.0%</b>



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

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**REZONE NUMBER:** RZN-0014-24                      **COMPUTER NUMBER:** 024103402020

**PUBLIC HEARING DATE:** May 28, 2024

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**STAFF CONTACT:** Matt Michels, Senior Planner

**OWNER/AGENT:** Ronald R. Farmer, 6395 US Hwy 53, Eau Claire, WI 54701

**REQUEST:** Rezone 1.28 acres +/- from A-P Agricultural Preservation to A-2 Agriculture-Residential to combine with the other A-2 zoned property owned by the applicant to create a 5 plus acre lot for a family member. The 1.28 acres is needed to provide roadway frontage and driveway access to Bowe Road.

**LOCATION:** East of US Highway 53 and south of Bowe Road

**LEGAL DESCRIPTION:** That part of the NE ¼ of the NE ¼ lying North and East of US Highway 53 in Section 18, T26N, R8W, Town of Washington, Eau Claire County, WI

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

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## BACKGROUND

### SITE CHARACTERISTICS:

- The property is mostly wooded
- There are remnants of residential structures on the property
- The property contains no Environmentally Sensitive Areas (ESAs), including steep slopes, mapped wetlands, or floodplains
- There are no agricultural uses on the property

### EXISTING ZONING DISTRICT:

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

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

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

**REQUESTED ZONING DISTRICT:**

A-2 Agriculture-Residential District. *This district is established to “provide an area for limited residential and hobby farm development in a rural atmosphere.”*

**ZONING/LAND USE CONTEXT:**

LOCATION	ZONING	LAND USE
<b>Subject</b>	A-P	Woodlands; Previous residential use
<b>North</b>	A-2	Residential
<b>East</b>	A-2	Woodlands; Residential
<b>South</b>	A-P	Highway 53; Agriculture
<b>West</b>	A-P	Residential; Agriculture

**COMPREHENSIVE PLANS:**

The Eau Claire County and the Town of Washington Future Land Use Maps both include the property in the Rural Lands (RL) planning area. Following are descriptions of the intent of the applicable County and Town comprehensive plan future land use categories and applicable policies.

**Eau Claire County:**

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

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

**Town of Washington:**

- **Rural Lands Intent and Description:** *The primary intent of these areas is to preserve productive agricultural lands, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas.*
- **Applicable Policies:**
  - a. *Farming and agricultural uses shall be established as the primary land uses within these areas. Non-farm development shall only be allowed if it will not interfere with, will not disrupt, or will not be incompatible with farming or agricultural use, and will not take significant tracts of land suitable for cultivation or other agricultural use out of production.*
  - b. *Any new non-farm residential lot shall have a “Right to Farm” disclosure attached to it acknowledging that the potential non-farm owner has been informed that his lot has been established in an area where farming is the preferred land use, and stating that the owner understands that he must abide by the State of Wisconsin “Right to Farm” statute (WI Stat. 823.08). This language shall be recorded on the deed to the property, transferable to subsequent owners.*
  - c. *Non-farm residential development shall only occur on land that is marginal for agricultural productivity. No more than 20% of any proposed new lot should contain Class I, II, or III soils, or the owner must demonstrate that the lands with prime agricultural soils are marginal for agriculture due to other factors. In addition, it is the preference of the Town of Washington that new non-farm residential lots that are approved in accord with these policies be located adjacent to or near existing non-farm development.*

**Eau Claire County Farmland Preservation Plan**

The property is included in the Farmland Preservation Plan Map, which allows the property owner to claim Farmland Preservation tax credits. The proposed A-2 Zoning District is not a certified farmland preservation district and would not qualify for Farmland Preservation tax credits.

**ANALYSIS**

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

**A-P Rezoning Standards**

In addition, there are four standards for approving a rezoning of land from the A-P Agricultural Preservation zoning district to any other district. The following provides an analysis of this rezoning petition based on those standards:

**Standard 1** - *The land is better suited for a use not allowed in the A-P Agricultural Preservation zoning district based on a review of soil types, historical productivity, location, and adjacent land uses.*

- **Soil Types** – Soils were not evaluated since there is no evidence of agricultural use on the property or on adjacent land owned by the applicant.
- **Historical Productivity** – As mentioned, there is no evidence of agricultural use on the property.
- **Site Location** – The property is located on Bowe Road.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmlands, woodlands, farm and non-farm single-family residences, and vacant open areas.

**Standard 2** - *The rezoning is consistent with any applicable comprehensive plans.*

The proposed rezoning substantially conforms to the future land use intent, purpose, and policies for the Eau Claire County Comprehensive Plan, including policies related to limiting residential density in rural areas of the County and limiting conversion of productive farmland. No new development is proposed with this rezoning.

**Standard 3** - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning would not remove productive farmland from cultivation.

**Standard 4** - *The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.*

The proposed rezoning will not likely impair or limit current or future agricultural use.

Town Board Action: The Washington Town Board consider the rezoning petition on Thursday, May 16, 2024 and recommended approval (5-0 vote).

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

- The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
- Existing uses in the area include woodlands, agricultural uses, and farm and non-farm single-family residences.

## CONCLUSION

The rezone petition has been evaluated for consistency with the following:

- Eau Claire County Comprehensive Plan future land use designation
- Eau Claire County Comprehensive Plan goals, objectives, and policies
- Eau Claire County Farmland Preservation Plan
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in the A-2 District

In addition, the following factors have also been considered:

- Input of surrounding property owners. No correspondence in support or opposition to the proposed rezoning has been received, to date.

## **FINDINGS**

### Findings in Favor:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. Numerous A-2-zoned lots are found in the vicinity.
3. The rezoning will have no impact on agricultural land.
4. The Town of Washington indicates that they will issue a driveway permit on Bowe Road to allow access to the property.



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

Application Accepted:	05/06/2024
Accepted By:	Matt Michels
Receipt Number:	077343
Town Hearing Date:	05/16/2024
Scheduled Hearing Date:	05/28/2024
Application No:	RZN-0014-24
Application Status:	Applied

## Rezoning Petition

**Owner/Applicant Name(s):**  
**Owner:** RONALD FARMER  
**Applicant:** Ronald P Farmer, 6395 US Hwy 53, Eau Claire, WI 54701  
**Telephone:** 715-271-7303      **E-Mail:**

**RECEIVED**

**MAY 07 2024**

**Site Address(es):** No Address Available      **Property Description:** Sec 18 Twn 26 Rge 08  
 Town of Washington

**COUNTY CLERK**

**Zoning District(s):**      **Lot Area(s) - Acres:** 1.28      **Overlay District(s):**

**PIN** 1802422608181100003      **Legal (partial)** THAT PRT NE-NE LYG N AND E OF USH 53 SEE TOD DOC 1187738

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the following Zoning District from:

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



**Department of Planning and Development**

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

**Office Use Only**

Application Accepted:	5-6-24
Accepted By:	MM
Application Number:	RZN-0014-24
Town Hearing Date:	5/16/24
Scheduled Hearing Date:	5/28/24

**REZONING APPLICATION**

Pursuant to the procedure described in Wisconsin Statutes Section 59.69(5), I hereby petition the Eau Claire County Board of Supervisors to amend the Zoning District from:

Existing Zoning District: AP Proposed Zoning District(s): A2

Acres to be rezoned: 1.28

Property Owner Name: Ronald P. Farmer Phone# (715) 832-1636 ; (715)-271-7303

Mailing Address: 6395 US Hwy 53, Eau Claire WI 54701

Email Address: ronzofarmer@sbcglobal.net

Agent Name: same as above Phone#

Mailing Address:

Email Address:

**SITE INFORMATION**

Site Address: 6395 US Hwy 53, Eau Claire WI 54701

Property Description: NE 1/4 NE 1/4 Sec. 18 T 26 N, R 8 W, Town of WASHINGTON

Zoning District: AP Code Section(s):

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

Computer #(s):  
 or  
 PIN #(s): 18024-2-260818-110-0003

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

- Complete attached information sheet
- Confirmed with the Town their submittal deadline and process.
- Provide legal description of property to be rezoned
- Provide \$630.00 application fee (non-refundable), (\$550.00 application processing fee and \$80.00 mapping surcharge fee). Send application to [landuse@eauclairecounty.gov](mailto:landuse@eauclairecounty.gov) 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: Ronald P. Farmer Date May 3, 2024

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



## REZONING APPLICATION CHECKLIST

Applications are due by Tuesday at 12:00 PM three weeks prior to the Committee on Planning and Development meeting. The application must include the items listed below. After a preliminary review, additional information may be needed. A hearing will not be scheduled until the application is deemed complete. Applications are considered complete when all materials and associated fees are received and approved by staff.

### Required Application Items:

- Application must be signed by the property owner(s)
- A legal description of land and address of land to be rezoned
- Complete the attached supplemental rezoning information sheet
  - Describe the reason for the request
  - Describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance
  - Explain and justify why this particular property is under consideration for rezoning
    - For rezoning requests from A-P to any zoning district other than the AR district must consider the factors in Section 18.32.055 A. – D.
    - For rezoning requests from the A-P to the AR zoning district must consider the factors in Section 18.06.050 A. – D.
    - For rezoning requests out of the Shoreland-wetland district must consider Section 18.19.100 B



SUPPLEMENTAL INFORMATION FOR A REZONING PETITION

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

Describe the reason(s) for your rezoning request:

[Empty text area for describing the reason(s) for the rezoning request.]

When evaluating a rezoning petition, staff from the Eau Claire County Department of Planning and Development consider whether the purpose of the proposed zoning district and the uses allowed in the district are appropriate for the selected location. Staff also considers whether the change in zoning will uphold the purpose of the zoning ordinance, which is to separate incompatible land uses from one another, to maintain public health and safety, to protect and conserve natural resources, to prevent overcrowding, to preserve property values, and to maintain the general welfare of the citizens. Please describe how the proposed zoning district and the uses allowed in that district are appropriate for the selected location, and how the proposed change in zoning will uphold the purpose of the zoning ordinance.

[Large empty text area for describing the appropriateness of the proposed zoning district and how the change in zoning will uphold the purpose of the zoning ordinance.]

Return to search results

Property Summary

Owner (s): <b>FARMER, RONALD</b>		Location: <b>NE-NE, Sect. 18, T26N, R8W</b>	
Mailing Address: <b>RONALD FARMER 6395 US HIGHWAY 53 EAU CLAIRE, WI 54701-8834</b>		School District: <b>1554 - EAU CLAIRE AREA SCHOOL DISTRICT</b>	
<a href="#">Request Mailing Address Change</a>			
Tax Parcel ID Number: <b>18024-2-260818-110-0003</b>	Tax District: <b>024-TOWN OF WASHINGTON</b>	Status: <b>Active 12-08-2021</b>	
Alternate Tax Parcel Number: <b>024103402020</b>	Government Owned:	Acres: <b>1.2800</b>	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): <b>THAT PRT NE-NE LYGN ANDE OF USH 53 SEE TOD DOC 1187738</b>			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)			
<a href="#">Printer Friendly Page</a>		<a href="#">View Interactive Map</a>	

**Taxes**

0 Lottery credits claimed Print tax bills: 2023 2022

### Tax History

*\* Click on a Tax Year for detailed payment information.*

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2023	<input type="checkbox"/>	\$18.05	\$18.05	\$0.00	\$0.00	\$0.00	\$0.00
2022	<input type="checkbox"/>	\$21.20	\$21.20	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>							<b>\$0.00</b>

*NOTE: Current year tax bills may not be processed by the county.* [Pay Taxes](#)

Interest and penalty on delinquent taxes are calculated to **April 30, 2024**.

Payoff Month:  Payoff Year:  [Submit](#)

**Assessments**

Tax Year:

### Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value	Action
Total:		0.00	0.00	0.00	0.00	
Estimated Fair Market Value:	\$0	Average Assessment Ratio:	-			

Attachments

File Name	Comment	Created On	Created By	Action
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Districts

No additional Districts were found for this tax parcel.

Documents

Description	Doc. #	Vol./Pg.	Recorded	Document Date	Geom.	Exception	MFL Order	Imaging
CERTIFIED SURVEY MAP	1224444	NA	12/07/2021		Yes	No		Purchase
TERMINATION OF DEC PROPERTY	1187737	NA	03/02/2020	02/05/2020	No	No		Purchase
MISCELLANEOUS	529895	608/548	04/01/1985	03/28/1985	No	No		Purchase
WARRANTY DEED	355562	308/117	07/26/1967	07/20/1967	No	No		Purchase

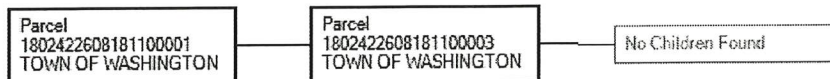
You may purchase copies of the documents listed above online.

**NOTE:** There may be other documents related to this parcel that are not shown here. For more information regarding document history, please contact the Register of Deeds office at (715) 839-4745.

Notes

Note	Date	By	Visibility	Alert	Locked
Parcel Created 12/8/2021	12/8/2021	Geometry Change	Public	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Parcel History



Type	Parcel	Municipality	Status
Parent	1802422608181100001	TOWN OF WASHINGTON	Inactive

Permits

No permits were found for this tax parcel.

Sales History



Survey History

Description	Doc. #	LID	Lot	Block	Remnant	Survey Date	
Certified Survey Map (CSM) #3731	1224444				<input type="checkbox"/>	12/8/2021	<a href="#">View Survey</a>

This listing shows all surveys performed on the current parcel.

[Log in](#)

[View Disclaimer](#)

[Database Versions](#)

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Advanced Search Results Report Survey Documents

Zoom in Select Clear Selection(s) Draw & Measure Print Download Upload Toolbar Options

ns Hide Settings ^

ze: 8.5x11 Portrait

Header:

Titlebar:

Scalebar:

Legend:

Footer:

1)

Parcel ID	Owner	Property Address	Acres
024103402010	RONALD FARMER		38.42



- Addresses
- Address Labels
- ▭ Parcels
- ▭ Parcel Numbers
- ▭ Parks
- County Zoning
- ▭ Not Zoned By County
- ▭ A1 - Exclusive Agricultural District
- ▭ A2 - Agriculture-Residential District
- ▭ A3 - Agricultural District
- ▭ AP - Agricultural Preservation
- ▭ AR - Floating Agricultural-Residential District
- ▭ C1 - Neighborhood Business District
- ▭ C2 - General Business District
- ▭ C3 - Highway Business District
- ▭ F1 - Exclusive Forestry District
- ▭ F2 - Forestry District
- ▭ I1 - Nonsewered Industrial District
- ▭ I2 - Sewered Industrial District
- ▭ R1L - Single-Family Residential District, Large Lot
- ▭ R1M - Single-Family Residential District
- ▭ R2 - Two-Family Residential District
- ▭ R3 - Multiple-Family Residential District
- ▭ RH - Rural Homes District
- ▭ Towns
- Surrounding Counties
- ▭ Eau Claire
- ▭ Surrounding
- ▭ Sections
- ▭ Rivers and Streams
- ▭ Lakes and Rivers
- Flood Hazard Zones
- ▭ 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- ▭ A
- ▭ AE
- X
- Groundwater Protection District
- ▭ Zone 1

Date created: 5/3/2024  
 Last Data Uploaded: 5/3/2024 2:11:16 AM  
 Developed by





# Eau Claire County, WI

## Summary

Parcel Number 1802422608181100003  
Alternate No 024103402020  
Property Address  
Legal THAT PRT NE-NE LYG N AND E OF USH 53 SEE TOD DOC  
Description 1187738  
Sec-Twp-Rng S18-T26N-R8W  
Acres 1.28  
School District EAU CLAIRE AREA SCHOOL DISTRICT  
Tax District 024 - TOWN OF WASHINGTON

[View Map](#)

## Owners

Mailing Address  
[RONALD FARMER](#)  
6395 US HIGHWAY 53  
EAU CLAIRE, WI 54701

Owner  
[RONALD FARMER](#)

## Valuation

Assessed Year	2023	2022
Land Value	\$6,000.00	\$4,300.00
Building Value	\$1,200.00	\$800.00
Total Value	\$7,200.00	\$5,100.00
Estimated Fair Market Value	\$12,100.00	\$11,300.00

## Tax History

Tax Year	2023	2022
Gross Property Tax	\$74.94	\$74.98
Managed Forest Tax	\$0.00	\$0.00
First Dollar Credit	(\$56.89)	(\$53.78)
Lottery Credit	\$0.00	\$0.00
Net Property Tax	\$18.05	\$21.20
Other Fees	\$0.00	\$0.00
SA Fees	\$0.00	\$0.00
Total Tax	\$18.05	\$21.20

No data available for the following modules: Sales, .

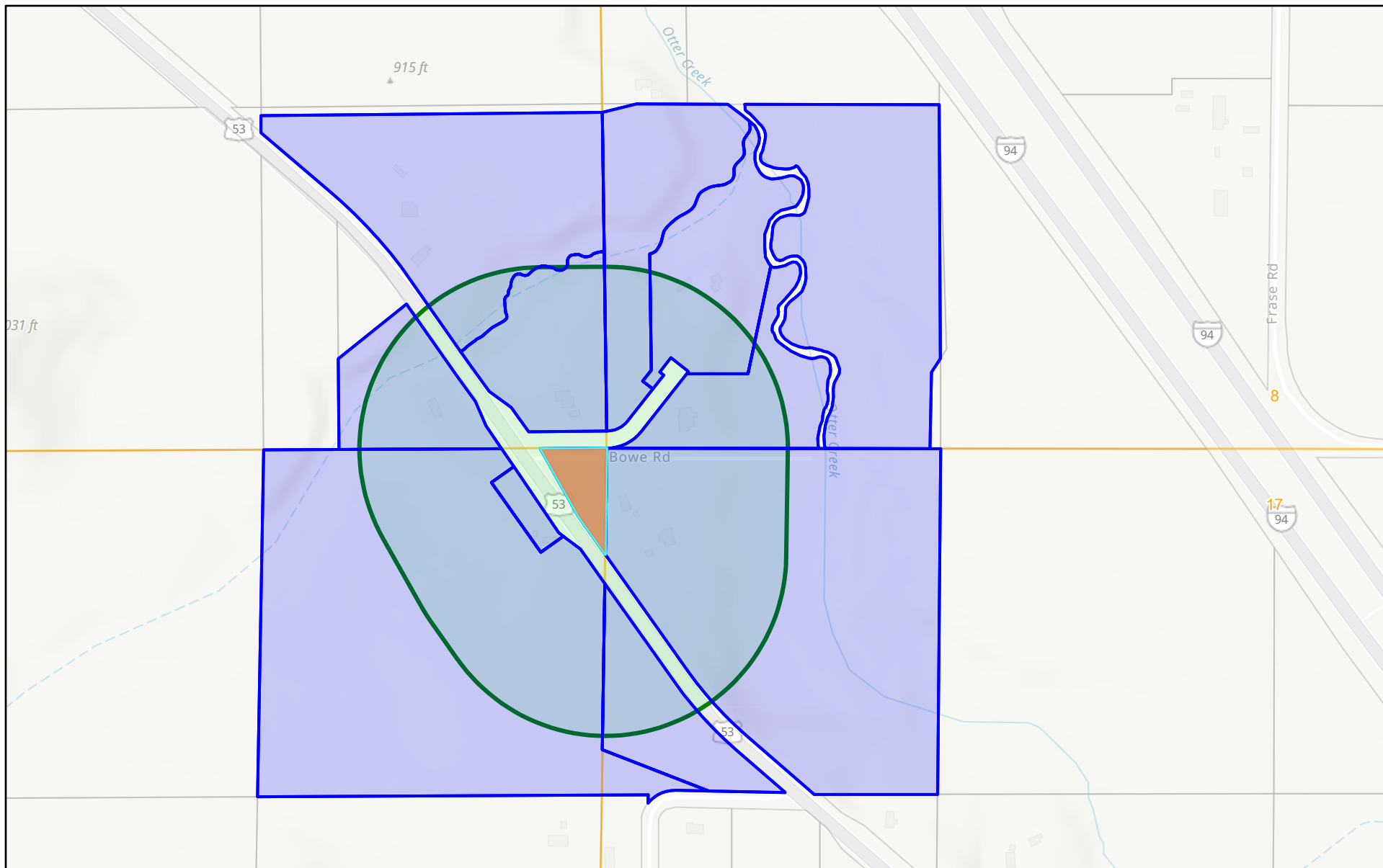
The Eau Claire County, WI Geographic Information Web Server provides online access to geographic and assessment record info currently maintained by Eau Claire for individual parcels of property. The maps and data are for illustration purposes and may not be suitable for site-specific decision making. Information found within should not be used for making financial or other commitments. Eau Claire County provides this information with the understanding that it is not guaranteed to be accurate.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 5/3/2024, 1:11:16 AM




Contact Us

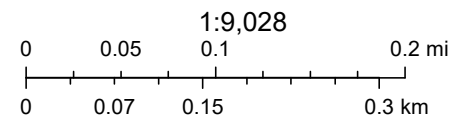
Developed by  
 Schneider  
GEOSPATIAL

# Public Notification



5/7/2024, 12:10:14 PM

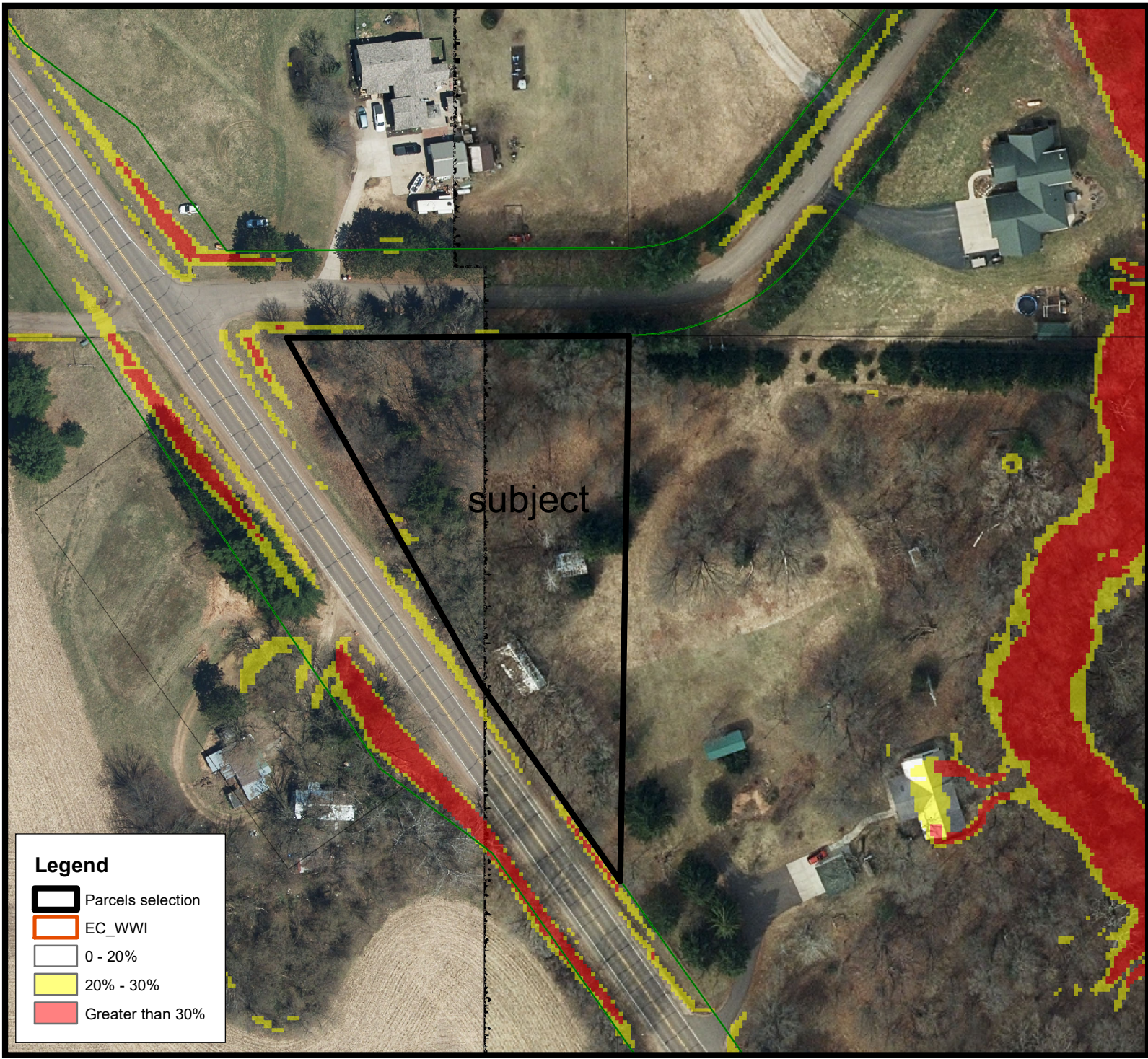
-  County Boundary
-  Tax Parcel
-  Section



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FirstName LastName	Address	City State Zip
STEVEN STRAND	6550 HART RD	EAU CLAIRE WI 54701-5097
EUGENE & PATRICIA A MATHEWS	6330 US HIGHWAY 53	EAU CLAIRE WI 54701-8834
TRAVIS J SIMET	6280 US HIGHWAY 53	EAU CLAIRE WI 54701-8805
KIMBERLIE CASS	7439 BOWE RD	EAU CLAIRE WI 54701-8835
PHILLIP DOUGLAS	7480 BOWE RD	EAU CLAIRE WI 54701-8835
BRANDEN E & JODI K KRUGER	6133 US HIGHWAY 53	EAU CLAIRE WI 54701-8805
AARON TRIPLETT	7465 BOWE RD	EAU CLAIRE WI 54701-8835
REED PECHA	7476 BOWE ROAD	EAU CLAIRE WI 54701-8835

# FARMER REZONE AERIAL - SLOPE MAP



**Legend**

- Parcels selection
- EC\_WWI
- 0 - 20%
- 20% - 30%
- Greater than 30%

**Parcel Mapping Notes:**

The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_Adj\_WI\_EauClaire\_Feet

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

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

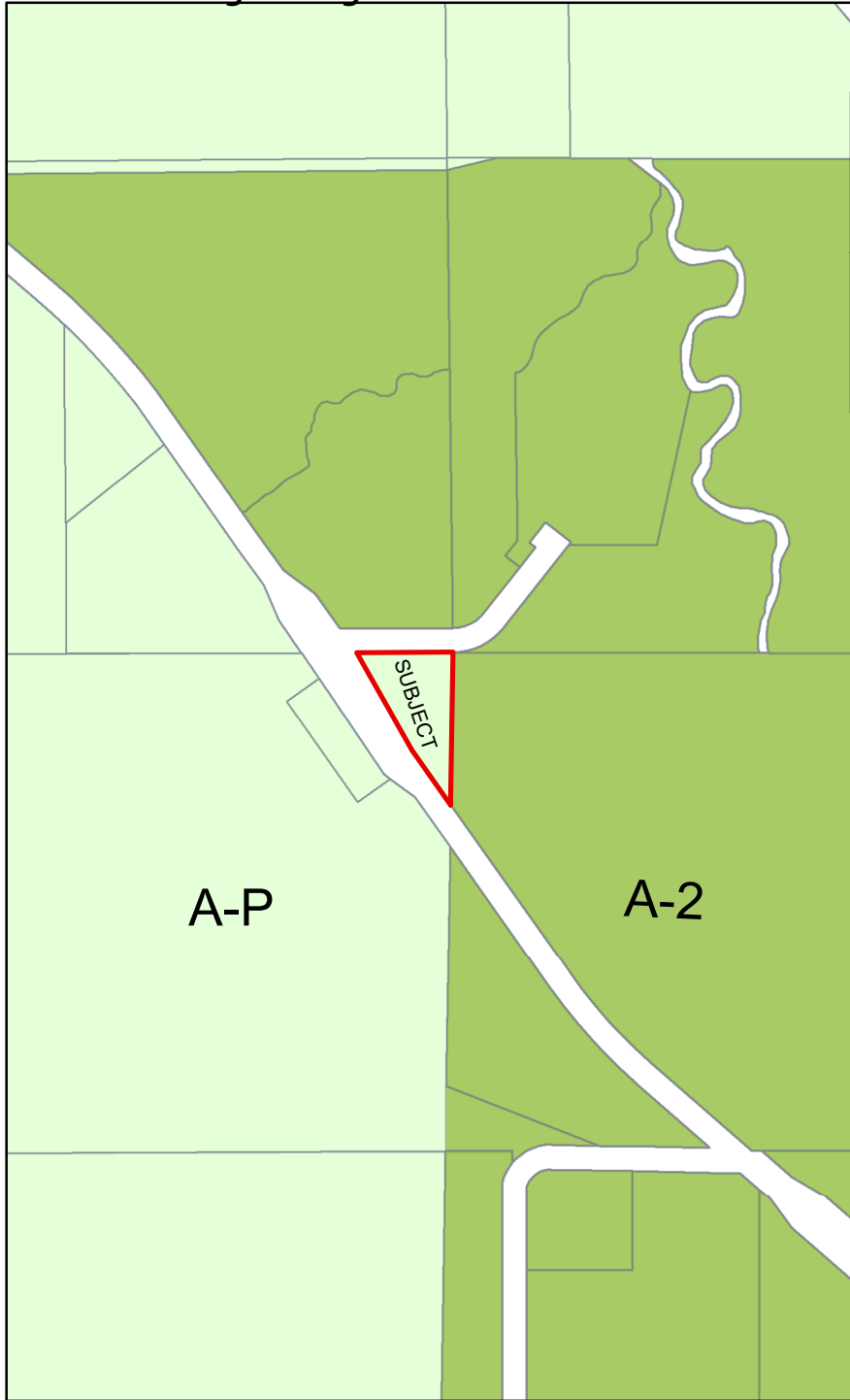




# Farmer Rezoning: RZN-0014-24

## Existing Zoning

1 inch = 500 feet



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

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



**Parcel Mapping Notes:**  
 The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_Adj\_WI\_EauClaire\_Feet  
 This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.  
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## Future Land Use

1 inch = 500 feet



## TITLE 17 – SUMMARY OF PROPOSED CHANGES

TO FILE NO. 24-25/001

Eau Claire County Land Conservation Division has proposed updated changes to Chapter 17.05 Erosion Control and Chapter 17.06 Storm Water Management ordinances. Wis. Admin Code ch. NR 151 was updated in 2011. The proposed changes in Chapters 17.05 and 17.06 bring them into compliance with the current NR 151 performance standards. The changes also amend incorrect section references and other minor clarifications.

The following revisions and additions are being proposed.

### **17.05 Erosion Control**

#### 17.05.010 Authority

- Added Wis. Stats. §281.33.
- No other changes.

#### 17.05.030 Purpose

- Minor renumbering.

#### 17.05.040 Administration

- No change.

#### 17.05.060 Definitions

- Added a definition for “agricultural facilities and practices.”
- Added a definition for “average annual rainfall.”
- Added a definition for “connected imperviousness.”
- Updated storm distribution and cross reference in the “design storm” definition.
- Updated the definition for “groundwater recharge areas.”
- Corrected cross reference in the “nonmetallic mining” definition.
- Added a definition for “pervious surface.”
- Added a definition for “post-construction site.”
- Added a definition for “post-development site.”
- Added a definition for “pre-development site.”
- Added a definition for “qualified professional.”
- Updated the definition for “redevelopment” to be consistent with NR 151.
- Added a definition for “separate storm sewer.”
- Updated the definition for “steep slope.”
- Updated the definition for “storm water” by removing “process water” as part of the definition.

- Corrected cross reference in “subdivision” definition.
- Renumbered as needed.
- No other changes.

#### 17.05.070 Applicability and Exemptions

- A. Applicability
  - Combined large (1+ acres) and small site (4,000 ft<sup>2</sup> – 1 acre) permits to just one permit that covers sites 4,000 ft<sup>2</sup> and larger.
- B and C – minor grammar corrections.
- D.2.c. Exempt from Certain Requirements
  - Non-metallic mining reclamation plans permitted under Chapter 18.250 were added as exemptions from erosion control permits to limit sites from having multiple Eau Claire County permits. Non-metallic mining reclamation plans are permitted under Chapter 18.250 which require an erosion control plan meeting the requirements of Chapter 17.05.
- No other changes.

#### 17.05.080 Prohibited Activities

- No change.

#### 17.05.085 Protective Areas

- B.2. Corrected cross reference.
- B.3. Corrected cross reference.
- C.1. Corrected cross references.
- D.2. Corrected cross reference.
- No other changes.

#### 17.05.090 Fees

- Updated the after the fact permit fee from a double fee to a quadruple fee.
- No other changes.

#### 17.05.095 Application Review Process

- A. Updated five hard copies to one hard copy.
- Removed section B. “Preliminary Erosion Control Review Letter”. It was an unnecessary burden for the applicant and reviewer.
- Renumbered as needed.
- No other changes.

#### 17.05.100 Erosion Control Plan Requirements

- A. General Erosion Control Plan Requirements and Performance Standards. Updated to meet current NR 151 standards.

- B.11. Added requirements to control concrete truck washout.
- B.12 Added a requirement for erosion control measures for concrete truck washout and other chemicals.
- B.14 Updated final site stabilization requirements.
- Removed section C. “Preliminary Erosion Control Plan Contents”.
- Removed references to “small site” and “large site” since they have been combined into one permit application.
- C.2.b.xiii. Corrected cross reference.
- Added section C.3. Sites that Only Include Clearing and Grubbing. This allows land disturbing activities that only involve clearing and grubbing to apply for an erosion control permit with a simplified application submittal.
- Renumbered as needed.
- No other changes.

#### 17.05.110 Application Requirements

- Updated cross references.

#### 17.05.150 Enforcement

- Removed A.2.
- Renumbered as needed.
- No other changes.

#### Appendix A

- Added Appendix A and Figures 1 through 5.

### **17.06 Stormwater Management**

#### 17.06.010 Authority.

- Added Wis. Stats. §281.33.
- No other changes.

#### 17.06.030 Purpose.

- B. Added Wis. Admin. Code NR 151 as a regulatory requirement for storm water management. Added the acronym, WDNR, for the Wisconsin Department of Natural Resources.
- No other changes.

#### 17.06.060 Definitions.

- See 17.05 changes. Definitions relating to storm water management were added.
- No other changes.



#### 17.06.070 Applicability and Exemptions.

- B. Storm Water Management Applicability
  - B.5. "A certified survey map" was added to applicability.
  - B.5. The date of December 19, 2006 was added to define existing impervious area. Existing impervious area is excluded from storm water management requirements.
- C. Applicability Exemptions
  - C.1.a. "This exemption does not apply to agricultural facility construction projects associated with construction of barns, barnyard runoff control systems, or other like facilities" was removed. These facilities are covered under Chapter 17.04.
  - C.1.h. Added reference 17.06.070 B.5.
- D. Administrative Waiver Process
  - D.2.e. Corrected cross reference.
  - D.2.f.iv.(B). corrected cross reference.
- No other changes.

#### 17.06.080 Prohibited Activities

- A. Added "Land disturbing activities" as a prohibited activity on 30% slopes and greater.
- A.1. Corrected cross reference.
- No other changes.

#### 17.06.085 Protective Areas

- A. Added "Land disturbing activities" as a prohibited activity in protective areas.
- A.2.b. Removed a repetitive and incomplete sentence.
- B.3. Corrected the cross reference.
- B.4. Corrected the cross reference.
- C.1. Corrected the Shoreland and Floodplain Zoning cross references.
- D.2. Corrected the cross reference.
- No other changes.

#### 17.06.090 Fees

- Updated the after the fact permit fee from a double fee to a quadruple fee.
- No other changes.

#### 17.06.095 Application Review Process

- A. Updated five hard copies to one hard copy.
- A.3.b., the text was updated to issue a "certification of compliance" instead of a "permit."
- A.3.d., the text was updated to read "...the applicant may proceed with the deed recording without the certification of compliance."
- No other changes.

#### 17.06.100 Storm Water Permit Processes, Land Divisions and Zoning.

- Added Section “D. Certification of Compliance for Final Plat or CSM”. This section was referenced numerous times throughout the ordinance, but it did not exist in the ordinance. The section was included in the 2014 version of the ordinance but was excluded when 17.05 and 17.06 were created in 2015.
- No other changes.

17.06.110 Storm Water Permit Requirements.

- A.3. corrected cross reference.
- A.7. “W” was added to “DNR”.
- C.3. corrected cross reference.
- No other changes.

17.06.130 Storm Water Management Plan Requirements.

- B.12. corrected shoreland overlay cross reference.
- B.13. corrected cross reference.
- C. Specific Storm Water Management Plan Requirements and Performance Standards
  - Added Section 1 “Maintenance of Effort.”
  - 2.a. Corrected cross reference.
  - 2.c. Peak Discharge Exemptions. Added “redevelopment sites with no increase in impervious surface area” as an exempt activity.
  - 3. Total Suspended Solids. Updated the performance standards to meet the current NR 151 performance standards.
  - 4. Infiltration. Updated the performance standards to meet the current NR 151 performance standards.
    - 4.g. corrected cross reference.
  - 5.f. Added “storm sewers shall be designed and adequately sized so as to protect the properties receiving runoff from impacts of flooding and erosion.”
- D. corrected cross reference and renumbered as needed.
- F.7. corrected cross reference.
- F.12.i. updated the cost estimates for financial assurance to include erosion control BMPs along with stormwater BMPs.
- Renumbered as needed.
- No other changes.

17.06.140 Technical Standards and Specifications.

- A. Hydrologic and Hydraulic Computations
  - A.1.d. corrected cross reference.
  - A.2. Updated rainfall depths to current NOAA Atlas 14 rainfall depths.
  - A.3. Updated the maximum pre-development runoff curve numbers to match NR 151. Grassland/Meadow and Woodland landuses were added to the table.

- A.5. Updated the rainfall distribution from Type II to MSE3 to meet current NOAA Atlas 14 standards.
- Renumbered as needed.
- No other changes.

17.06.170 Enforcement.

- A.2. corrected cross reference.
- No other changes.

2  
3 TO AMEND SECTION 17.05.010 OF THE CODE: AUTHORITY; TO AMEND SECTION  
4 17.05.030 A. 3.a. AND b. OF THE CODE: PURPOSE; TO AMEND SECTION 17.05.060 OF  
5 THE CODE: DEFINITIONS; TO AMEND SECTION 17.05.070 A. OF THE CODE:  
6 APPLICABILITY AND EXEMPTIONS; TO AMEND SECTION 17.05.070 B. OF THE CODE:  
7 APPLICABILITY AND EXEMPTIONS; TO AMEND SECTION 17.05.070 C. OF THE CODE:  
8 APPLICABILITY AND EXEMPTIONS; TO AMEND SECTION 17.05.070 D. 1. B. ii. OF THE  
9 CODE: APPLICABILITY AND EXEMPTIONS; TO CREATE SECTION 17.05.070 D. 2. c.  
10 OF THE CODE: APPLICABILITY AND EXEMPTIONS; TO AMEND SECTION 17.080 A.  
11 OF THE CODE: PROHIBITED ACTIVITIES; TO AMEND SECTION 17.05.085 B. 2., 3. AND  
12 4. OF THE CODE: PROTECTIVE AREAS; TO AMEND SECTION 17.05.085 C. 1. OF THE  
13 CODE: PROTECTIVE AREAS; TO AMEND SECTION 17.05.085 D. OF THE CODE:  
14 PROTECTIVE AREAS; TO AMEND SECTION 17.05.090 A. 4. OF THE CODE: FEES; TO  
15 AMEND SECTION 17.05.095 A. B. AND C. OF THE CODE: APPLICATION REVIEW  
16 PROCESSES; TO RELETTER SECTION 17.05.095 D. AND E. TO C. AND D. OF THE CODE:  
17 APPLICATION REVIEW PROCESSES; TO AMEND SECTION 17.05.100 A. 1., 2., 3. & 4. AND  
18 B. OF THE CODE: EROSION CONTROL PLAN REQUIREMENTS; TO AMEND SECTION  
19 17.05.100 B. 8., 11., 12., 14., AND 17 OF THE CODE: EROSION CONTROL PLAN  
20 REQUIREMENTS; TO REPEAL SECTION 17.05.100 C. OF THE CODE: EROSION  
21 CONTROL PLAN REQUIREMENTS; TO AMEND SECTION 17.05.100 D. 1. a. OF THE  
22 CODE: EROSION CONTROL PLAN REQUIREMENTS; TO AMEND SECTION 17.05.100 C.  
23 2. OF THE CODE: EROSION CONTROL PLAN REQUIREMENTS; TO AMEND SECTION  
24 17.05.100 C. 2. b. xiii. OF THE CODE: EROSION CONTROL PLAN REQUIREMENTS; TO  
25 RENUMBER SECTION 17.05.100 C. 3. TO 4. OF THE CODE: EROSION CONTROL PLAN  
26 REQUIREMENTS; TO CREATE SECTION 17.05.100 C. 3. OF THE CODE: EROSION  
27 CONTROL PLAN REQUIREMENTS; TO RELETTER SECTION 17.05.100 E. TO D. OF THE  
28 CODE: EROSION CONTROL PLAN REQUIREMENTS; TO AMEND SECTION 17.05.110 A.  
29 12 AND 13. OF THE CODE: APPLICATION REQUIREMENTS; TO AMEND SECTION  
30 17.05.120 A. 2. OF THE CODE: TECHNICAL STANDARDS AND SPECIFICATIONS; TO  
31 AMEND SECTION 17.05.150 A. 2. OF THE CODE: ENFORCEMENT; TO CREATE  
32 APPENDIX A OF CHAPTER 17.05 OF THE CODE: EROSION CONTROL; TO AMEND  
33 SECTION 17.06.020 OF THE CODE: FINDINGS; TO AMEND SECTION 17.06.030 B. AND  
34 C. OF THE CODE: PURPOSE; TO AMEND SECTION 17.06.070 B.5 AND C.1.a AND h. OF  
35 THE CODE: APPLICABILITY AND EXEMPTIONS; TO AMEND SECTION 17.06.070 D. 2.e.  
36 OF THE CODE: APPLICABILITY AND EXEMPTIONS; TO AMEND SECTION 17.06.070 D.  
37 2. f. iv.(B) OF THE CODE: APPLICABILITY AND EXEMPTIONS; TO AMEND SECTION  
38 17.06.080 A. OF THE CODE: PROHIBITED ACTIVITIES; TO AMEND SECTION 17.06.085  
39 A. OF THE CODE: PROTECTIVE AREAS; TO AMEND SECTION 17.06.085 A.2.b OF THE  
40 CODE: PROTECTIVE AREAS; TO AMEND SECTION 17.06.085 B. 3. AND 4. OF THE  
41 CODE: PROTECTIVE AREAS; TO AMEND SECTION 17.06.085 C. OF THE CODE:  
42 PROTECTIVE AREAS; TO AMEND SECTION 17.06.085 D.2 OF THE CODE: PROTECTIVE  
43 AREAS; TO AMEND SECTION 17.06.090 A.4. OF THE CODE: FEES; TO AMEND SECTION  
44 17.06.095 OF THE CODE: APPLICATION REVIEW PROCESS; TO AMEND SECTION  
45 17.06.095 A.3.b AND d. OF THE CODE: APPLICATION REVIEW PROCESS; TO AMEND  
46 SECTION 17.06.100 C.1.h. OF THE CODE: STORM WATER PERMIT PROCESSES, LAND  
47 DIVISIONS AND ZONING; TO CREATE SECTION 17.06.100 D. OF THE CODE: STORM  
48 WATER PERMIT PROCESSES, LAND DIVISIONS AND ZONING; TO AMEND SECTION  
49 17.06.110 A. 3. AND 7. OF THE CODE: STORMWATER PERMIT REQUIREMENTS; TO

1 AMEND SECTION 17.06.110 C. 3 OF THE CODE: STORMWATER PERMIT  
2 REQUIREMENTS; TO AMEND SECTION 17.06.130 B. 12. AND 13. OF THE CODE: STORM  
3 WATER MANAGEMENT PLAN REQUIREMENTS; TO AMEND SECTION 17.06.130 C. 1.  
4 THROUGH 3. OF THE CODE: STORM WATER MANAGEMENT PLAN REQUIREMENTS;  
5 TO AMEND SECTION 17.06.130 C. 5.f. OF THE CODE: STORM WATER MANAGEMENT  
6 PLAN REQUIREMENTS; TO AMEND SECTION 17.06.130 C.6. OF THE CODE: STORM  
7 WATER MANAGEMENT PLAN REQUIREMENTS; TO RENUMBER SECTION 17.06.130 C.  
8 4. AND 5. TO 5. AND 6. OF THE CODE: STORM WATER MANAGEMENT PLAN  
9 REQUIREMENTS; TO AMEND SECTION 17.06.130 C.12.i. AND E.7 OF THE CODE:  
10 STORM WATER MANAGEMENT PLAN REQUIREMENTS; TO RELETTER SECTION  
11 17.06.130 D. AND E. TO E. AND F. OF THE CODE: STORM WATER MANAGEMENT  
12 PLAN REQUIREMENTS; TO AMEND SECTION 17.06.140 A.1.d. OF THE CODE:  
13 TECHNICAL STANDARDS AND SPECIFICATIONS; TO AMEND SECTION 17.06.140 A.  
14 2.,3., AND 5., OF THE CODE: TECHNICAL STANDARDS AND SPECIFICATIONS;  
15 TO AMEND SECTION 17.06.170 A.2. OF THE CODE: ENFORCEMENT  
16

17 The County Board of Supervisors of the County of Eau Claire does ordain as follows:  
18

19 SECTION 1. That Section 17.05.010 of the code be amended to read:  
20

21 17.05.010 Authority. This ordinance is adopted by the county board under the authority  
22 granted by Wis. Stat. §§ 59.693, 92.07(6), ~~and 92.07(15)~~, 281.33 and Wis. Stat. ch 236.  
23

24 SECTION 2. That subparagraphs a. and b. of paragraph 3. of Subsection A. of Section  
25 17.05.030 be amended to read:  
26

27 B.a.—Through this erosion control permit process, this ordinance is intended to meet the  
28 current construction site erosion control regulatory requirements of Wis. Admin. Code ch. NR  
29 151 on the effective date of this ordinance. Nothing in this ordinance prevents the Wisconsin  
30 Department of Natural Resources (WDNR) from adopting or enforcing more stringent soil  
31 erosion or storm water management requirements in future revisions of Wis. Admin. Code.

32 C.b. Provisions have also been incorporated to coordinate the erosion control permit  
33 requirements of this ordinance with other county and town zoning and land division regulations.  
34

35 SECTION 3. That Section 17.05.060 of the code be amended to read:  
36

37 17.05.060 Definitions.

38 A. The following definitions shall apply in this chapter:

39 1. “Agricultural facilities and practices” has the meaning in Wis. Stat.

40 §281.16(1).

41 2. “Applicable review authorities” means the town planning commission, the  
42 county zoning administrator or the county committee on planning and development, depending  
43 on the type of project and its location.

44 3. “Applicant” means any person or entity holding fee title to the property or  
45 their representative. The applicant shall become the “permit holder” once a permit is issued. The  
46 applicant shall sign the initial permit application form in accordance with a. through e. below,  
47 after which the applicant may provide the LCD written authorization for others to serve as the  
applicant’s representative:

1 a. In the case of a corporation, by a principal executive officer of at  
2 least the level of vice president or by the officer’s authorized representative having overall  
3 responsibility for the operation of the site for which a permit is sought.

4 b. In the case of a limited liability company, by a member or  
5 manager.

6 c. In the case of a partnership, by the general partner.

7 d. In the case of a sole proprietorship, by the proprietor.

8 e. For a unit of government, by a principal executive officer, ranking  
9 elected official or other duly authorized representative.

10 4. “Average Annual Rainfall” means a typical calendar year of precipitation,  
11 excluding snow, as defined by Wis. Admin Code ch. NR 151, or any amendments thereto.

12 3.5. “Best management practice” (or “BMP”) means structural and  
13 nonstructural measures, practices, techniques or devices employed to avoid or minimize  
14 sediment or other pollutants carried in runoff.

15 4.6. “Clean runoff” means that runoff which is derived from relatively  
16 uncontaminated sources which may include, but is not limited to: uncontaminated ground water,  
17 potable water source, roof drains, foundation drain and sump pump, air conditioning  
18 condensation, springs, lawn watering, individual residential car washing, water main and hydrant  
19 flushing and swimming pools if the water has been dechlorinated.

20 5.7. “Common plan of development” means all lands included within the  
21 boundary of a certified survey map or subdivision plat created for the purpose of development or  
22 sale of property where integrated, multiple, separate and distinct land developing activity may  
23 take place at different times by future owners.

24 8. “Connected Imperviousness” means an impervious surface connected to  
25 waters of the state via a separate storm sewer, an impervious flow path, or a minimally pervious  
26 flow path.

27 6.9. “Conservation Plan” means a plan outlining the planting, growing, and  
28 harvesting of agricultural crops and other associated land uses which meet the state’s soil and  
29 water conservation standards contained within Wis. Admin. Code ch. ATCP 50 and Wis. Admin.  
30 Code ch. NR 151.

31 7.10. “County mapping standards” means Eau Claire County’s mapping  
32 standards conform to National Map Accuracy Standards (NMAS) of the United States  
33 Geological Survey (USGS). The geodetic referenced is to the Eau Claire County Coordinate  
34 System which is directly relatable to the Wisconsin State Plane Coordinate System, Central  
35 South Zone, North American Datum 1983(91) (NAD 83(91) and North American Vertical  
36 Datum of 1988 (NAVD 88).

37 8.11. “County zoning administrator” means the ~~Supervisor~~ manager of the Eau  
38 Claire County Department of Planning and Development, Land Use Controls Division, or  
39 designee.

40 9.12 “County committee on planning and development” means the zoning  
41 agency of Eau Claire County as defined under Wis. Stat. §\_59.69 (2)(a).

42 ~~10.13.~~ “Design storm” means a hypothetical depth of rainfall that would occur  
43 for the stated return frequency (i.e. once every 2 years or 10 years), duration (i.e 24 hours) and  
44 timing of distribution (e.g. ~~type-HMSE3~~). All values are based on the historical rainfall records  
45 for the area. Design storms used in this ordinance are summarized in ~~17.06.120~~17.06.140.

46 ~~11.14.~~ “Dewatering” means the removal of trapped water from a construction site  
47 to allow land development or utility installation activities to occur.

1                   ~~12.~~ “Erosion” means the process of detachment, transport and deposition of  
2 soil, sediment or rock fragments by action of water, wind, ice or gravity.

3                   ~~13.~~15. “Effective infiltration area” means the area of the infiltration system that is  
4 used exclusively to infiltrate runoff and does not include the area used for site access, berms or  
5 pretreatment.

6                   ~~14.~~16. “Environmentally sensitive area” means any area that, due to the natural  
7 resources present or the lack of filtering capacity, is more susceptible to the adverse impacts of  
8 sediment and other pollutants associated with erosion and urban runoff. Examples include  
9 environmental corridors, slopes of 20% and greater, direct hydrologic connections to lakes,  
10 streams, wetlands, groundwater or other water resources, or very coarse or shallow soils above  
11 groundwater or bedrock.

12                   ~~17.~~ “Erosion” means the process of detachment, transport and deposition of  
13 soil, sediment or rock fragments by action of water, wind, ice, or gravity.

14                   ~~15.~~18. “Filtering layer” means soil that has at least a three-foot deep layer with at  
15 least 20% that passes through a #200 sieve (fines); or at least a five-foot deep layer with at least  
16 10% that passes through a #200 sieve (fines); or another medium exists with an equivalent level  
17 of protection, as determined by the LCD.

18                   ~~16.~~19. “Final plat” means a map of a proposed condominium or subdivision to be  
19 recorded with the Eau Claire County Register of Deeds pursuant to Wisconsin Statutes.

20                   ~~17.~~20. “Forest Management Plan” means a plan outlining the planting, growing,  
21 and harvesting of silvicultural products which meets the guidelines contained within the  
22 Wisconsin Department of Natural Resources publication PUB FR226 2003 entitled “Wisconsin  
23 Forest Management Guidelines.

24                   ~~18.~~21. “Groundwater” means any of the waters of the state, as defined in Wis.  
25 Stat. § 281.01 (18), occurring in a saturated subsurface geological formation of rock or soil.

26                   ~~19.~~22. “Groundwater recharge areas” means lands identified in Title 18 as the  
27 groundwater protection overlay district and shown on the map “Groundwater Protection Districts  
28 for Public Water Supply Recharge Areas in Eau Clarie County” ~~a document published by the~~  
29 ~~West Central Wisconsin Regional Planning Commission as groundwater recharge areas; or~~  
30 ~~where, prior to any land disturbing or land development activity, precipitation or runoff could~~  
31 ~~only leave the area by infiltrating the ground, thereby recharging the groundwater.~~

32                   ~~20.~~23. “Groundwater Table” means the surface in geological material at which  
33 the pore pressure is atmospheric.

34                   ~~21.~~24. “Illicit connection” means any drain or conveyance, whether on the  
35 surface or subsurface, which allows an illegal non-storm water discharge to enter the storm drain  
36 system, including but not limited to: sewage, process wastewater and wash water, any  
37 connections to the storm drain system from indoor drains and sinks, regardless of whether said  
38 drain or connection had been allowed, permitted, or approved by a government agency, prior to  
39 the adoption of this ordinance.

40                   ~~22.~~25. “Impervious surface” means an area that releases all or a large portion of  
41 the precipitation that falls on it, except for frozen soil. Conventional rooftops and asphalt or  
42 concrete sidewalks, driveways, parking lots and streets are typical examples of impervious  
43 surfaces. For purposes of this ordinance, typical gravel ~~driveways~~ surfaces and other examples  
44 listed shall be considered impervious (RCN 98) unless specifically designed to encourage  
45 infiltration or storage of runoff.

46                   ~~23.~~26. “Impracticable” means that complying with a specific requirement would  
47 cause undue economic hardship and special conditions exist that are beyond the control of the  
48 applicant and would prevent compliance.

1            24.27. “Infill development” means land development that occurs where there was  
2 no previous land development and is surrounded by other existing land development;

3            25.28. “Infiltration” means the entry of precipitation or runoff into or through the  
4 soil.

5            26.29. “Infiltration system(s)” means a device or practice such as a basin, trench,  
6 rain garden or swale designed specifically to encourage infiltration, but does not include natural  
7 infiltration in pervious surfaces such as lawns, redirecting of rooftop downspouts onto lawns or  
8 minimal infiltration from practices, such as swales or road side channels designed for  
9 conveyance and pollutant removal only.

10           27.30 “Karst features” means an area or surficial geologic feature subject to  
11 bedrock dissolution so that it is likely to provide a conduit to groundwater, and may include  
12 caves, enlarged fractures, mine features, exposed bedrock surfaces, sinkholes, springs, seeps or  
13 swallets.

14           28.31. “LCD” means the Land Conservation Division of the Eau Claire County  
15 Department of Planning and Development. The LCD ~~supervisor~~ manager supervises the daily  
16 activities of the Division, including the administration of this ordinance.

17           29.32. “Land development activity” or “land development” means any  
18 construction related activity that may ultimately result in the addition of impervious surfaces,  
19 such as the construction of buildings, roads, parking lots and other structures.

20           30.33. “Land disturbing activity” (or “disturbance”) means any manmade  
21 alteration of the land surface that may result in a change in the topography or existing vegetative  
22 or non-vegetative soil cover, or may expose soil and lead to an increase in soil erosion and  
23 movement of sediment. Land disturbing activity includes, but not limited to, clearing and  
24 grubbing for future land development, excavating, filling, grading, building construction or  
25 demolition, geothermal system installation, and pit trench dewatering.

26           31.34. “MEP” means Maximum Extent Practicable as an acceptable level of  
27 implementing best management practices to achieve a performance standard specified in this  
28 ordinance, as determined by the LCD. In determining MEP, the LCD shall take into account the  
29 best available technology, cost effectiveness and other competing issues such as human safety  
30 and welfare, endangered and threatened resources, historic properties, cultural resources, and  
31 geographic features. MEP allows flexibility in the way to meet the performance standards and  
32 may vary based on the performance standard and site conditions.

33           32.35. “Municipal project,” as used in this ordinance, means any project  
34 conducted by any city, town, village, county, utility district, town sanitary district, public inland  
35 lake protection and rehabilitation district or metropolitan sewage district, as defined in Wis. Stat.  
36 § 281.01(6).

37           33.36. “Navigable Water(s)” or “Navigable” means all natural inland lakes,  
38 flowages, streams rivers, and other water within the unincorporated areas in accordance with  
39 Wis. Stat. § 281.31.

40           34.37. “Nonmetallic mining” has the meaning specified under  
41 ~~18.90.030~~ 18.250.130.

42           35.38. “Nonresidential” means any commercial, industrial or institutional  
43 activity.

44           36.39. “Nutrient Management Plan” means a plan that meets all requirements of  
45 Wis. Admin. Code § ATCP 50.04 (3) and is either:

46           a.        A plan required under Wis. Admin. Code §§ ATCP 50.04 (3) or  
47 50.62 (5) (f); or



1                   b.       A farm nutrient plan prepared or approved, for a landowner, by  
2 a qualified nutrient management planner.

3                   ~~37.40.~~ “Offsite BMP” means best management practice(s) that are located  
4 outside of the boundaries of the site covered by a permit application due to current land  
5 disturbance or land development activities. Offsite BMPs address runoff from the permitted site  
6 and may be installed as part of a regional storm water management plan approved by a local  
7 government.

8                   ~~38.41.~~ Ordinary high-water mark (OHWM)” has the meaning given in Wis.  
9 Admin. Code ch. NR 115.

10                  ~~42.~~ “Pervious Surface” means any land cover that permits precipitation to  
11 absorb into the ground.

12                  ~~39.43.~~ “Planned land use” means the land use designated in the latest version of  
13 the Eau Claire County land use plan.

14                  ~~40.44.~~ “Plat” means a map of a proposed condominium or subdivision.

15                  ~~41.45.~~ “Pollutant” has the meaning as defined in Wis. Stat. § 283.01 (13).

16                  ~~42.46.~~ “Pollution” has the meaning as defined in Wis. Stat. § 283.01 (14).

17                  ~~47.~~ “Post-Construction Site” means a construction site following the  
18 completion of land disturbing construction activity and final site stabilization.

19                  ~~48.~~ “Post-Development Condition” means the extent and distribution of land  
20 cover types anticipated to occur under conditions of full development of the submitted plan.

21                  ~~49.~~ “Pre-Development Condition” means the extent and distribution of land  
22 cover types present before the initiation of land disturbing construction activity, assuming that all  
23 land uses prior to development activity are managed in an environmentally sound manner.

24                  ~~43.50.~~ “Preliminary plat” means a map showing the salient features of a proposed  
25 condominium or subdivision submitted to an approving authority for purposes of preliminary  
26 consideration.

27                  ~~44.51.~~ “Preventive action limit” means a numerical value expressing the  
28 concentration of a substance in groundwater which is adopted under Wis. Stat. § 160.15 and Wis.  
29 Admin Code ch. NR 140.

30                  ~~45.52.~~ “Process Water” or “Process Wastewater” includes any water used in  
31 noncontact cooling water (NCCW), mine dewatering, scrubber water, dust suppression, wash  
32 water, flotation process wastewater, wet process water, or any other water conveyed or used on  
33 site.

34                  ~~46.53.~~ “Protective areas” means an area of land that commences at the top of the  
35 channel of lakes, streams, and rivers, or at the delineated boundary of wetlands, and that is the  
36 greatest of the following widths, as measured horizontally from the top of the channel or  
37 delineated wetland boundary to the closest impervious surface. However, for purposes of this  
38 Chapter, “protective area” does not include any area of land adjacent to any stream enclosed  
39 within a pipe or culvert, such that runoff cannot enter the enclosure at this location.

40                  ~~47.54.~~ “Publicly funded development” means a land development, such as a  
41 public road or municipal building that is being funded solely by a unit of government. It does not  
42 include new roads or other structures built with private funds, or a combination of public and  
43 private funds, and subsequently dedicated to a unit of government.

44                  ~~55.~~ “Qualified professional” means a Professional Landscape Architect,  
45 Professional Hydrologist, or Professional Engineer licensed in Wisconsin, or a person certified in  
46 erosion control planning, implementation, or inspection.

1           ~~48.56. “Redevelopment” means land development that replaces previous land~~  
2 ~~development of similar impervious conditions areas where development is replacing older~~  
3 ~~development.~~

4           49.57. “Regional storm water management plan” means a planning document,  
5 adopted by a local unit of government, that coordinates storm water management activities for an  
6 entire drainage area or watershed, including future land development activities within the  
7 watershed. The plan may prescribe the use of BMPs for individual development sites and for  
8 selected points or phases within the drainage area to meet the goals and objectives of the plan.

9           ~~50.58. “Regulatory agency” means a public agency that has the legal authority to~~  
10 ~~review and approve erosion control and storm water management plans and enforce their~~  
11 ~~implementation, with requirements at least as restrictive as this ordinance.~~

12           51.59. “Responsible party” means any person or entity holding fee title to the  
13 property or acting as the owners representative, including any person, firm, corporation or other  
14 entity performing services, contracted, subcontracted or obligated by other agreement to design,  
15 implement, inspect, verify or maintain the BMPs and other approved elements of erosion control  
16 and storm water plans and permits under this ordinance.

17           ~~52.60. “Road or Access Lane” as used in this ordinance, means any area that is~~  
18 ~~constructed to allow public or private access to a parcel of land that is connected to any private,~~  
19 ~~public, local, arterial, collector, frontage road or highway.~~

20           ~~53.61. “Runoff” means water from rain, snow or ice melt, or dewatering that~~  
21 ~~moves over the land surface via sheet or channelized flow.~~

22           62. “Separate Storm Sewer” means a conveyance or system of conveyances,  
23 including roads with drainage systems, streets, catch basins, curbs, gutters, ditches, constructed  
24 channels or storm drains, which meets all of the following criteria:

- 25           a. Is designed or used for collecting water or conveying runoff.  
26           b. Is not part of a combined sewer system.  
27           c. Is not part of a publicly owned wastewater treatment works that  
28 provides secondary or more stringent treatment.  
29           d. Discharges directly or indirectly to waters of the state.

30           54.63. “Shoreland(s)” means lands within the following distances from the  
31 ordinary high water mark of navigable waters: 1,000 feet from a lake, pond or flowage: 300 feet  
32 from a river or stream or to the landward side of the floodplain, whichever distance is greater.

33           55.64. “Site” means the entire area included in the legal description of which the  
34 land disturbing or land development activity will occur.

35           56.65. “Stabilized” means that all land disturbing activities are completed and  
36 that a uniform, perennial vegetative cover has been established on at least 70% of the soil surface  
37 or other surfacing material is in place and the risk of further soil erosion is minimal, as  
38 determined by the LCD.

39           57.66. “Steep Slope” means naturally occurring areas with slopes 20% or greater.  
40 For purposes of this ordinance, slope shall be measured as the change in elevation over a  
41 horizontal distance of 50 feet perpendicular to consecutive contour lines and expressed as a  
42 percentage. See Figures 1 through 5 in Appendix A for examples of slope measurements. 20% or  
43 greater. For the purpose of application of these regulations, slope shall be measured over a  
44 horizontal distance of 50 feet parallel to the direction of the existing slope and within the  
45 proposed “land disturbing activity”. Slopes shall be measured as the change in elevation over the  
46 horizontal distance between consecutive contour lines and expressed as a percent. Modeling  
47 software, where used, shall be adjusted to account for large areas with steep slopes.

1           ~~58.67.~~ “Storm drainage system” means a publicly owned facility by which storm  
2 water is collected and/or conveyed, including but not limited to any roads with drainage systems,  
3 municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and  
4 detention basins, natural and manmade or altered drainage channels, reservoirs, and other  
5 drainage structures.

6           ~~59.68.~~ “Storm water” includes all water as defined in the term “runoff,” ~~and may~~  
7 ~~also include~~ “process water”.

8           ~~60.69.~~ “Storm water BMP” means any best management practice that is designed  
9 to collect or manage the quantity or quality of storm water runoff for an indefinite time period.  
10 This term is a subset of the term “best management practice” and distinct in that they require  
11 long term maintenance. Some examples include, but are not limited to: wet or dry detention  
12 basin, infiltration trench or basin, bioretention basin, stilling basin, green roof, filter strip,  
13 artificial wetland or any combination of these or other permanent storm water management  
14 practices, as determined by the LCD.

15           ~~61.70.~~ “Storm water permit” means a written authorization made by the LCD to  
16 the applicant to conduct land disturbing or land development activities in accordance with the  
17 requirements of this ordinance. A storm water permit regulates both construction site erosion and  
18 post-construction storm water runoff from a site.

19           ~~62.71.~~ “Subdivision” means a division of a lot, parcel, or tract of land by the  
20 owner thereof or the owner’s agent for the purpose of sale or of building development that meets  
21 the subdivision definition criteria under Wis. Stat. § ~~236.03(12)~~ 236.02(12) or a more restrictive  
22 definition adopted by a local unit of government.

23           ~~63.72.~~ “Technical standard” means a document that specifies design, predicted  
24 performance and operation and maintenance requirements for a material, device or method.

25           ~~64.73.~~ “Top of channel” means an edge, or point on the landscape, commencing  
26 landward from the ordinary highwater mark of a surface water of the state, where the slope of the  
27 land begins to be less than 12% continually for at least 50 feet. If the slope of the land is 12% or  
28 less continually for the initial 50 feet, landward from the ordinary highwater mark, the top of the  
29 channel is the ordinary highwater mark.

30           ~~65.74.~~ “Utility” means a wire, pipe, tube or other conduit designed to distribute  
31 or collect a product or service, including but not limited to electricity, natural gas, oil,  
32 telecommunications, drinking water, storm water, sewage, or any combination of these items.

33           ~~66.75.~~ “Warm season plantings” and wetland plantings” means seed or plant  
34 stock that are native to a prairie or wetland setting. These types of plantings usually take a couple  
35 of years to get established and require diligent removal of invasive species during this time.  
36 Upon maturity, warm season plants generally have a deep root system, which enhances  
37 infiltration.

38           ~~67.76.~~ “Waters of the state” has the meaning given in Wis. Stat. § 281.01 (18).

39           ~~68.77.~~ “Wetlands” means an area where water is at, near or above the land  
40 surface long enough to be capable of supporting aquatic or hydrophytic vegetation and which has  
41 soils indicative of wet conditions.

42           ~~69.78.~~ “Woodland” means an area where a grouping of 10 or more trees exist that  
43 have trunk diameters of at least four inches at four feet above the ground surface. The boundaries  
44 of a woodland shall be defined by the canopy, commonly referred to as the “drip line”.

45           ~~70.79.~~ “Working day” means any day the office of the LCD is routinely and  
46 customarily open for business, and does not include Saturday, Sunday and any official county  
47 holidays.

1 SECTION 4. That Subsection A. of Section 17.05.070 of the code be amended to read:

2  
3 17.05.070 Applicability and Exemptions.

4 A. Construction Site Erosion Control. Title 17.05 shall apply to the following land  
5 disturbing activities as set forth in Wis. Stat. § 281.33(3)(a)1:

6 ~~1. Large Site. Activities at sites that have a land disturbance that is one acre~~  
7 ~~or more in area.~~

8 ~~2. Small Site. 1. Activities at sites that have a land disturbance of 4,000~~  
9 ~~square feet or more in area that is less than one acre and to which Wis. Stat. §§ 101.1206 and~~  
10 ~~101.653 do not apply. Title 15 applies to activities regulated by Wis. Stat. §§ 101.1206 and~~  
11 ~~101.653.~~

12  
13 SECTION 5. That Subsection B. of Section 17.05.070 of the code be amended to read:

14  
15 B. Uniform Statewide Standards. Unless otherwise exempted under 17.05.070 D.,  
16 an erosion control permit shall be required, and all erosion control provisions of this ordinance  
17 shall apply to all proposed land disturbing activity that meet the requirements of 17.05.070 A and  
18 any of the following:

19  
20 SECTION 6. That Subsection C. of Section 17.05.070 of the code be amended to read:

21  
22 C. Storm Water Management. The applicant may also be required to secure a storm  
23 water permit, as outlined in Chapter 17.06, ~~on~~ for any and all projects that meet the criteria as  
24 outlined in 17.06.070.

25  
26 SECTION 7. That ii. of subparagraph b. of paragraph 1. of Subsection D. of Section  
27 17.05.070 of the code be amended to read:

28  
29 ii. Documentation of the person(s) and regulatory agency  
30 charged with enforcing erosion control and storm water management for the project.

31  
32 SECTION 8. That Subsection A. of Section 17.05.080 of the code be amended to read:

33  
34 A. Land disturbance activities on 30% slopes and greater (see example slope  
35 calculation figures in Appendix A), unless:

36  
37 SECTION 9. That subparagraphs c. of paragraph 2. of Subsection D. of Section  
38 17.05.085 of the code be created to read:

39  
40 c. For projects involving land disturbing activities associated with  
41 nonmetallic mining permitted under Chapter 18.250, the county requires compliance with  
42 Chapter 17.05, but will waive the full erosion control permit process and fees.

43  
44 SECTION 10. That paragraphs 2., 3. and 4. of Subsection B. of Section 17.05.085 of the  
45 code be amended to read:

46  
47 2. No BMP shall be installed that meets the definition of an injection well  
48 under Wis. Admin. Code ch. NR ~~812815~~.

1           3. All storm water BMPs shall comply with the provision of any applicable  
2 wellhead protection plan for a community water supply under Wis. Admin. Code ch. NR 811 and  
3 ~~Chapter 18.55~~ Chapter 18.230.

4           4. No subsurface drainage shall occur unless the requirements of 17.05.110  
5 ~~C.2.d.~~ B.2.d. are met.

6  
7           SECTION 11. That paragraph 1. of Subsection C. of Section 17.05.085 of the code be  
8 amended to read:

9  
10           1. Impervious surfaces shall be kept out of the protective area, except for  
11 boathouses and walkways authorized under Shoreland and Floodplain Zoning in ~~Title 20 and~~  
12 ~~18.20.~~ Chapters 18.260 and 18.200. The erosion control plan shall contain a written site-specific  
13 explanation for any parts of the protective area that are disturbed during construction.

14  
15           SECTION 12. That Subsection D. of Section 17.05.085 of the code be amended to read:

16  
17           D. Protective Area Exemptions. The protective area requirements of 17.05.080 may  
18 be exempted in accordance with application under the administrative waiver requirements  
19 outlined in 17.05.070 F. for the following activities:

20           1. Structures that cross or access surface waters such as boat landings,  
21 bridges, and culverts;

22           2. Structures constructed or placed on property in a shoreland setback area in  
23 accordance with Wis. Stat. § 59.692(1v) and Title ~~2018~~; and

24           3. Sites where runoff does not enter the surface water, except to the extent  
25 that vegetative ground cover is necessary to maintain bank stability.

26  
27           SECTION 13. That paragraph 4. of Subsection A. of Section 17.05.090 of the code be  
28 amended to read:

29  
30           4. A ~~double~~ quadruple permit fee ~~shall~~ may be charged by the LCD at the  
31 discretion of the planning and development department director if land disturbing activity  
32 requiring approval under 17.05.070 B. commences prior to obtaining an erosion control permit.  
33 Such ~~double~~ quadruple fee shall not release the responsible party from full compliance with this  
34 chapter nor from prosecution for violation of this chapter.

35  
36           SECTION 14. That Subsections A., B., and C. of Section 17.05.095 of the code be  
37 amended to read:

38  
39           A. In addition to an electronic copy, ~~five hard~~ one copies of the application  
40 materials shall be submitted to the LCD.

41           ~~B. Preliminary Erosion Control Review Letter. Upon submittal of a complete~~  
42 ~~application under 17.05.100 C., the applicant is authorizing the LCD to enter upon the subject~~  
43 ~~site to obtain information needed to administer this ordinance and the following procedures shall~~  
44 ~~apply:~~

45           1. ~~The LCD shall have 30 calendar days from the date the LCD receives the~~  
46 ~~application to issue a review letter to the applicable review authorities and the applicant based on~~  
47 ~~the requirements of this ordinance.~~

48           2. ~~If within 10 calendar days, the LCD determines that the application is not~~

1 complete or requests additional information from the applicant or another source (such as  
2 another regulatory agency), the LCD shall have 30 calendar days from the date additional  
3 information is received to issue a review letter. The LCD shall inform the applicant and the  
4 applicable review authorities when additional information is requested from another source. If  
5 the application is not complete, LCD will inform the applicant and will not proceed with a full  
6 review until a complete application is provided.

7 3. If the LCD does not issue a review letter within the 30 calendar days, the  
8 applicant may continue pursuing other applicable approvals or deed recording without the  
9 preliminary storm water review letter or certification of compliance.

10 4. If within the 30 calendar days, the LCD notifies the applicable review  
11 authorities that the application under 17.05.100 C. is not complete, information has been  
12 requested from another source, or recommended changes or objections to the application need to  
13 be addressed before other approvals can proceed, then the applicable review authorities may:

14 a. At the request of the applicant, grant an extension to the review  
15 period, if needed to allow more time for the LCD review process to be completed or to address  
16 LCD recommendations, requirements, or objections to the application; or

17 b. Disapprove the application.

18 5. An extension may be approved by written mutual consent. Application  
19 and issuance of a preliminary erosion control review letter for a project that is reviewed in  
20 conjunction with a storm water permit application for the same site will follow the procedures as  
21 outlined in 17.06.080 B. Issuance of a preliminary storm water plan review letter will encompass  
22 issuance of the preliminary erosion control review letter and a separate notification will not be  
23 issued for the erosion control portion.

24 C.B. Final erosion control permit. Upon submittal of a complete application, under  
25 either large site or small site requirements outlined in 17.05.100 D. or as part of an  
26 administrative waiver application under 17.05.070 F., the applicant is authorizing the LCD to  
27 enter upon the subject site to obtain information needed to administer this ordinance and the  
28 following procedures shall apply:

29  
30 SECTION 15. That Subsections D. & E. of Section 17.05.095 of the code be relettered to  
31 C. & D.

32  
33 SECTION 16. That paragraphs 1., 2., 3., and 4. of Subsection A. and Subsection B. of  
34 Section 17.05.100 of the code be amended to read:

35  
36 1. All erosion control plans and associated BMPs shall comply with the  
37 planning, design, implementation, and maintenance requirements of this ordinance.

38 2. ~~All erosion control plans shall by design, achieve to the maximum extent~~  
39 ~~practicable, a reduction of 80% of the sediment load carried in runoff, on an average annual~~  
40 ~~basis, as compared with no sediment or erosion controls, until the site is stabilized.~~ All erosion  
41 control plans shall by design, discharge no more than 5 tons per acre per year, or to the  
42 maximum extent practicable, of the sediment load carried in runoff from initial grading to final  
43 stabilization.

44 3. Erosion and sediment control BMPs may be used alone or in combination  
45 to meet the performance standard 80% sediment reduction goal. Plans that comply with the  
46 guiding principles shall be determined by the LCD as meeting the ~~80% sediment reduction~~  
47 discharge of no more than 5 tons per acre per year goal. An erosion control plan shall, to the  
48 maximum extent practicable, adhere to the following:

1 a. Propose grading that best fits the terrain of the site, avoiding steep  
2 slopes, wetlands, floodplains, and environmental corridors;

3 b. Minimize, through project phasing and construction sequencing,  
4 the time the disturbed soil surface is exposed to erosive forces;

5 c. Minimize soil compaction, the loss of trees, and other natural  
6 vegetation and the size of the disturbed area at any one time;

7 d. Locate erosion control BMPs upstream from where runoff leaves  
8 the site or enters waters of the state and outside of wetlands, floodplains, primary or secondary  
9 environmental corridors, or isolated natural areas; and

10 e. Emphasize the use of BMPs that prevent soil detachment and  
11 transport over those aimed to reduce soil deposition (sedimentation) or repair erosion damage.

12 4. The LCD may recognize other methods for determining compliance with  
13 the ~~80% sediment reduction performance standard~~ goals as they are standardized, including any  
14 methods that may come from the procedures under sub ch. V. of Wis. Admin. Code ch. NR 151.

15 B. Specific Erosion Control Plan Requirements. The following applicable minimum  
16 requirements shall be addressed in erosion control plans to the maximum extent practicable. The  
17 LCD may establish more stringent erosion and sediment control requirements than the minimum  
18 requirements set forth in Wis. Admin. Code ch. NR 151.11 if the WDNR is silent on a  
19 requirement.

20  
21 SECTION 17. That paragraphs 8., 11., 12., 14., and 17. of Subsection B. of Section  
22 17.05.100 of the code be amended to read:

23  
24 8. Overland Flow. Trap sediment in overland flow before discharge from the  
25 site using BMPs such as silt fence, vegetative filter strips, or temporary sediment ponds.

26  
27 11. Topsoil Application. Save existing topsoil and reapply to all disturbed  
28 areas for final stabilization such as for temporary seeding or storm water infiltration BMPs. ~~The~~  
29 ~~LCD may give credit toward meeting the sediment performance standard of Wis. Admin. Code~~  
30 ~~ch. NR151.11(6m)(b) for limiting the duration or area, or both, of land disturbing construction~~  
31 ~~activity, or for other appropriate mechanisms.~~

32 12. Waste Material. Recycle or properly dispose of all waste and unused  
33 building materials in a timely manner. Control runoff from waste materials, chemicals, cement,  
34 and other building compounds until they are removed or reused. Wastewaters, such as from  
35 concrete truck washout, need to be properly managed to limit the discharge of pollutants to  
36 waters of the state.

37  
38 14. Final Site Stabilization. For nonmetallic mining operations, final  
39 stabilization will be completed in accordance with Title 20 ~~and a reclamation plan shall be~~  
40 ~~submitted with the erosion control plan. For all other areas the final site stabilization items shall~~  
41 ~~be addressed in the erosion control plan.~~ 18. Disturbed areas shall be stabilized within 7 days of  
42 final grading and topsoil application. The final site stabilization items shall be addressed in the  
43 erosion control plan.

44 17. ~~Large s~~ Sites over one acre permitted under 17.05.100 D. 2. shall be treated  
45 in stages or phases as final grading is completed in each stage or phase.

46  
47 SECTION 18. That Subsection C. of Section 17.05.100 of the code be repealed.  
48

1 SECTION 19. That subparagraph a. of paragraph 1. of Subsection D. of Section  
2 17.05.100 of the code be amended to read:

3  
4 ~~D.C.~~ Final Erosion Control Plan Contents. The following shall be the minimum  
5 requirements for items to be included in a final erosion and sediment control plan:

6 1. ~~Small Site.~~ Sites Less than One Acre of Total Land Disturbance.

7 a. ~~A sequence~~narrative describing the proposed land disturbing  
8 activity, construction timeline and sequencing, temporary BMPs to be used to minimize offsite  
9 impacts during the construction phase, and proposed methods to stabilize the site following  
10 construction in accordance with the requirements of this ordinance;

11  
12 SECTION 20. That paragraph 2. of Section C. of Section 17.05.100 of the code be  
13 amended to read:

14  
15 2. ~~Large Site.~~ Sites One Acre or Greater of Total Land Disturbance shall  
16 include all applicable items listed under 17.05.100 D.1. ~~for small site plans,~~ but shall also include  
17 ~~ensure that~~ the following applicable items are included:

18  
19 SECTION 21. That xiii. of subparagraph b. of paragraph 2. of Subsection C. of Section  
20 17.05.100 of the code be amended to read:

21  
22 xiii. Final site stabilization procedures for all other disturbed  
23 areas, showing areas to be stabilized in acres, depth of applied topsoil, seed types, rates and  
24 methodology, fertilizer, sod or erosion matting specifications, maintenance requirements until  
25 plants are well established, and other BMPs used to stabilize the site. For nonmetallic mining  
26 operations, final stabilization shall be completed in accordance with Subtitle IV of ~~Title~~  
27 ~~18~~Chapter 18.250, Nonmetallic Mineral Mining Reclamation; ~~and a reclamation plan shall be~~  
28 ~~submitted with erosion control plan for reference;~~

29  
30 SECTION 22. That paragraph 3. be renumbered to paragraph 4. of Subsection C. of  
31 Section 17.05.100 of the code.

32  
33 SECTION 23. That paragraph 3. of Subsection C. of Section 17.05.100 of the code be  
34 created to read:

35  
36 3. Sites that Only Include clearing and grubbing.

37 a. A narrative describing the proposed clearing and grubbing activity,  
38 timeline and sequencing, temporary BMPs to be utilized to minimize offsite impacts during  
39 clearing and grubbing, and proposed methods to stabilize the site following clearing and  
40 grubbing in accordance with the requirements of this ordinance.

41 b. A survey map or site plan drawing of sufficient clarity showing a  
42 north arrow, the location of the proposed clearing and grubbing activity, proposed BMPs, existing  
43 slopes, and water bodies within 50 feet of the proposed land disturbance.

44 c. The name, address and daytime phone number of the person(s)  
45 charged with installing and maintaining all BMPs.



1 SECTION 24. That Subsection E. be relettered to Subsection D. of Section 17.05.100 of  
2 the code.

3  
4 SECTION 25. That paragraphs 12. and 13. of Subsection A. of Section 17.05.110 of the  
5 code be amended to read:

6  
7 12. Boundaries of shoreland zones and the ordinary high water mark  
8 (OHWM) for any navigable water body as defined by Title ~~2018~~, Eau Claire County Shoreland  
9 Protection Overlay District. For final land divisions, the OHWM boundaries shall be field  
10 verified;

11 13. Boundaries and elevation of the 100-year floodplains, flood fringes and  
12 floodways, as defined by Chapter 18.200, Eau Claire County Floodplain Overlay District. For  
13 final land divisions, these boundaries and elevations shall be field verified;

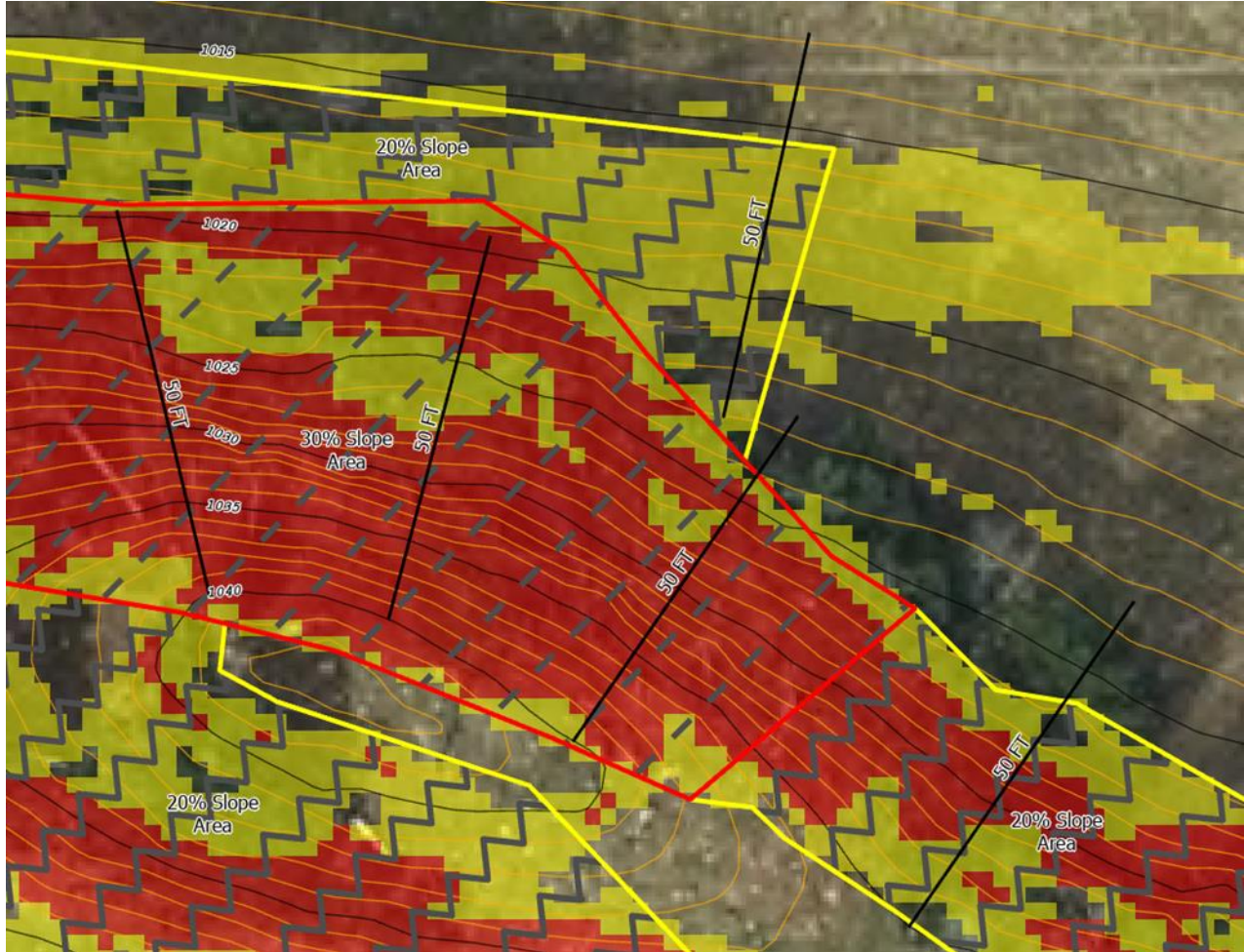
14  
15 SECTION 26. That paragraph 2. of Subsection A. of Section 17.05.120 of the code be  
16 amended to read:

17  
18 2. Where BMP standards have not been identified or developed by state law,  
19 the LCD may approve the use of other available standards, such as those from other states or  
20 USDA-NRCS.

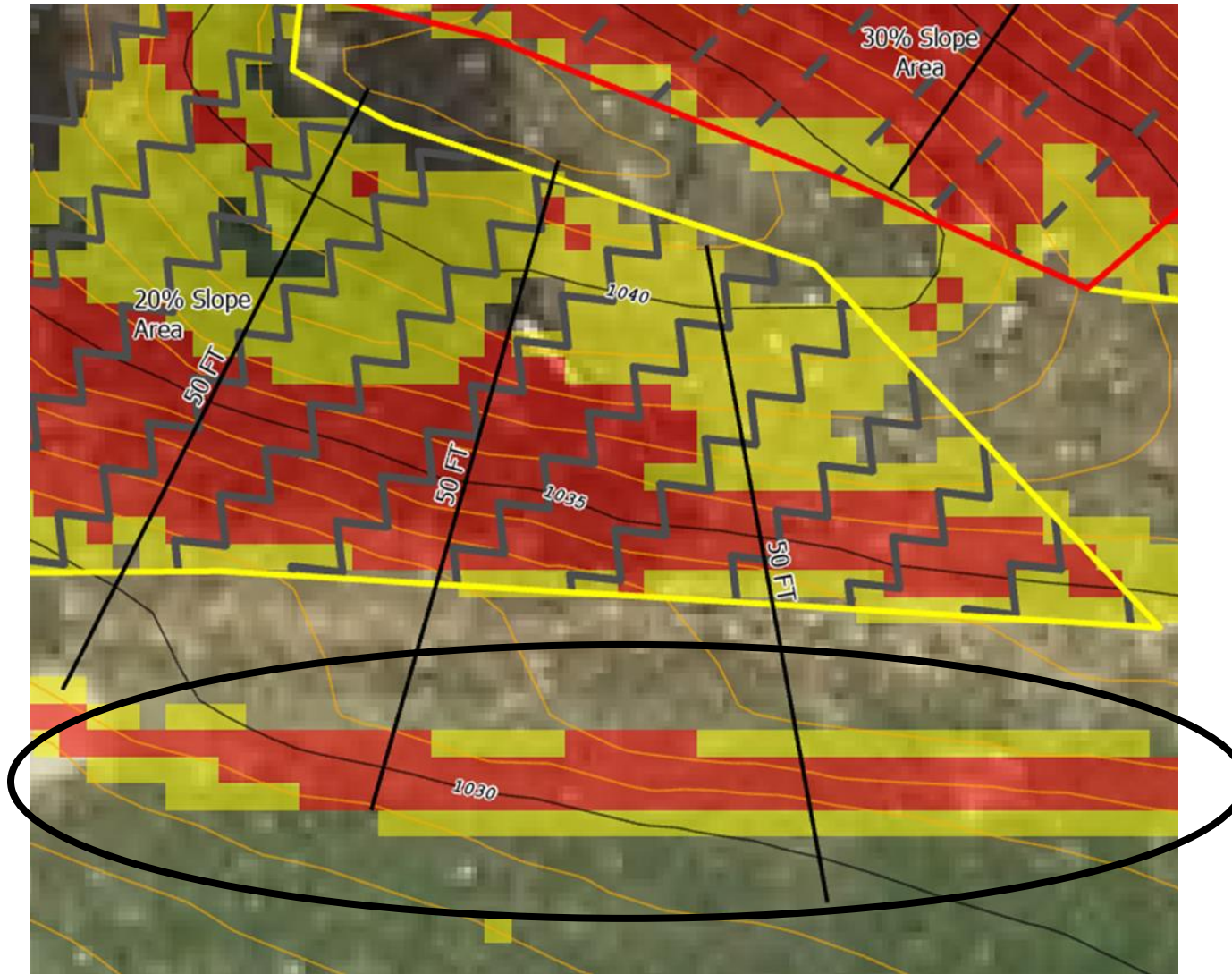
21  
22 SECTION 27. That paragraph 2. of Subsection A. of Section 17.05.150 be repealed and  
23 paragraphs 3. through 7. be renumbered to 2. through 6. of the code.

1 SECTION 28. That Appendix A be created to read:

2  
3 Appendix A



6  
7  
8 Figure 1 – Slope Calculation: The elevation change depicted by the black lines drawn  
9 perpendicular to the contour lines represent the 50ft horizontal distance used to calculate slope as  
10 a percentage. Areas that have slope over 30% are shown by the dashed hatching within the red  
11 outline. Areas with slope over 20% are shown with zig-zag hatching within the yellow  
12



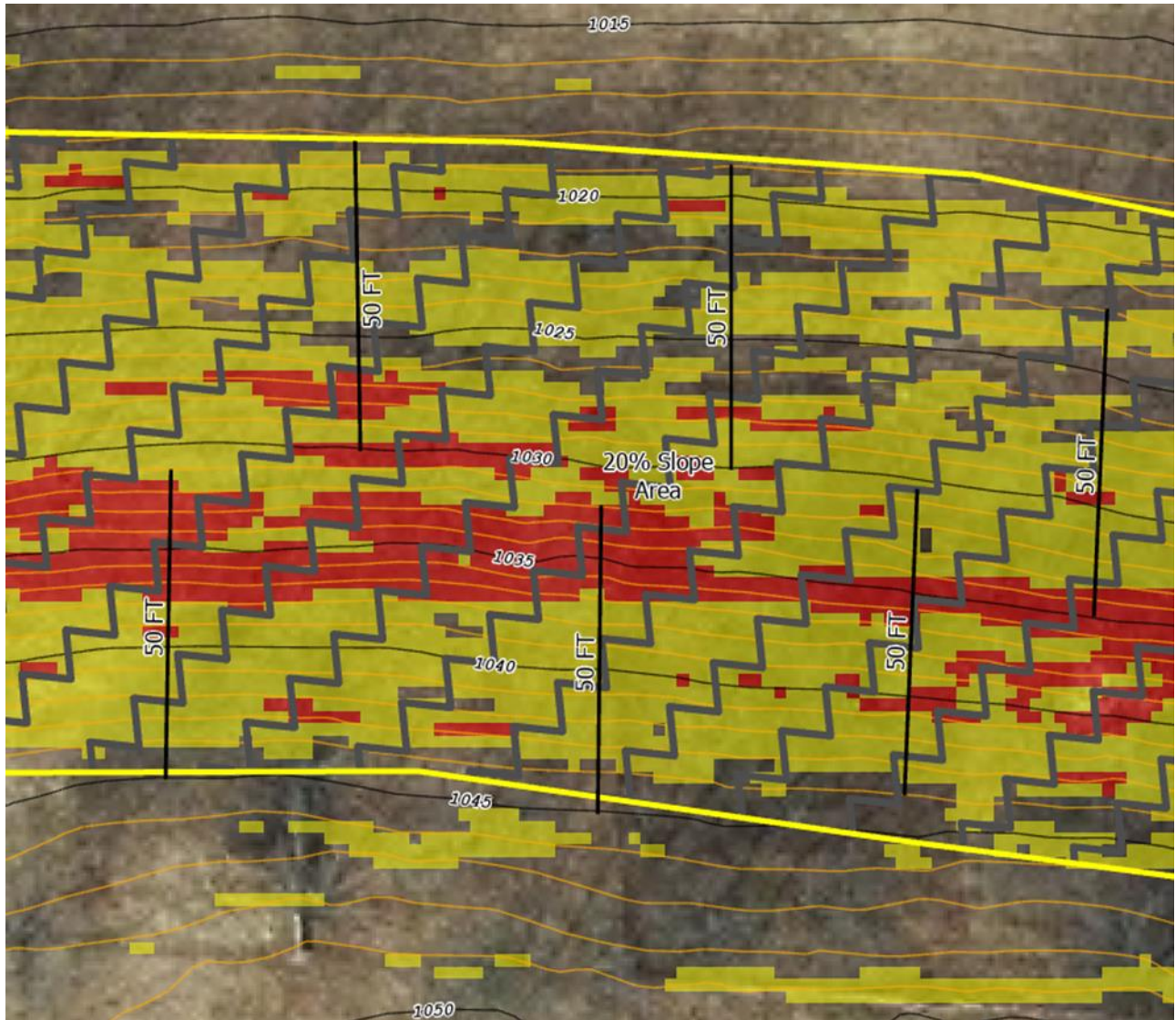
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Figure 2 – Artificial Slope: The elevation change depicted by the black lines drawn perpendicular to the contour lines represent the 50ft horizontal distance used to calculate slope as a percentage. Areas that have slope over 30% are shown by the dashed hatching within the red outline. Areas with slope over 20% are shown with zig-zag hatching within the yellow outline. The area circled is an artificial slope and is not considered a steep slope area.

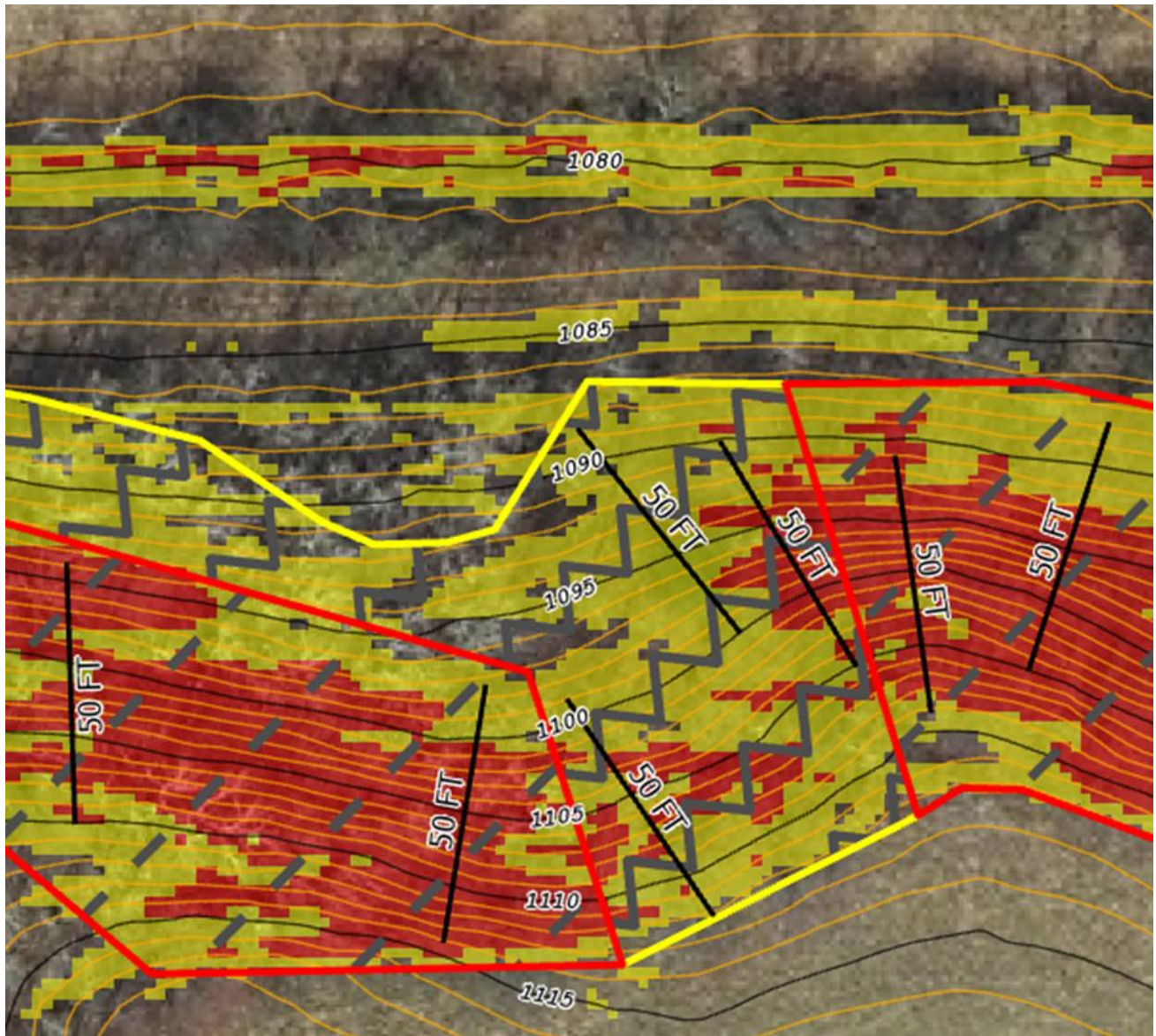


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Figure 3 – Slopes with a Horizontal Distance of less than 50': The elevation change depicted by the black lines drawn perpendicular to the contour lines represent the 50ft horizontal distance used to calculate slope as a percentage. Areas that have slope over 30% are shown by the dashed hatching within the red outline. Even though the total horizontal distance of the digitally created slope color is not 50 feet long, it still qualifies as a steep slope, because the slope measured within 50' horizontal increments is greater than 30%.



1  
 2 Figure 4 – Intermittent Slope Lengths: The elevation change depicted by the black lines drawn  
 3 perpendicular to the contour lines represent the 50ft horizontal distance used to calculate slope as  
 4 a percentage. Areas with slope over 20% are shown with zig-zag hatching within the yellow  
 5 outline. The digitally created slope colors do not have to be continuous for a slope to be  
 6 considered a steep slope in Chapter 17.



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8

Figure 5 – Diverse Slope Lengths greater than 50': The elevation change depicted by the black lines drawn perpendicular to the contour lines represent the 50ft horizontal distance used to calculate slope as a percentage. Areas that have slope over 30% are shown by the dashed hatching within the red outline. Areas with slope over 20% are shown with zig-zag hatching within the yellow outline. Hillsides can have multiple slope determinations.

1 SECTION 28. That Section 17.06.010 of the code be amended to read:

2  
3 17.06.010 Authority. This ordinance is adopted by the county board under the authority  
4 granted by Wis. Stats. §§ 59.693, 92.07(6), 92.07(15), 281.33 and Wis. Stat. ch 236.

5  
6 SECTION 29. That Subsections B. & C. of Section 17.06.030 of the code be amended to  
7 read:

8  
9 a.B. Through this storm water permit process, this ordinance is intended to meet the  
10 current post-construction storm water management regulatory requirements of Wis. Admin.  
11 Code Subchapter III of NR 151 and ch. NR 216 on the effective date of this ordinance. Nothing  
12 in this ordinance prevents the Wisconsin Department of Natural Resources (WDNR) from  
13 adopting or enforcing more stringent storm water management requirements in future revisions  
14 of Wis. Admin. Code.

15 b.C. Provisions have also been incorporated to coordinate the storm water permit  
16 requirements of this ordinance with other county and town zoning and land division regulations.

17  
18 SECTION 30. That paragraph 5. of Subsection B. and subparagraphs a. and h. of  
19 paragraph 1. of Subsection C. of Section 17.06.070 of the code be amended to read:

20  
21 5. A certified survey map or ~~a~~Any other land development activity that may  
22 ultimately result in the addition of 0.5 acres or greater of impervious surfaces that did not exist  
23 prior to December 19, 2006, including smaller individual sites that are part of a common plan of  
24 development that may be constructed at different times.

25 C. Applicability Exemptions.

26 1. Exempt From All Requirements. Qualification for an exemption under  
27 this chapter is subject to approval by the LCD and may require a more complete applicability  
28 review, as identified under each item, before an exemption is granted. The following activities  
29 shall be exempt from all of the requirements of this ordinance:

30 a. Land disturbing activities directly involved in the planting,  
31 growing and harvesting of any plant grown for human or livestock consumption and pasturing  
32 or yarding of livestock, including sod farms and tree nurseries. ~~This exemption does not apply~~  
33 ~~to agricultural facility construction projects associated with construction of barns, barnyard~~  
34 ~~runoff control systems, or other like facilities.~~ To recognize an exemption under this paragraph,  
35 the LCD may require the applicant to provide a copy of the conservation plan and/or nutrient  
36 management plan for the property.

37  
38 h. Unless 17.06.070 B. 1, 2, ~~or 4,~~ or 5 are applicable, land disturbance  
39 activity associated with construction of one and two-family dwellings pursuant to Title 15.

40  
41 SECTION 31. That subparagraph e. of paragraph 2. of Subsection D. of Section 17.06.  
42 070 be amended to read:

43  
44 e. A copy of a recorded maintenance agreement in accordance with  
45 17.06.~~430~~ 150 for all storm water management facilities constructed as part of the project.

1 SECTION 32. That (B) of iv. of subparagraph f. of paragraph 2. of Subsection D. of  
2 Section 17.06.070 of the code be amended to read:

3  
4 (B) A copy of the recorded maintenance agreement in  
5 accordance with ~~17.06.430~~150, and any other easements or legal arrangement that may be  
6 involved to ensure the long term maintenance of the offsite BMP(s);

7  
8 SECTION 33. That Subsection A. of Section 17.06.080 of the code be amended to read:

9  
10 A. Land disturbing or land development activities on 30% slopes and greater,  
11 unless:

- 12 1. Exempted in ~~17.05.070~~ 17.06.070 C.; or
- 13 2. For activities that require public improvements; or
- 14 3. To correct a preexisting erosion problem.

15  
16 SECTION 34. That Subsection A. of Section of Section 17.06.085 of the code be amended  
17 to read.

18  
19 A. Land disturbing or land development activities are prohibited in the following  
20 areas unless otherwise stated:

21  
22 SECTION 35. That subparagraph b. of paragraph 2. of Subsection A of Section 17.06.085  
23 be amended to read:

24  
25 b. 50 feet for highly susceptible wetlands, as determined by LCD.  
26 Highly susceptible wetlands include the following types: fens, sedge meadows, bogs, low  
27 prairies, conifer swamps, shrub swamps, other forested wetlands, fresh wet meadows, shallow  
28 marshes, deep marshes, and seasonally flooded basins. Wetland boundary delineations shall be  
29 made in accordance with Wis. Admin. Code ch. NR 103 and performed by a certified wetland  
30 delineator. This paragraph does not apply to wetlands that have been completely filled in  
31 accordance with all applicable state and federal regulations. ~~The protective area for wetlands that~~  
32 ~~have been partially filled in accordance with all applicable state and federal regulations.~~ The  
33 protective area for wetlands that have been partially filled in accordance with all applicable state  
34 and federal regulations shall be measured from the wetland boundary delineation after fill has  
35 been placed.

36  
37 SECTION 36. That paragraphs 3. and 4. of Subsection B. of Section 17.06.085 of the code  
38 be amended to read:

39  
40 3. No storm water BMP shall be installed that meets the definition of an  
41 injection well under Wis. Admin. Code ch. NR ~~812~~815.

42 4. All storm water BMPs shall comply with the provision of any applicable  
43 wellhead protection plan for a community water supply under Wis. Admin. Code ch. NR 811 and  
44 Chapter 18.~~55~~230.



1 SECTION 37. That paragraph 1. of Subsection C. of Section 17.06.085 of the code be  
2 amended to read:

3  
4 C. Requirements. The following requirements shall be met for all land development  
5 activity located within a protective area:

6 1. Impervious surfaces shall be kept out of the protective area, except for  
7 boathouses and walkways authorized under Shoreland and Floodplain Zoning in ~~Title 20~~  
8 Chapters 18.260 and 18.200. The erosion control plan shall contain a written site-specific  
9 explanation for any parts of the protective area that are disturbed during construction.

10  
11 SECTION 38. That paragraph 2. of Subsection D. of Section 17.06.085 of the code be  
12 amended to read:

13  
14 2. Structures constructed or placed on property in a shoreland setback area in  
15 accordance with Wis. Stat. § 59.692(1v) and ~~Title 20~~Chapter 18.260; and

16  
17 SECTION 39. That paragraph 4. of Subsection A. of Section 17.06.090 of the code be  
18 amended to read:

19  
20 4. A ~~double quadruple~~ permit fee shall be charged by the LCD at the  
21 discretion of the planning and development department director if land development activity  
22 requiring approval under 17.06.070 commences prior to obtaining a storm water permit. Such  
23 ~~double quadruple~~ fee shall not release the responsible party from full compliance with this  
24 chapter nor from prosecution for violation of this chapter.

25  
26 SECTION 40. That Subsection A. of Section 17.06.095 of the code be amended to read:

27  
28 A. In addition to an electronic copy, ~~five one hard copies~~ copy of the application  
29 materials shall be submitted to the LCD. The following additional requirements apply for review  
30 of applications under this ordinance:

31  
32 SECTION 41. That subparagraphs b. and d. of paragraph 3. of Subsection A. of Section  
33 17.06.095 of the code be amended to read:

34  
35 b. If all requirements of this ordinance have been met through the  
36 application, the LCD shall approve the application and issue a certification of compliance ~~permit~~.  
37 If all requirements of this ordinance have not been met, the LCD shall state in writing the reasons  
38 for disapproval.

39  
40 d. Failure of the LCD to inform the applicant of missing information  
41 or of a decision within 30 calendar days shall be deemed to mean approval of the application and  
42 the applicant may proceed with the deed recording without the certification of compliance. ~~as if a~~  
43 ~~permit had been issued.~~

44 SECTION 42. That subparagraph h. of paragraph 1. of Subsection C. of Section  
45 17.06.100 of the code be amended to read:

46  
47 h. Abandonment and site reclamation plans for sites in  
48 accordance with 17.06.130 E.-14; and

1 SECTION 43. That Subsection D. of Section 17.06.100 of the code be created to  
2 read:

3  
4 D. Certification of Compliance for Final Plat or CSM.

5 1. Applicability. The LCD shall certify compliance with this section prior to  
6 the County Zoning Administrator approving any final plat, and prior to the recording of any  
7 certified survey map with the Eau Claire County Register of Deeds that meets one of the following:

8 a. The site may ultimately result in the addition of 0.5 acres or greater  
9 of impervious surfaces, including smaller individual sites that are part of a common plan of  
10 development; or

11 b. Is a subdivision plat; or

12 c. Includes the construction of any new public or private road; or

13 d. Other land development activities as identified by the LCD under

14 17.06.070 B.

15 2. Review Items. To obtain certification of compliance, the applicant shall  
16 submit a final plat or CSM to the LCD for review. The LCD shall review submittals for compliance  
17 with all of the following items based on preliminary or final site plans and storm water  
18 management plans:

19 a. Location and size of drainage easements and other areas set aside  
20 for storm water management, and the associated language describing use restrictions;

21 b. Setback requirements from wells, structures, steep slopes, wetlands,  
22 road right-of-ways, and other items related to the location of storm water management facilities;

23 c. Location of access drives and associated easements and use  
24 restrictions to ensure adequate access to storm water management facilities for future maintenance;

25 d. Utility easements as they may affect the grading and erosion control  
26 plans;

27 e. The final maintenance agreement in accordance with 17.06.150 for  
28 all storm water BMPs;

29 f. Groundwater elevation as it impacts stormwater and erosion control  
30 options at the site; and

31 g. Other items that the LCD determines are necessary to achieve  
32 compliance with this ordinance.

33 3. Review Process. Review procedures for certification of compliance for  
34 final plat or CSM shall be as described in 17.06.095 A.3.

35  
36 SECTION 44. That paragraphs 3. and 7. of Subsection A. of Section 17.06.110 of the code  
37 be amended to read:

38  
39 3. Plan Modifications. The LCD shall be notified of any modifications  
40 proposed to be made to the approved plans. The LCD may require proposed changes to be  
41 submitted for review prior to incorporation into the approved plans or prior to implementation.  
42 No modifications may be made during plan implementation without prior approval by both the  
43 project engineer, as identified under ~~17.06.090 A. 6.,~~ 17.06.130 B.6. and the LCD representative.

44 7. Inspection Log. The permit holder shall provide a qualified professional to  
45 conduct inspections and maintain an inspection log for the site. All best management practices  
46 shall be inspected within 24 hours after each rain event of 0.5 inch or more that results in runoff,  
47 or at least once each week. The inspection log shall include the name of the inspector, the date  
48 and time of inspection, a description of the present phase of construction, the findings of the  
49 inspection, including an assessment of the condition of erosion and sediment control measures

1 and the installation of storm water management BMPs, and any action needed or taken to comply  
2 with this ordinance. The inspection log shall also include a record of BMP maintenance and  
3 repairs conducted. A WDNR inspection log is acceptable.

4  
5 SECTION 45. That paragraph 3. of Subsection C. of Section 17.06.110 of the code be  
6 amended to read:

7  
8 3. Design Summaries. Any changes noted in the as-built survey or final  
9 design data compared to the design summaries approved with the final storm water management  
10 plans shall be documented and resubmitted to the LCD as part of the verification under  
11 ~~17.05.110 C. 2.~~ 17.06.110 C.2.

12  
13 SECTION 46. That paragraphs 12. and 13. of Subsection B. of Section 17.06.130 of the  
14 code be amended to read:

15  
16 12. Boundaries of shoreland zones and the ordinary high water mark  
17 (OHWM) for any navigable water body as defined by ~~Title 20 Chapter 18.260~~, Eau Claire County  
18 Shoreland Protection Overlay District. For final land divisions, the OHWM boundaries shall be  
19 field verified;

20 13. Boundaries and elevation of the 100 year floodplains, flood fringes and  
21 floodways, as defined by Chapter ~~18.2018.200~~, Eau Claire County Floodplain Overlay District.  
22 For final land divisions, these boundaries and elevations shall be field verified;

23  
24 SECTION 47. That paragraphs 1. Through 3. of Subsection C. of Section 17.06.130 of  
25 the code be amended to read:

26  
27 1. Maintenance of Effort. For redevelopment sites where the redevelopment  
28 will be replacing older development that was subject to post-construction performance standards  
29 of NR 151 and Eau Claire County Stormwater Management Ordinance in effect on or after  
30 December 19, 2006, the responsible party shall meet the peak discharge control, total suspended  
31 solids reduction, infiltration, and protective areas standards applicable to the older development  
32 or meet the redevelopment standards of this ordinance, whichever is more stringent.

33 ~~1.2.~~ 2. Peak Discharge.

34 a. Minimum requirement. To minimize downstream bank erosion and  
35 the failure of downstream conveyance systems, the calculated post development peak storm water  
36 discharge rate shall not exceed the calculated predevelopment discharge rates for the 2-year, 10-  
37 year, 25-year, and 100-year, 24-hour design storms. Modeling requirements for this provision are  
38 further described in ~~17.06.120.17.06.140.~~

39 b. Release Rate Per Acre. The LCD may establish a maximum  
40 allowable release rate on a per acre basis based on site conditions and/or proximity to  
41 exceptional water resources or environmentally sensitive areas.

42 c. Peak Discharge Exemptions. Certain sites or portions of sites may  
43 be exempted from the peak discharge requirements of this subsection in accordance with  
44 ~~17.05.070 D.~~ 17.06.070 C. This subsection does not apply to a redevelopment site with no  
45 increase in impervious surface area.

46 ~~2.3.~~ 3. Total Suspended Solids.

47 a. By design, each storm water management plan shall meet the  
48 following post-development total suspended solids (TSS) reduction targets, based on average  
49 annual rainfalls, as compared to no runoff management controls:

- i. — For new land development, 80% reduction in total suspended solids load;
- ii. — For redevelopment, 40% reduction of total suspended solids load;
- iii. — For in-fill development that occurs prior to October 1, 2012, 40 % reduction total suspended solids load;
- iv. — For infill development that occurs after October 1, 2012, 80% reduction of total suspended solids load.

**Table 1: TSS Reduction Standards**

Development Type	TSS Reduction
New Development	80%
In-fill Development	80%
Redevelopment	40% of load from parking areas and roads

3.4. Infiltration.

a. BMPs shall be designed, installed, and maintained to infiltrate runoff in accordance with the following requirements, except as otherwise provided herein.

i. For development up to 40% Connected Imperviousness, such as parks, cemeteries, and low density residential development. Practices shall be designed to infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 1% of the site is required to be used as an effective infiltration area.

ii. For development with more than 40% and up to 80% Connected Imperviousness, such as medium and high density residential, multi-family development, industrial and institutional development, and office parks. Practices shall be designed to infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 75% of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 2% of the site is required to be used as an effective infiltration area.

iii. For development with more than 80% Connected Imperviousness, such as commercial strip malls, shopping centers, and commercial downtowns. Practices shall be designed to infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 60% of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 2% of the site is required to be used as an effective infiltration area.

a. — Residential. For residential developments no more than 1% of the project site is required as an effective infiltration area and one of the following shall be met:

i. — Infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 90% of the predevelopment infiltration volume, based on an average annual rainfall.

ii. — Infiltrate 25% of the post-development runoff volume from the 2year, 24hour design storm with a type II distribution. Separate runoff curve numbers for pervious and impervious surfaces shall be used to calculate runoff volumes, not composite curve numbers, as prescribed in 17.06.140.

b. — Nonresidential. For nonresidential development, (including commercial, industrial and institutional development), no more than 2% of the project site is required as an effective infiltration area and one of the following shall be met:

1 i. ~~Infiltrate sufficient runoff volume so that the post-~~  
2 ~~development infiltration volume shall be at least 60% of the predevelopment infiltration volume,~~  
3 ~~based on an average annual rainfall.~~

4 ii. ~~Infiltrate 10% of the post development runoff volume from~~  
5 ~~the 2year, 24hour design storm. Separate curve numbers for pervious and impervious surfaces~~  
6 ~~shall be used to calculate runoff volumes, not composite curve numbers, as defined in TR55.~~

7 e.b. Modeling. Refer to 17.06.140 A. for details on calculating runoff  
8 volumes and predevelopment conditions.

9 e.c. Pretreatment. Pretreatment shall be required before infiltrating  
10 parking lot and road runoff from nonresidential areas. The pretreatment shall be designed to  
11 protect the infiltration system from clogging prior to scheduled maintenance and to protect  
12 groundwater quality in accordance with 17.06.085 B. Pretreatment options may include, but are  
13 not limited to, oil/grease separators, separator plates, sedimentation or bioretention basins,  
14 filtration swales or filter strips. All designs shall comply with the technical standards in  
15 17.05.140 B.

16 e.d. Infiltration Exclusions. Infiltration of runoff shall not be credited  
17 toward meeting the requirements of this subsection for the following land uses:

18 i. Infiltration of runoff from outdoor material storage and  
19 loading docks for tier 1 and tier 2 industrial facilities, as identified in Wis. Admin. Code ch. NR  
20 216 (2).

21 ii. Infiltration of runoff from fueling and vehicle maintenance  
22 areas, not including rooftops and canopies.

23 iii. Infiltration of runoff within 1,000 feet upgradient or within  
24 100 feet downgradient of karst features or other direct conduit to groundwater.

25 iv. Infiltration of runoff from any area except for infiltration of  
26 runoff derived from areas contributing clean runoff as defined in 17.05.060, into locations with  
27 less than three feet separation distance from the top of the filtering layer to the elevation of  
28 seasonal high groundwater or the top of bedrock.

29 v. Infiltration of runoff from nonresidential parking lots,  
30 roads, and residential arterial roads with less than five feet separation distance from top of the  
31 filtering layer to the elevation of seasonal high groundwater or the top of bedrock.

32 vi. Areas within 400 feet of a community water system well as  
33 specified in Wis. Admin. Code ch. NR 216.47(4), or within 100 feet of a private well as specified  
34 in Wis. Admin. Code ch. NR 812.08(4), for runoff infiltrated from nonresidential land uses or  
35 regional devices for residential development, not including infiltration of runoff derived from  
36 areas contributing clean runoff.

37 vii. Areas where contaminants of concern, as defined in Wis.  
38 Admin. Code ch NR720.03(2), are present in the soil through which infiltration will occur.

39 e.e. Infiltration Exemptions. These infiltration requirements do not  
40 apply to frozen soil conditions. The administrative waiver process, as outlined in 17.06.070 D.  
41 may be utilized if soils have a measured infiltration rate of less than 0.6 inches per hour and the  
42 LCD determines it would be impracticable to modify existing soil conditions.

43 e.f. Alternate runoff uses. Where storage and reuse of runoff are  
44 employed, such as to support green roofs, landscape watering, toilet flushing, laundry or  
45 irrigation, such alternate uses shall be given equal credit toward the infiltration volume required  
46 by this section. Such activities must also comply with all other local, state, and federal laws.

47 e.g. Permanent Land Protection. Sites may choose to offset their  
48 impacts to the ecosystem, groundwater recharge/infiltration capabilities, watershed hydrologic

1 patterns, and landscape by permanently protecting lands within the drainage area, as identified  
2 on the site map submitted under ~~17.06.110 B.~~ 17.06.130 B.  
3

4 SECTION 48. That subparagraph f. of paragraph 5. of Subsection C. of Section  
5 17.06.130 of the code be amended to read:  
6

7 f. Storm sewers. All storm sewers shall be designed in accordance  
8 with applicable community technical standards and specifications as well as any agreements or  
9 contracts that may be in effect. Storm sewers shall be designed and adequately sized so as to  
10 protect the properties receiving runoff from impacts of flooding and erosion.  
11

12 SECTION 49. That paragraph 6. of Subsection C. of Section 17.06.130 of the code be  
13 amended to read:  
14

15 ~~6.D.~~ Additional Requirements. The LCD may establish more stringent requirements  
16 than the minimums set forth in this section, such as addressing thermal impacts of storm water  
17 or chronic wetness conditions, if the LCD determines that an added level of protection is  
18 needed to protect:

- 19 ~~a.1.~~ An outstanding resource water (ORW) or exceptional resource water  
20 (ERW), as identified under Wis. Admin ch. NR102, Stat. § 281.15;
- 21 ~~b.2.~~ A cold water stream;
- 22 ~~c.3.~~ An environmentally sensitive area;
- 23 ~~d.4.~~ A downstream property;
- 24 ~~e.5.~~ Public health or safety
- 25 ~~f. 6.~~ An impaired water and meet its associated Total Maximum Daily Load,  
26 where applicable, as identified in Wis. Stat. § 283.13 (5) and adopted pursuant to 33 U.S.C. §  
27 1313.
- 28 ~~g.7.~~ Receiving Storm Sewer System infrastructure.  
29

30 SECTION 50. That paragraphs 4. and 5. of Subsection C. of Section 17.06.130 of the  
31 code be renumbered to 5. and 6.  
32

33 SECTION 51. That paragraph 7. of Subsection E. and i. of subparagraph 12. of  
34 Subsection C. of Section 17.06.130 of the code be amended to read:  
35

36 7. Location, dimensions and surfacing material or soils data of proposed  
37 access lanes and delineation of easements needed to allow future maintenance of all storm water  
38 BMPs in accordance with ~~17.06.130~~ 17.06.150. The minimum width of any access easement shall  
39 be 15 feet;

40 i. Cost estimates for the installation of proposed erosion control and  
41 storm water BMPs, which shall serve as a basis for the financial assurance under 17.06.110 B.  
42 The applicant may use average costs for BMP installations in the county rather than specific  
43 estimates, upon approval by the LCD.  
44

45 SECTION 52. That Subsections D. & E. be relettered to E. and F. of Section 17.06.130  
46 of the code.  
47

SECTION 53. That subparagraph d. of paragraph 1. of Subsection A. of Section 17.06.140 of the code be amended to read:

d. HydroCAD and other similar modeling software may be used only if the components incorporated therein comply with all other requirements outlined in ~~17.06.120~~17.06.140.

SECTION 54. That paragraphs 2., 3. and 5. of Subsection A. of Section 17.06.140 of the code be amended to read:

2. Rainfall depths. To determine compliance with this ordinance, the following design storm rainfall depths shall be used, which are derived from NRCS publications and extrapolated for Eau Claire County:

Table 2: Rainfall Depth per Design Storm for Eau Claire County

Design Storm	1-year 24 hour	2-year 24 hour	10-year 24 hour	25-year 24 hour	100-year 24 hour
Rainfall Depth	<u>2.46</u>	<u>2.83</u>	<u>4.2-4.10</u>	<u>4.7-5.03</u>	<u>6.0-6.65</u>

*Note: The above noted rainfall depths are used in NRCS runoff modeling methodology and are based on Volume 8 of Atlas 14, published by the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Weather Service, 2013.*

3. Runoff curve numbers. All computations of predevelopment conditions as specified in this ordinance shall use those NRCS runoff curve numbers assigned for a "good" hydrologic condition for each land cover type. For lands where the predevelopment land use was cropland, grassland/meadow, or woodland the following NRCS curve number values shall be used as maximums:

Pre-development Land Use Soil Hydrologic Group	<u>Hydrologic Soil Group (letter) / Maximum Runoff Curve Number</u>			
	A	B	C	D
<u>Cropland NRCS Runoff Curve Number</u>	<u>5655</u>	<u>7069</u>	<u>7978</u>	83
<u>Grassland/Meadow</u>	<u>39</u>	<u>61</u>	<u>71</u>	<u>78</u>
<u>Woodland</u>	<u>30</u>	<u>55</u>	<u>70</u>	<u>77</u>

5. Rainfall distribution. All peak flow calculations shall use MSE3 Type II rainfall distribution patterns, as defined in NRCS methodologies.

SECTION 55. That paragraph 2. of Subsection A. of Section 17.06.170 of the code be amended to read:

2. Failing to apply for a LCD preliminary storm water review letter in accordance with ~~17.06.080 B.~~ 17.06.100 B. of this ordinance.

1 ENACTED:

2 Foraller Clark

3 \_\_\_\_\_

4 Joseph Taylor

5 \_\_\_\_\_

6 Glory Adams

7 \_\_\_\_\_

8 Jim Dwyer

9 \_\_\_\_\_

10 Don McGee

11 \_\_\_\_\_

12 Heather DeSantis

13 \_\_\_\_\_

14 Robin J. Lears

15 \_\_\_\_\_

16 \_\_\_\_\_

17 \_\_\_\_\_

18 \_\_\_\_\_

19 \_\_\_\_\_

20 \_\_\_\_\_

21 \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

24 \_\_\_\_\_

25 \_\_\_\_\_

26 \_\_\_\_\_

Committee on Planning & Development

VOTE: \_\_\_\_\_ Aye \_\_\_\_\_ Nay

Land Conservation Commission

VOTE: 7 Aye 0 Nay

yk

Dated this 13 day of May, 2024.



4 TO AMEND SECTION 4.35.160 OF THE CODE: STORM WATER MANAGEMENT AND  
5 EROSION CONTROL FEES:

6 The County Board of Supervisors of the County of Eau Claire does ordain as follows:

7  
8 **SECTION 1.** That Section 4.35.160 of the code be amended to read:

- 9
- 10 A. ~~Preliminary e~~Erosion control \$290.00
- 11 B. ~~Small site construction erosion control~~ Clearing and grubbing \$290.00  
12 (Payment for preliminary erosion control for the same site will be subtracted)
- 13 C. ~~Large site construction erosion control~~ \$290.00 + \$0.50/4,000 sq. ft.  
14 ~~disturbance~~  
15 (Payment for preliminary erosion control for the same site will be subtracted)
- 16 ~~DC.~~ Preliminary storm water review \$500.00
- 17 ~~ED.~~ Final storm water review \$500.00 + \$50/4,000 sq. ft. of  
18 impervious surface  
19 (Payment for preliminary storm water for the same site will be subtracted)
- 20 ~~FE.~~ Permit amendment, extension, or transfer
- 21 1. \$85.00 for small site erosion control.
- 22 2. \$185.00 plus \$0.25/4,000 sq. ft. disturbed for large site erosion control.
- 23 3. \$300.00 plus \$30/4,000 sq. ft. of impervious for storm water.
- 24 ~~GF.~~ Administrative waiver review \$ 85.00
- 25 ~~HG.~~ Reinspection fee \$150.00

26  
27 **ADOPTED:**

28  
29 Committee on Planning & Development

	AYE	NAY	ABSTAIN
30 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31 Supervisor Robin Leary			
32 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
33 Supervisor Jim Dunning			
34 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
35 Supervisor Dane Zook			
36 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
37 Supervisor Caleb Aichele			
38 _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
39 Supervisor Michele Skinner			

40  
41  
42 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

43  
44  
45  
46 RE/yk  
47

## Reasons for a County Surveyor Position in Your County

Maintenance of the physical monuments marking the Public Land Survey System positions does not go away. There is constant activity that threatens Public Land Survey Corners – placement of underground cables and other utility work, road maintenance and construction, residential, commercial and industrial development are some examples of “corner danger”.

Land ownership and the laws related thereto are complex. Most land owners do not have a basic understanding of land issues and so they often need advice. Many attorneys are not well versed in land law. The County Surveyor answers a good share of the hard questions.

When County Departments or other governmental bodies such as Town Boards, Cities, etc., have complex land issues to deal with, they have a dependable source of consistent information and guidance.

When survey records are properly maintained, it saves time and multiplies efficiency for all surveyors. This, again, saves constituents money. Remember, people that need surveys done are taxpayers, too.

In developing a GIS, A County Surveyor can assist in minimizing the misuse of data by working with the staff and the land owners that “know just enough to be dangerous.” Awareness of the limitations of mixing and matching digital data of varying accuracies is essential to guard your county’s liability. For example, a “cartoon type” parcel map is overlaid on an orthophoto and a barn appears to be over the boundary line. When in reality, the barn is well within the boundaries, the appearance of an encroachment can cause un-necessary grief for both land owners.

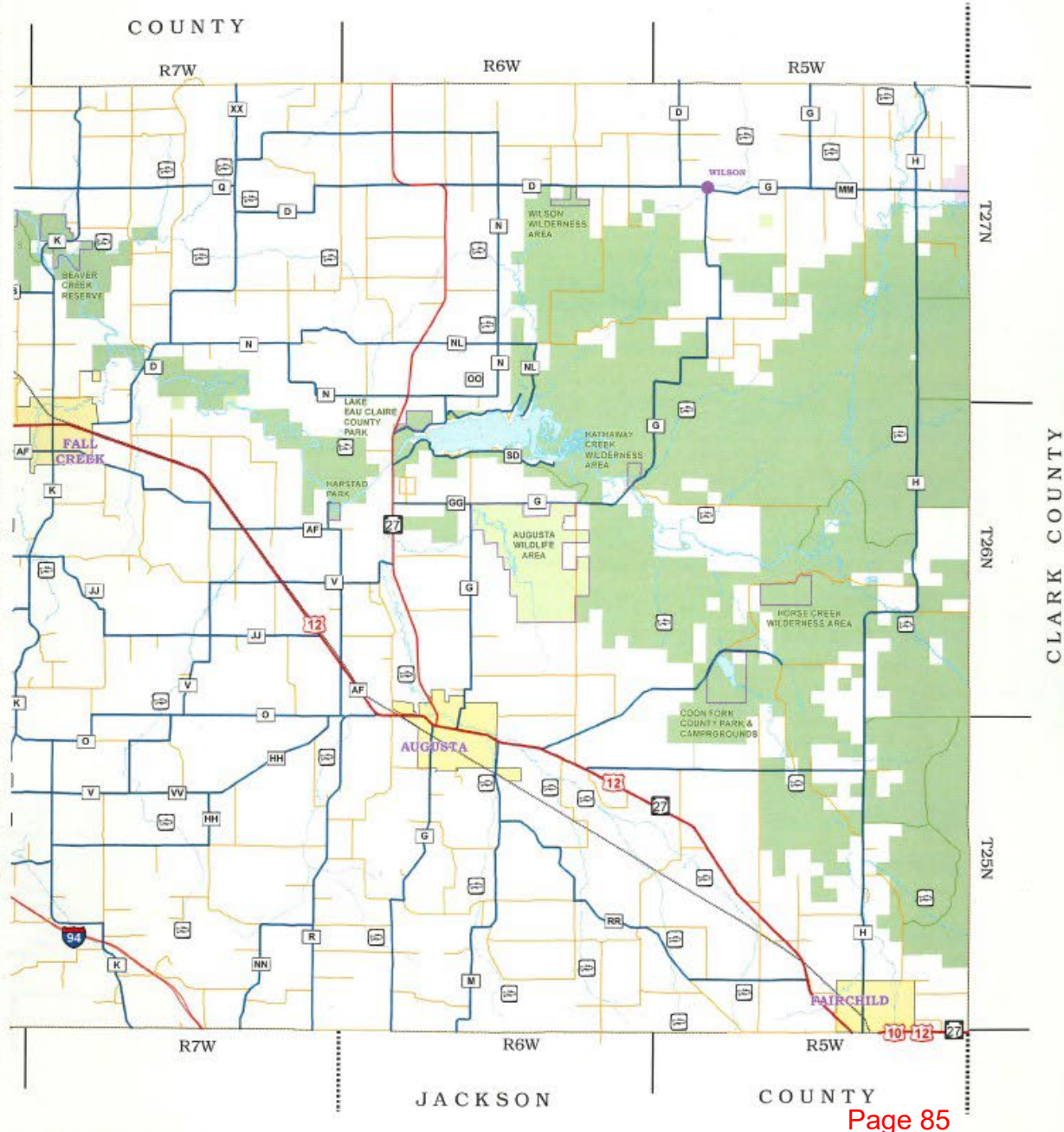
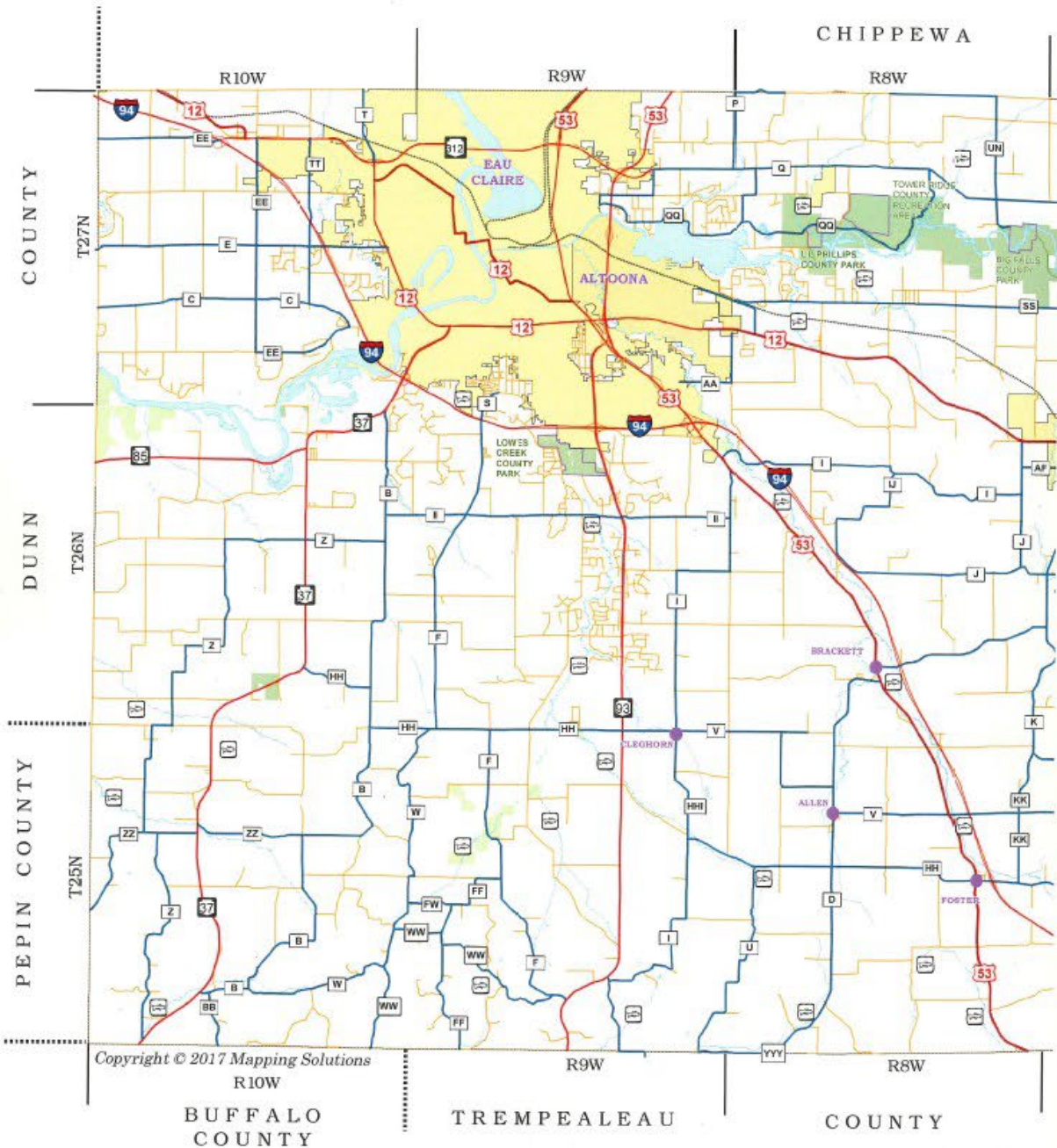
The trend in Wisconsin, for counties, has been to expand the County Surveyor position because of the growing land information needs. As the population grows and urban sprawl becomes more of a problem, more people are going to subdivide their land. Whether surveying is done to create new parcels or just to locate a line from existing parcels, the County Surveyor is there make certain that land laws pertaining to surveying are being completely followed.

If contracting is a desired way of handling the statutory requirements of County Surveyor, a County Surveyor is needed to manage these contracts. Most people do not understand the complexities that are involved in the County Surveyor's duties. Only someone who is familiar with these duties and has a good working relationship with the private sector can accurately depict the costs and benefits for this type of work. Planning for a specific county's needs, efficiency, and good judgment for work practices are necessary to maximize value while minimizing cost and liability.

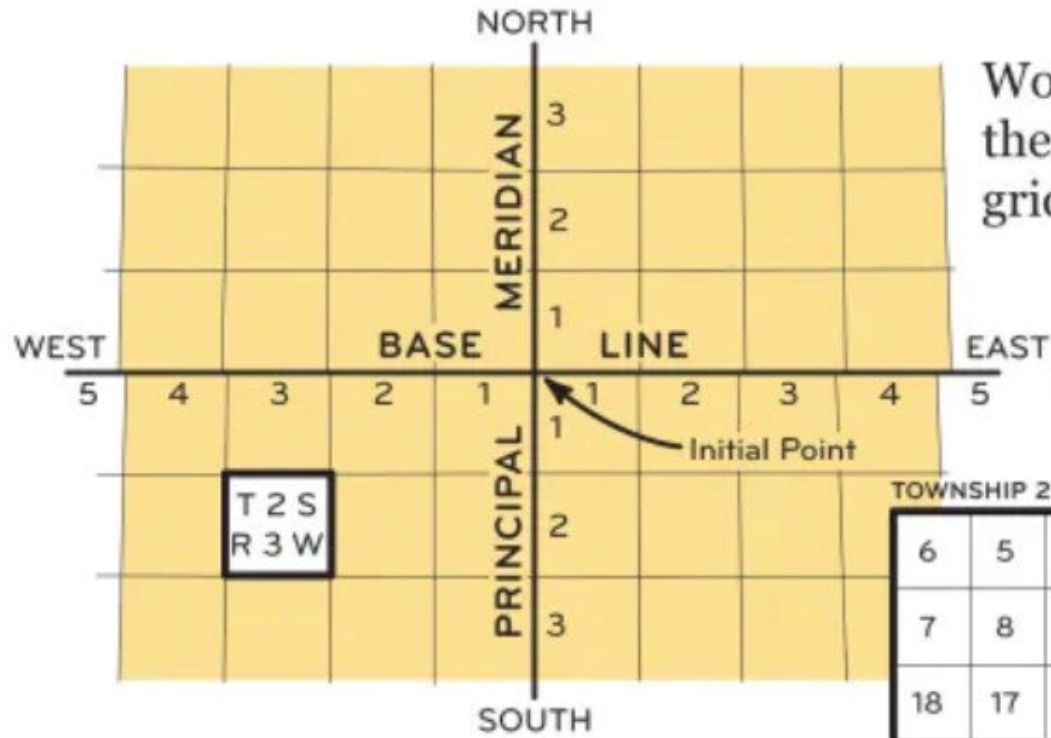
Highly precise coordinates, whether gathered by traditional survey methods or GPS, are NO GOOD if they are on the wrong monument. Whether it is in record keeping or actual field work, a County Surveyor's guidance is needed to make sure that the information received is both precise and accurate.

The Public Land Survey System is the foundation of land ownership and the County Surveyor organizes this system. Original descriptions have been based on this system since the early 1830's. If the system fails than everything that is based on this system fails too. Could we imagine a state or county without planning, zoning, mapping or GIS?

# County Surveyor's Office past and present



# TOWNSHIP GRID

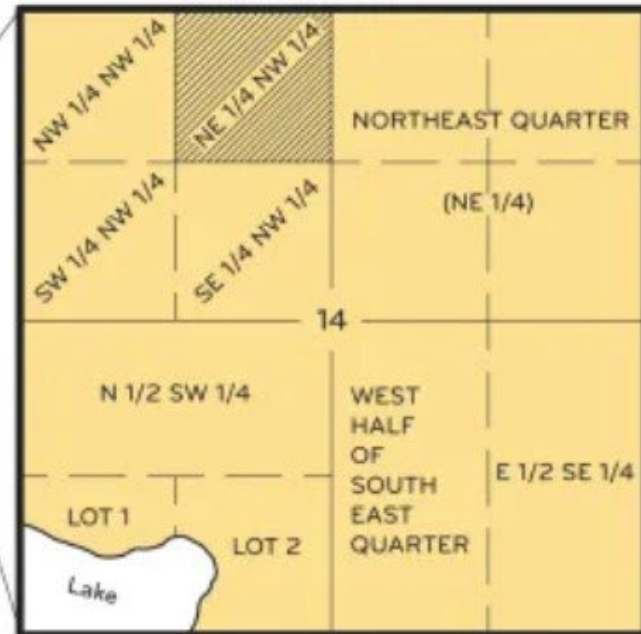


Working from a principal meridian and baseline, the surveyor marks off the township lines into grids of 36 square miles.

TOWNSHIP 2 SOUTH, RANGE 3 WEST

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	<b>SEC 14</b>	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SECTION 14



Townships are further divided into sections of 1 square mile (640 acres). Sections are then numbered from 1 to 36.

Township 26 North Range 6 West  
of 4<sup>th</sup> Principal Meridian

Chains North between sections 22 & 23  
Variation 8° East

36.44 Tamarac 10 inches in diameter

40.00 Set Quarter Section post

Tamarac 10 N 10 W 3 links

Tamarac 12 N 3 3/4 E 46 links

53.00 Leave Swamp bears East & N

Unfit for Cultivation

73.13 White Oak 14 inches in diameter

80.00 Set post corner to sections 14

15. 22 & 23

Black Oak 8 N 8 1/4 W 33 links

Black Oak 14 S 50 E 88 links

Surface level soil sandy

3rd rate. Tamarac Tamarac

Pine & oak. Undergrowth

Alder oak & Hazel

Township 26 North Range 6 West  
of 4<sup>th</sup> Principal Meridian

Chains East Random between sections 14 & 23

Variation 8° East

80.30 Intersect Meridian Section line

50 links North of post

West corner between sections 14 & 23

Variation 7.59° East

40.13 Set Quarter Section post

Yellow Pine 12 N 27 W 87 links

Yellow Pine 14 S 54 W 121 links

61.16 White Pine 15 inches in diameter

80.30 Section corner.

Surface rolling soil sandy

3rd rate. 1st 1/2 heavily timbered

with White & Yellow Pine & oak.

& 2nd 1/2 densely covered with

Small Pine, oak & aspen. Under

growth aspen, Hazel, oak & birch





## 59.74 Perpetuation of section corners, landmarks.

### (1) RELOCATION AND PERPETUATION OF SECTION CORNERS AND DIVISION LINES.

- (a) If a majority of all the resident landowners in any section of land within this state desire to establish, relocate or perpetuate any section or other corner of any section, or in the same section a division line of the section, they may make a formal application in writing to the circuit judge for the county in which the land is situated. The circuit judge shall file the application in his or her court and shall within a reasonable time give at least 10 days' notice in writing to the owners of all adjoining lands, if those owners reside in the county where the land is situated and if not, by publication of a class 3 notice, under ch. 985, stating the day and hour when the circuit judge will consider and pass upon such application. The circuit judge shall hear all interested parties and approve or reject the application at that time. If the application is approved, the clerk shall notify the county surveyor who shall within a reasonable time proceed to make the required survey and location. If a corner is to be perpetuated, the surveyor shall deposit in the proper place a stone or other equally durable material of the dimensions and in the manner and with the markings provided under s. 60.84 (3) (c), and shall also erect witness monuments as provided under sub. (2). The surveyor shall be paid the cost of the perpetuation from the general fund of the county.
- (b) All expense and cost of the publication of the notice and of the survey and perpetuation shall be apportioned by the clerk among the several parcels of land in the section upon the basis of the area surveyed, shall be included by the clerk in the next tax roll and shall be collected in the same manner as other taxes are collected.

### (2) PERPETUATION OF LANDMARKS.

#### (a)

1. No landmark, monument, corner post of the government survey or survey made by the county surveyor or survey of public record may be destroyed, removed, or covered by any material that will make the landmark, monument, or corner post inaccessible for use, without first having erected witness or reference monuments as provided in subd. 2. for the purpose of identifying the location of the landmark and making a certified copy of the field notes of the survey setting forth all the particulars of the location of the landmark with relation to the reference or witness monuments so that its location can be determined after its destruction or removal. The certified copy of the field notes shall be filed as provided under par. (b) 2.
2. Witness monuments shall be made of durable material, including cement, natural stone, iron or other equally durable material, except wood. If iron pipe monuments are used, they shall be made of 2 inch or more galvanized iron pipe not less than 30 inches in length having an iron or brass cap fastened to the top and marked with a cross cut on the top of the cap where the point of measurement is taken. If witness monuments are made of cement, stone or similar material, they shall be not less than 30 inches in length nor less than 5 inches in diameter along the shortest diagonal marked on the top with a cross where the point of measurement is taken.

#### (b)

1. Whenever it becomes necessary to destroy, remove, or cover up in such a way that will make it inaccessible for use, any landmark, monument of survey, or corner post within the meaning of this subsection, the person including employees of governmental agencies who intend to commit such act shall serve written notice at least 30 days prior to the act upon the county surveyor of the county within which the landmark is located. Notice shall also be served upon the municipality's engineer if the landmark is located within the corporate limits of a municipality. The notice shall include a description of the landmark, monument of survey, or corner post and the reason for removing or covering it. In this paragraph, removal of a landmark includes the removal of railroad track by the owner of the track. In a county having a population of less than 750,000 where there is no county surveyor, notice shall be served upon the clerk. In a county with a population of 750,000 or more where there is no county surveyor, notice shall be served upon the executive director of the regional planning commission which acts in the capacity of county surveyor for the county. Notwithstanding par. (c), upon receipt of the notice the clerk shall appoint a professional land surveyor to perform the duties of a county surveyor under subd. 2.

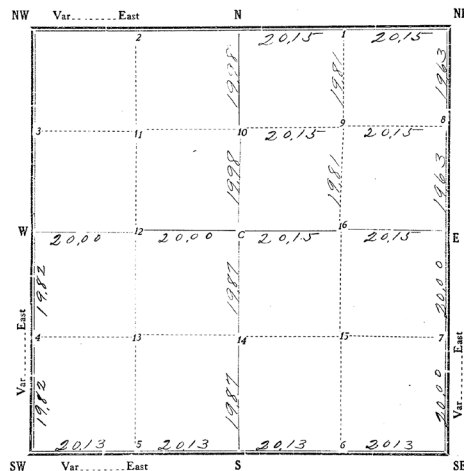
2. The county surveyor or executive director of the regional planning commission, upon receipt of notice under subd. 1, shall within a period of not to exceed 30 working days, either

- (d) The cost of the work of perpetuating the evidence of any landmark under the scope of this subsection shall be borne by the county or counties proportionally, in which said landmark is located.
- (e)
1. Except as provided in subd. 2., any person who removes, destroys or makes inaccessible any landmark, monument of survey, corner post of government survey, survey made by the county surveyor or survey of public record without first complying with this subsection shall be fined not to exceed \$1,000 or imprisoned in the county jail for not more than one year.
  2. Any person who removes railroad track as provided in par. (b) 1. without first complying with par. (b) 1. shall be subject to a forfeiture not to exceed \$1,000.
- (f) Any person who destroys, removes or covers any landmark, monument or corner post rendering them inaccessible for use, without first complying with pars. (a) 1. and (b) 1. shall be liable in damages to the county in which the landmark is located, for the amount of any additional expense incurred by the county because of such destruction, removal or covering.
- (g) Every professional land surveyor and every officer of the department of natural resources and the district attorney shall enforce this subsection.
- (h) Any professional land surveyor employed by the department of transportation or by a county highway department, may, incident to employment as such, assume and perform the duties and act in the capacity of the county surveyor under this subsection with respect to preservation and perpetuation of landmarks, witness monuments, and corner posts upon and along state trunk, county trunk, and town highways. Upon completing a survey and perpetuating landmarks and witness monuments under par. (b) 2., a professional land surveyor employed by the state shall file the field notes and records in the district office or main office of the department of transportation, and a professional land surveyor employed by a county shall file the field notes and records in the office of the county highway commissioner, open to inspection by the public, and in either case a true and correct copy of the field notes and records shall be filed with the county surveyor. In a county with a population of 750,000 or more where there is no county surveyor, a copy of the field notes and records shall also be filed in the office of the regional planning commission which acts in the capacity of county surveyor for the county.
- (i) The records of the corners of the public land survey may be established and perpetuated in the following manner: commencing on January 1, 1970, and in each calendar year thereafter, the county surveyor or a deputy may check and establish or reestablish and reference at least 5 percent of all corners originally established in the county by government surveyors, so that within 20 years or less all the original corners will be established or reestablished and thereafter perpetuated.
- (j) The county surveyor may employ other professional land surveyors to assist in this work and may accept reference checks for these corners from any professional land surveyor.
- (k) The cost of perpetuating these corners shall be paid out of the county road and bridge fund or other county fund under s. 83.11.

**History:** 1995 a. 201 ss. 395, 396, 423; 2013 a. 358; 2017 a. 207 s. 5.

Office of COUNTY SURVEYOR,  
Eau Claire County, Wis.

Sec. 10, Town 27 N., Range 6 W., 4th P. M.



REMARKS.

Survey made Nov. 5-6-7-8 1912  
" " Sept. 22-23 1917

SW Var. East S Chainmen  
Ed. Collins, Milo Sepp  
Robt. Lind, Wesley Baker

TABLE OF CORNERS

Corner	Bearing Trees	Diam. Inches	Bearing	Links Distant	Corner Markings	Corner	Bearing Trees	Diam. Inches	Bearing	Links Distant	Corner Markings
NE					Stake and stone	3					
NW					iron	4					
SW					iron, dog bark and stake	5					
SE					iron shaft with flange iron	6					
N					iron rod	7					
S						8					
E					iron block	9					
W					buggy hub and stone	10	W. Oak	12	N 89° 4'	35	wood stake
C	Aspen	4	S 26° W	3.0	wood stake	11	"	10	S 63° W	36	
	"	3	S 56° W	24		12					
1						13					
2						14					

I hereby certify that the above Diagram and Field Notes are correct of the partial Survey of Section 10, Town 27 N., Range 6 W., as surveyed by direction of Frank Richart, Robt. Lind

Dated this 8<sup>th</sup> day of Nov. 1912  
" " 23<sup>rd</sup> " " Sept. 1917

Wesley Baker  
County Surveyor, Eau Claire County, Wis.



Excavation for a monument set by the County Surveyor in the 1920's.

Found 42' from the spot established in the 1980's.

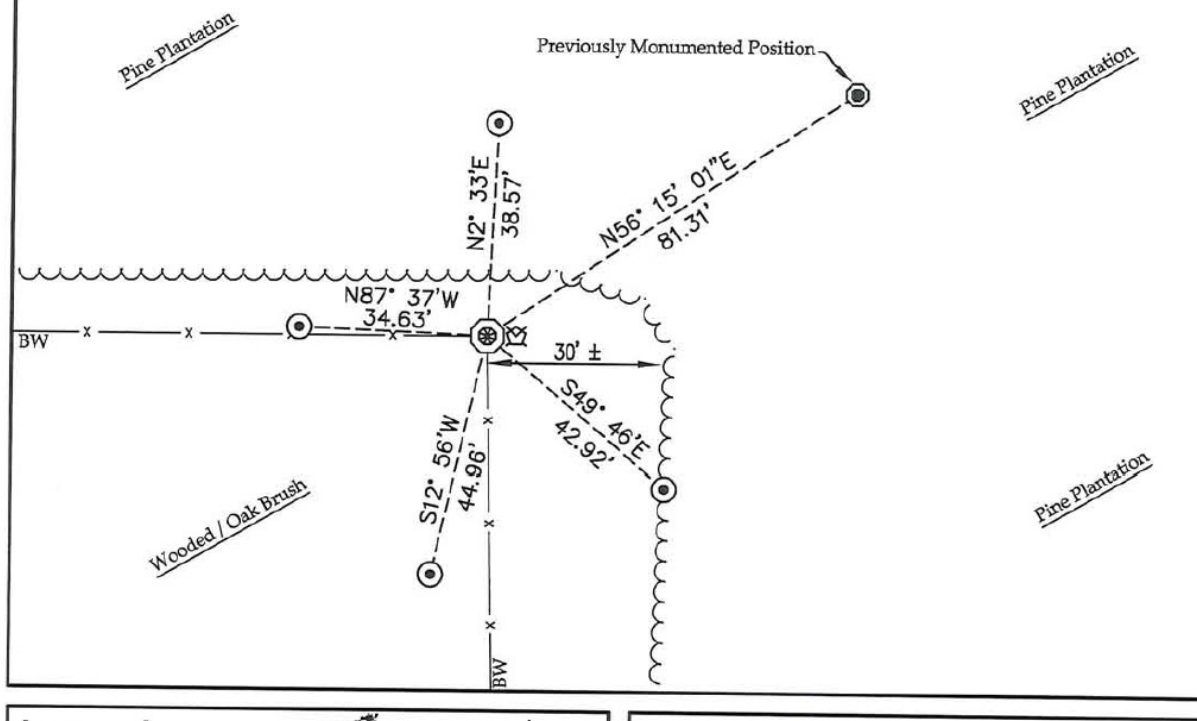




Excavation for a monument set by the County Surveyor in the 1920's.

Found 7.5' from the spot established in the 1980's.





Survey monument found at the intersection of a long-standing fence.

Who had “ownership” of the 81 feet since 1983?

What improvements were built based on the incorrect monument?

What other issues come from this being mismarked?

**Original notes, Henry Maddin, Deputy Surveyor; October, 1849:**

South corrected between Sections 2 & 3 variation  $9^{\circ} 13'$  East.  
 41.50 Set 1/4 Section post  
 10" Bur Oak N  $19^{\circ} 30'$  E 2.84 Chains  
 10" Bur Oak S  $2^{\circ}$  W 7.33 Chains

**James Denzine; December, 1983:**

No Government or resurvey evidence found. Set E.C. Co. Al. Mon. on a straight-line proportion.

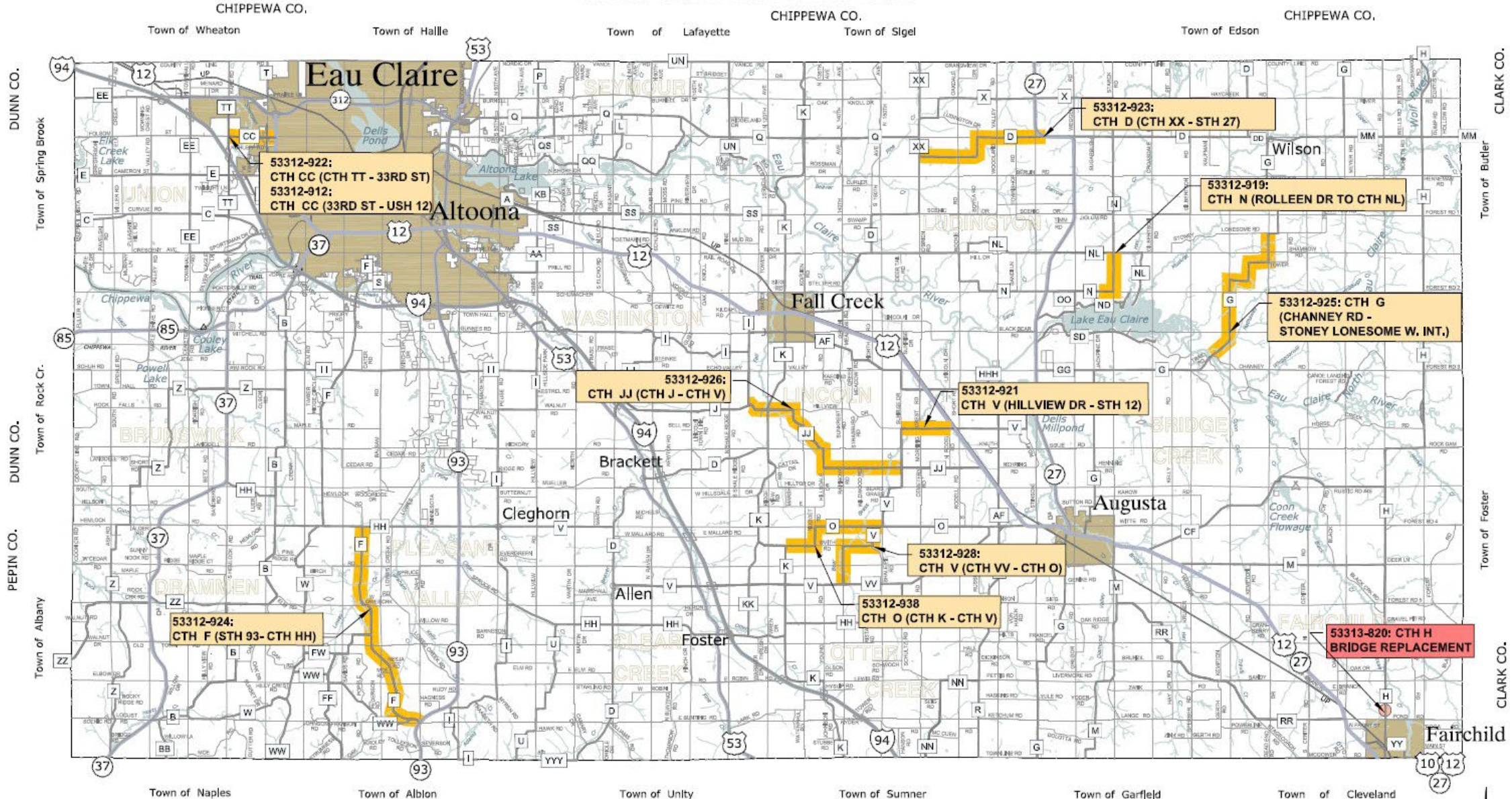
**Eau Claire County Surveyor's Office; October, 2016**

Found monument in pine plantation as noted in 1983. During the reconnaissance fence remains were found near the corner of the pine plantation corner. 1930's aerial photography indicates occupational evidence running South and West. The fence lines were established by finding several remains of fence to South and West. Dug a 5' x 5' x 3' hole at the intersection of the fences. Found remains of very old fence loops 1' below ground. At the intersection of found fence remains was a 19" long tie rod standing vertical. Removed the tie rod and set Berntsen Monument at that location. Removed the Berntsen aluminum monument and Set a 7/8" x 30" rebar with aluminum witness cap at the position established by Denzine and set five new ties as shown on sheet one of this U.S. Public Land Survey monument record.



# County Road Projects = Preservation of Monumented Positions

## PROPOSED PROJECT LIST



Cities  
Villages  
Towns  
State

Utility contractors

Coordinate time frames and responses  
needed.

Reference ties?  
Survey spike



## Memorandum

**To:** Eau Claire County Local Government Officials  
**From:** Dean J. Roth, County Surveyor  
**Date:** 04/12/2024  
**cc:** File  
**Re:** Annual Notification on Preservation of Public Land Survey System (PLSS) Monuments



First I would like to thank those local officials that have cooperated with us in the past on this matter.

Eau Claire County has the vitally important responsibility of protecting and perpetuating over 2,200 government corner locations throughout the County. Each corner monument is essential in the accurately arrangement of every individual property. The County provides the resources for this undertaking in order to safeguard the interests of all current and future landowners.

The financial commitment for providing this undertaking is considerable. Each municipality is a critical participant in controlling the expenses by its involvement. Your participation is to inform us of any planned, or ongoing, construction activities that you may have. Activities could be: road grinding or reconstruction, ditching, trenching, or other types of earth moving activities. When you have any planned or pending construction please contact this office, by phone at 715-839-4742, e-mail at [dean\\_roth@eauclairecounty.gov](mailto:dean_roth@eauclairecounty.gov) or at the above address; with the type, location, scope and



# Emergency Management Update to Committee on Planning & Development

Tyler Esh, CEM

Emergency Manager

President, WI Emergency Management Association

# Overview of Eau Claire County Emergency Management

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- 2.0 FTE's (Emergency Manager, Emergency Management Specialist)
- 1 person is on-call 24/7/365 (either staff or P&D Director)
- Sole job is emergency management



# What does EM Do

- Preparedness Phase:
  - Find ways to prepare county for worst case events
    - Plans
    - Training
    - Exercises
  - Identify tools and resources to streamline disaster operations
    - GIS
    - Emergency Operations Center
  - Outreach and relationship building
    - Social Media and traditional media
    - Public education events
    - Speaking engagements

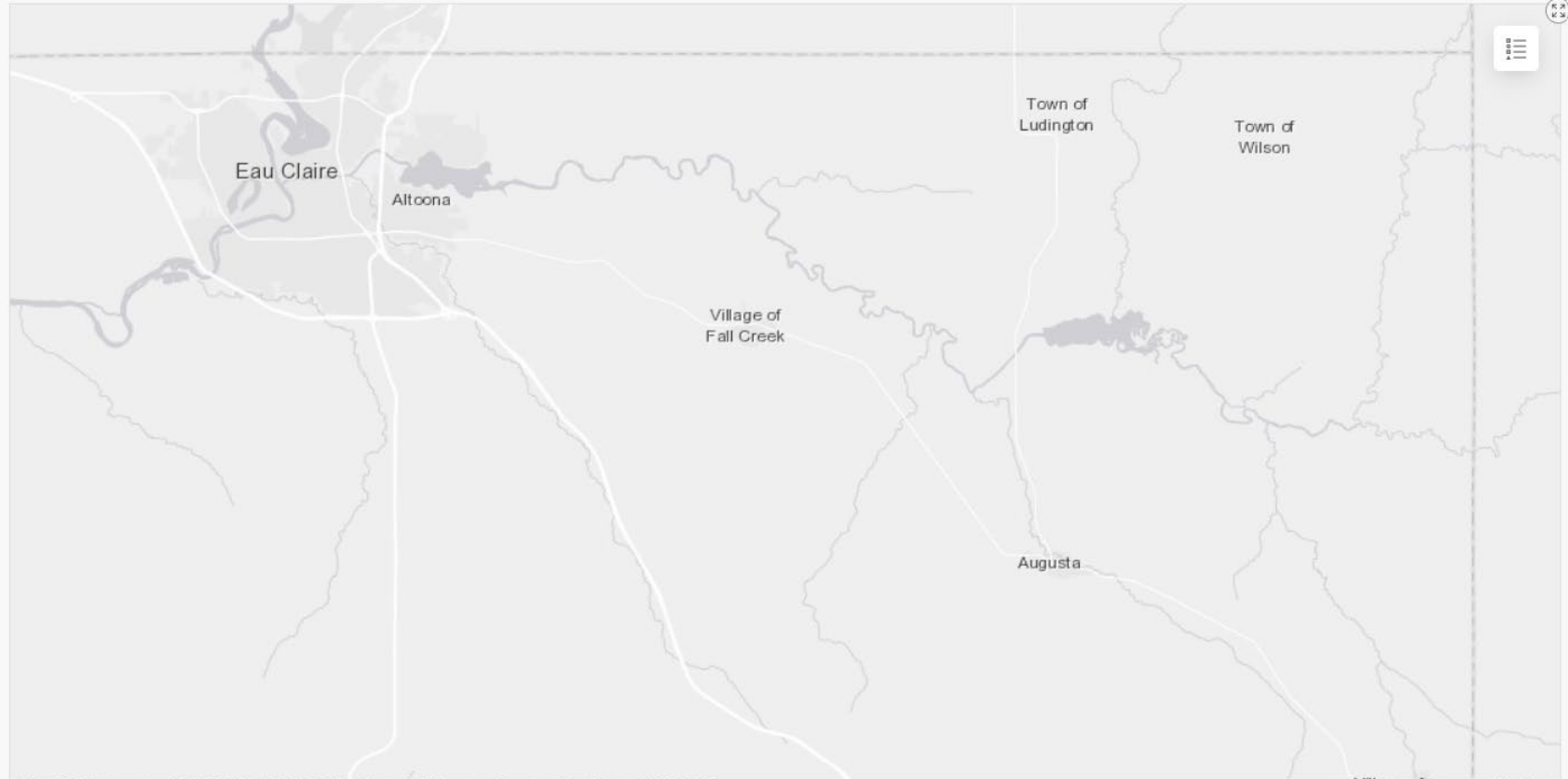


### Weather Watches & Warnings



### List of Watches & Warnings

None



Weather Outlook







Flood Outlook

Wildfire Outlook

Historical Events

# What does EM Do

- Mitigation
  - Maintain a current All-Hazards Mitigation Plan
    - Currently revising this plan
    - Required to receive federal mitigation grants
  - Pursue federal grants to reduce the risk of impacts to our community pre-disaster
    - Buyout properties and make them green space/parks
    - Storm shelters
  - Identify grant opportunities to do mitigation projects post-disaster

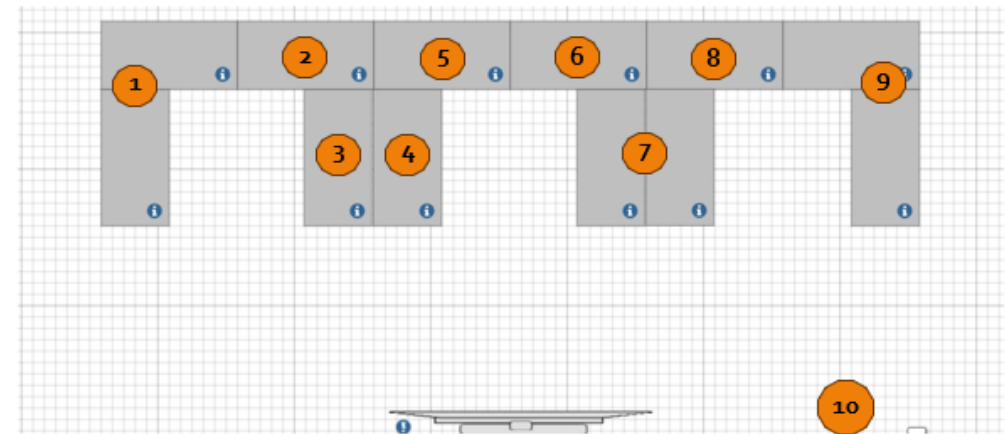
		ADOPT CODE	ABOVE CODE	BUILDING RETROFIT	LIFELINE RETROFIT	FEDERAL GRANTS
						
Overall Benefit-Cost Ratio		<b>11:1</b>	<b>4:1</b>	<b>4:1</b>	<b>4:1</b>	<b>6:1</b>
Cost (\$ billion)		\$1/year	\$4/year	\$520	\$0.6	\$27
Benefit (\$ billion)		\$13/year	\$16/year	\$2200	\$2.5	\$160
 Riverine Flood		6:1	5:1	6:1	8:1	7:1
 Hurricane Surge		not applicable	7:1	not applicable	not applicable	not applicable
 Wind		10:1	5:1	6:1	7:1	5:1
 Earthquake		12:1	4:1	13:1	3:1	3:1
 Wildland-Urban Interface Fire		not applicable	4:1	2:1	not applicable	3:1

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# What does EM Do

- Response
  - Available to respond to an incident scene if requested
  - Activate the Emergency Operations Center (partial, full, virtual)
  - Work with on-scene incident command and provide assistance
  - Coordinate resource allocation with county and/or municipal leadership
  - Maintain situational awareness of the incident and status of critical “lifelines”
  - Request specialty resources from WI Emergency Management, mutual aid, or other entities

## 2.5 EOC LAYOUT



1. Liaison/Logistics/ Finance	6. Hazmat/Transportation
2. Energy	7. Safety and Security
3. Food, Water, and Shelter	8. Communication
4. Health and Medical	9. Planning
5. Hazardous Materials	10. EOC Manager

# Community Lifelines

## Emergency Operations Center

### Community Lifeline to Emergency Support Function Crosswalk

Use the chart below to match the FEMA Community Lifelines with their relevant components and Emergency Support Functions (ESF). Common agencies or departments within Eau Claire County who may be called upon to provide input and serve within that lifeline under the Operations Section in the EOC are listed. Many ESFs apply to multiple lifelines to build collaboration and coordination in response activities. The list of agencies and departments is NOT all inclusive. It is a summary of lead agencies that may be activated to support response activities in Eau Claire County.



	<b>LIFELINE COMPONENTS</b>		<b>ASSOCIATED ESF</b> ESF-13, ESF-4, ESF-9 <b>COUNTY AGENCIES ASSOCIATED WITH LIFELINE</b> County Sheriff's Office, County Fire Chiefs Association, Local Authority Having Jurisdiction
	<b>LIFELINE COMPONENTS</b>		<b>ASSOCIATED ESF</b> ESF-6, ESF-11 <b>COUNTY AGENCIES ASSOCIATED WITH LIFELINE</b> County Human Services, Eau Claire Extension Office
	<b>LIFELINE COMPONENTS</b>		<b>ASSOCIATED ESF</b> ESF-8, ESF-4 <b>COUNTY AGENCIES ASSOCIATED WITH LIFELINE</b> City-County Health Department, County Fire Chiefs Association
	<b>LIFELINE COMPONENTS</b>		<b>ASSOCIATED ESF</b> ESF-3, ESF-8 <b>COUNTY AGENCIES ASSOCIATED WITH LIFELINE</b> Local Authority Having Jurisdiction, County Highway Department, City-County Health Department
	<b>LIFELINE COMPONENTS</b>		<b>ASSOCIATED ESF</b> ESF-12, ESF-3 <b>COUNTY AGENCIES ASSOCIATED WITH LIFELINE</b> County Facilities Department, County Highway Department
	<b>LIFELINE COMPONENTS</b>		<b>ASSOCIATED ESF</b> ESF-2 <b>COUNTY AGENCIES ASSOCIATED WITH LIFELINE</b> Emergency Communications Center
	<b>LIFELINE COMPONENTS</b>		<b>ASSOCIATED ESF</b> ESF-1, ESF-3 <b>COUNTY AGENCIES ASSOCIATED WITH LIFELINE</b> County Highway Department, Local Affected Municipality, Chippewa Valley Regional Airport
	<b>LIFELINE COMPONENTS</b>		<b>ASSOCIATED ESF</b> ESF-10, ESF-4, ESF-8 <b>COUNTY AGENCIES ASSOCIATED WITH LIFELINE</b> County Hazmat Team, County Fire Chiefs Association, City-County Health Department

A lifeline enables the continuous critical business and government functions and is essential to human health and safety or economic security.



**LIFELINE STATUS?**  
 WHAT IS THE IMPACT TO THE COMMUNITY?  
 WHAT ACTIONS NEED TO BE TAKEN NOW?  
 LIMITING FACTORS-WHAT ARE THE GAPS WE NEED TO FILL?

# What does EM do

- Recovery
  - Develop plans to assist community members that were impacted by the event
    - Family Assistance Centers
    - Multi-Agency Resource Center
  - Pursue recovery reimbursement
    - Wisconsin Disaster Fund
    - FEMA Assistance



# Special Projects

- Commodity Flow Study-subcontracted
- Active Threats Training & Exercise Program-Able to do in-house and put \$17,000 grant to program upgrades
- Volunteer Management-Received \$15,000 from Health Dept to assist with their Medical Reserve Corps
- Used some of the funding to hire an intern (1<sup>st</sup> time ever!!!) who developed a new Disaster Recovery Framework

# Training Classes

- Training
  - Held 3 ICS-300 classes (Expanding Incidents)
  - 2 ICS-400 classes (Advanced/Complex Incidents)
  - Event Security Planning
  - 2 Cybersecurity Classes
  - Working with the Media (Had reporters from WQOW talk to attendees)
  - EOC/ICS Class
  - Intermediate EOC Functions
  - Vulnerable Populations

# Exercises

- Exercises
  - Airport Tabletop Exercise
  - Active Threats Tabletop and Functional Exercise
  - EOC Functional Exercise

# Staff Development

- Other Projects
  - Staff assisted in the development of a regional incident management team
  - EM Specialist was selected to be part of a cohort to get national certification
  - Both staff members achieved Wisconsin Certified Emergency Manager credentials
  - Emergency Manager was elected President of WI EM Association

# Emergency Operations Center Updates

- EM Specialist has revamped the entire Emergency Operations Center activation, material, documentation
- New County Emergency Operations Center Plan was developed
- Use of GIS technology has been incorporated into our EOC
- County Emergency Operations Plan was revised
- We encourage you to reach out to our team and learn more about what we do, why we do it, our EOC, partners, and the many opportunities and role we pursue!

# *You are invited*

to our

## **Spring Open House & EOC Tour**

**May 31, 2024 • 9:00 AM – 11:45 AM**

**Eau Claire County Emergency Operations Center (EOC)**

**within the County Highway Department Facility**

**5061 US Highway 53, Eau Claire, WI**

- Informational tables hosted by area businesses & organizations
- 30-minute presentations on the EOC at 10 AM & 11 AM
- Open house format with plenty of time for networking
- DRCV Annual Meeting to begin at 11:45 AM (*agenda on back*)
- No cost to attend; stay as long as you want



# SWOT Analysis

- Goal: To be the best d\*\*\* EM program in the state of WI!
- Strengths: Team, P&D and County leadership
- Weaknesses: Number of FTE, on-scene capabilities
- Opportunities: Training & Exercise equipment, EOC and electronic capabilities, Engagement with municipalities
- Threats: Grant Funding

**Planning and Development**  
**April 2024**

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

**Planning**

Vendor	Amount	Description	Line Item#
Amazon Pcard	45.04	Office Supplies	24-100-15-56920-310-000
Amazon Pcard	39.59	Copy Paper	24-705-08-51451-310-381
Tommy's Pcard	12.00	Vehicle Maintenance	24-100-15-56920-241-000
Eau Claire Ford Lincoln	750.00	Vehicle Maintenance	24-100-15-56920-241-000
WI Register of Deeds Association	157.00	Conference Registration	24-100-15-56920-340-000
Chris Sebesta	95.00	Partial CSM Fee Refund	24-100-15-44400-000-000
Chris Sebesta	120.00	Partial CSM Fee Refund	24-100-15-44900-000-000
APG	205.44	Public Hearing	24-100-15-56920-321-000
Dave Hayden	2,025.00	BEAD Consulting Services Dec-Feb	24-100-15-56925-200-749
Ben Bublitz	315.84	WCCA Conference Lodging	24-100-15-56920-340-000
Peter Strand	250.13	Lodging Reimbursement	24-100-15-56920-330-000
Voyager	90.02	March Fuel	24-100-15-56920-330-000
ECC Highway	62.80	March Fuel	24-100-15-56920-330-000
Zach Felling	238.20	ESRI Conference Expenses	24-202-15-51740-200-742
Digicopy	16.50	Business Cards	24-100-15-56920-313-000

**Resurvey**

Vendor	Amount	Description	Line Item#
Topcon Solutions Store	20,920.00	Robotic Station	24-405-15-57730-829-024

**Emergency Management**

Vendor	Amount	Description	Line Item#
Concourse Hotel Pcard	108.00	Conference	24-100-15-52924-340-000
Enterprise	87.31	Rental Car - Tyler Esh	24-100-15-52924-340-000
Tyler Esh	100.90	Conference Expenses	24-100-15-52924-330-000

**Recycling**

Vendor	Amount	Description	Line Item#
Earthbound Environmental	6,404.52	February Curbside	24-211-15-53635-201-000
GFL Environmental	45,273.66	March Curbside	24-211-15-53635-201-000
GFL Environmental	6,491.74	March Dropsite	24-211-15-53635-208-000
Johnson Litho Graphics of EC	15,868.22	2024 Beaver Creek Recycler	24-211-15-53635-368-000
Office Max Pcard	39.87	Supplies	24-211-15-53635-368-000
Hy-Vee Pcard	34.55	Supplies	24-211-15-53635-368-000
Chula Vista Resort Pcard	220.02	Conference	24-211-15-53635-340-000
First Choice	3,466.65	March Batteries & Residential Electronic	24-211-15-53636-309-745
Trash on Trucks	4,391.58	March Curbside	24-211-15-53635-201-000
Village of Fairchild	259.50	February & March Dropsite	24-211-15-53635-208-000
Waste Management	42,017.34	March Curbside	24-211-15-53635-201-000

**Land Conservation**

Vendor	Amount	Description	Line Item#
Nathan Aaseng	15.00	Native Plant Refund	24-100-15-46810-000-701
Rita Gundry	15.00	Native Plant Refund	24-100-15-46810-000-701
Chad Berge	39.54	Conference Meal Reimbursement	24-100-15-56920-340-000
Lake Eau Claire Protection & Rehab	33,803.40	Sediment Removal & Aeration	24-405-15-57730-829-000
City of Green Bay Pcard	25.00	Parking - Conference	24-100-15-56920-340-000
Hyatt Regency Pcard	784.00	Conference	24-100-15-56920-340-000
UW Stout Marketplace Pcard	35.00	Conference Registration	24-100-15-56920-340-000
Menards Pcard	10.58	Field Supplies	24-100-15-56920-310-000
Hampton Inn Pcard	196.00	Conference	24-100-15-56920-340-000
RTK Mobile Pcard	30.00	GPS Data	24-100-15-56920-226-000
Voyager	242.22	March Fuel	24-100-15-56920-230-000

Division	Totals
Planning	4,422.56
Resurvey	20,920.00
Emergency Management	296.21
Recycling	124,467.65
Land Conservation	35,195.74
<b>Total</b>	<b>150,106.42</b>