

## AGENDA

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, June 11, 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: 2531 866 1753

Password: reNBFWgq357

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

**Audio conference:** 1-415-655-0001 Access Code: 25318661753##

**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 28, 2024 Meeting Minutes / Discussion – Action **Pages 2-4**
5. Public Hearings
  - a. **Proposed Ordinance: File No. 24-25/039** to rezone 9.50 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District and 28.67 acres +/- from the A-P Agricultural Preservation District to the A-3 Agricultural District. Owners: Loren & Sara Roth. Applicant: Mark Erickson. Legal: Part of the NE ¼ of the NW ¼, Section 26, Township 27 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin. **RZN-0015-24** **Pages 5-31**
6. 2025 Budget Planning Schedule / Discussion **Page 32**
7. 2024 1<sup>st</sup> Quarter Department Report / Discussion **Pages 33-36**
8. Farmland Preservation Plan Update – Midterm Report / Discussion
9. Proposed Future Agenda Items
  - a. Next scheduled meeting June 25, 2024
10. Director's Update
11. Announcements
12. 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. **Page 1**

**MINUTES**

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.*

Members Present: Dane Zook, Robin Leary, James Dunning, Caleb Aichele

Members Absent: Michele Skinner

Ex officio Present:

Staff Present: Rodney J. Eslinger, Matt Michels, Dean Roth, Tyler Esh

1. Call to Order and confirmation of meeting notice

Chair Zook 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 the roll. Members present are noted above.

3. Public Comment - None

4. Review/Approval of May 14, 2024 Meeting Minutes / Discussion – Action

**ACTION:** Motion by Robin Leary to approve the May 14, 2024, committee meeting minutes. Motion carried on a voice vote: 4-0-0.

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**

Matt Michels, Senior Planner for Eau Claire County, introduced the petition to the committee. The applicant is requesting to rezone 5.006 acres of land from the A-P, Agricultural Preservation District to the A-2 Agriculture-Residential District to allow the owner to construct a single-family residence. The land uses in this area are mainly single-family residences located on wooded parcels. Matt pointed out that the soil type on the parcel is sandy and it is not considered a prime farmland soil type. The property will be accessed off County Road Z. Matt reviewed an aerial map, site plan, the current zoning and planning designations, with the committee.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning.

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.

The Town of Brunswick Town Board met on May 14, 2024 and recommended approval of the request.

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

**ACTION:** Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/028. Motion carried on a roll call vote: 4-0-0

- 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**

Matt Michels introduced the rezoning request in the Town of Washington. Mr. Michels indicated that the applicant is requesting to reclassify 1.28 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District to combine with the owner's other A-2 zoned land to create a 5 +/- acre lot so that their granddaughter could build on the property. Mr. Michels reviewed the site conditions with the committee. Additionally, Mr. Michels indicated that there are no environmentally sensitive areas on the property. He also reviewed the existing land use and zoning adjacent to the applicant's property.

Matt concluded with synopsis of the County and Town's comprehensive plan policies that apply to the request, and recommended approval of the request as submitted subject to 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. 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.

The Town of Washington Town Board reviewed this application at their meeting on May 16, 2024, and recommended approval of the request.

Ronald Farmer, property owner, spoke in favor of the request.

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

**ACTION:** Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/035. Motion carried on a roll call vote: 4-0-0

6. **Proposed Ordinance: File No. 24-25/001** Title 17 Ordinance Changes / Discussion – Action

Director Eslinger gave an overview of the ordinance changes to Title 17. Supervisor Leary indicated that the Land Conservation Commission reviewed and approved the changes to Title 17 at their last meeting.

**ACTION:** Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/001. Motion carried on a voice vote: 4-0-0

7. **Proposed Ordinance: File No. 24-25/038** Chapter 4.35.160 Storm Water Management and Erosion Control Fee Amendments / Discussion – Action

Director Eslinger presented ordinance 24/25.038 to the committee and stated why changes are being made to Chapter 4.35.160.

**ACTION:** Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/001. Motion carried on a roll call vote: 4-0-0

8. Remonumentation Presentation by County Surveyor Dean Roth / Discussion

Dean Roth, County Surveyor, provided a surveying/remonumentation update to the committee.

9. Emergency Management Update by Emergency Manager Tyler Esh / Discussion

Tyler Esh, Emergency Manager, presented the Emergency Management update.

10. Review of April bills / Discussion

The committee reviewed the bills.

11. Proposed Future Agenda Items

- a. Next scheduled meeting June 11, 2024

12. Announcements - None

13. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 7:35 PM.

Respectfully Submitted,

Rodney Eslinger  
Clerk, Committee on Planning & Development



# EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

**REZONE NUMBER:** RZN-0015-24      **COMPUTER NUMBER:** 012113908000

**PUBLIC HEARING DATE:** June 11, 2024

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

**OWNER:** Loren J. Roth, S 2065 Oak Knoll Rd., Fall Creek, WI 54742

**AGENT:** Mark Erickson, 711 S. Hillcrest Parkway, Altoona, WI 54720

**REQUEST:** Rezone 9.50 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District and 28.67 acres +/- from the A-P Agricultural Preservation District to the A-3 Agriculture District

**LOCATION:** Southeast corner of County Road SS and Oak Knoll Road

**LEGAL DESCRIPTION:** Part of the NE¼ NW¼ of Section 26, T27N, R8W, Town of Lincoln, Eau Claire County, Wisconsin (complete legal description attached)

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

## BACKGROUND

### SITE CHARACTERISTICS:

- The southern portion of the property is developed with a single-family residence, garage, and barn.
- The southern portion of the property contains rows of planted pines.
- The northern portion of the property is mostly farmland.
- There is a wetland area on the eastern side of the property.

### EXISTING ZONING DISTRICT:

A-1 Exclusive Agricultural District. The A-1 Exclusive Agricultural District is established to “*preserve areas for farming or agricultural use and to minimize land use conflicts between farms and non-farms.*” Permitted principal uses include agricultural uses, nurseries, and livestock facilities. Note that as of December 15, 2015 the A-1 zoning district is no longer a certified farmland preservation zoning district.

### REQUESTED ZONING DISTRICTS:

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

A-3 Agricultural District. *This district is established to protect the agricultural base of the county; preserve the county’s natural resources and open space; provide an area for limited residential and hobby farm development in a rural atmosphere; and minimize urban sprawl and its associated public costs.*

ZONING/LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	A-P	Agricultural, Residential, Woodlands
North	A-2	Woodlands
East	A-1	Woodlands, Wetlands
South	A-P	Forestry
West	A-P	Agricultural

COMPREHENSIVE PLANS:

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

**Eau Claire County:**

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

**Town of Lincoln:**

- Rural Preservation Intent and Description: *The primary intent of these areas is to preserve productive agricultural lands in the long-term, protect existing farm & forestry operations from encroachment by incompatible uses, promote further investments in farming, maintain farmer eligibility for incentive programs, and to preserve wildlife habitat and open spaces. In other words, to preserve the rural character of these areas. As mapped, this designation includes farmland, scattered open lands, woodlots, agricultural-related uses, cottage industries, mineral extraction operations, farmsteads, and existing non-farm single-family residences. Future*

*development in the RP area is expected to be consistent with the existing pattern of development, and the policies specified below for RP areas.*

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

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

#### FARMLAND PRESERVATION PLAN:

The property is included in the Eau Claire County Farmland Preservation Plan, which allows participating farmers to claim tax credits. The proposed A-2 and A-3 zoning districts are not certified districts and do not qualify for the farmland preservation tax credit program.

#### Comprehensive Plan Summary

The proposed A-2 and A-3 zoning districts are consistent with the intent and description and the applicable policies of the Eau Claire County Comprehensive Plan Rural Lands Planning Area as it is an agricultural district that generally limits non-farm residential development and associated land use conflicts.

#### **ANALYSIS**

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

### A-P Rezoning Standards

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

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

- **Soil Types** – The property contains a mix of soil types. However, they are predominantly non-prime soils.
- **Historical Productivity** – The majority of the northern portion of the property is cultivated for agriculture. Historical productivity is not known.
- **Site Location** – The property is located on the southeast corner of County Road SS and Oak Knoll Road.
- **Adjacent Land Uses** – Uses in the area include a mixture of farmland, woodlands, farm and non-farm single-family residences, and wetland complexes.

**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, although there is potential for a non-farm residence on the proposed A-3 lot.

**Standard 3** - *The rezoning is substantially consistent with the certified Eau Claire County Farmland Preservation Plan.* The proposed rezoning would not immediately remove productive farmland from cultivation, but there may be a loss of farmland in the future if a residence and other improvements are constructed on the proposed A-3 lot.

**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, except as noted above.

Town Board Action: The Lincoln Town Board will consider the rezoning petition on Monday, June 10, 2024.

The rezoning petition has been evaluated for consistency with the purpose of the A-2 and A-3 Districts 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 includes a mix of A-P, A-2, A-1, RH, F-1 and F-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 near the subject property, and adjacent lands to the north of County Road SS are planned for Rural Residential uses.
3. The property has required road frontage on Oak Knoll Road and County Road SS.
4. The applicant indicates that they intend to keep the agricultural land in production.

Finding Against:

1. The rezoning of the northern portion of the property to A-3 enables potential development of a non-farm residence on agricultural land and potential loss of agricultural land.



**Department of Planning and Development**

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

Application Accepted:	05/21/2024
Accepted By:	Matt Michels
Receipt Number:	✓
Town Hearing Date:	6/10/24
Scheduled Hearing Date:	06/11/2024
Application No:	RZN-0015-24
Application Status:	Applied

**Rezoning Petition**

**RECEIVED**

**Owner/Applicant Name(s):**

**Owner:** SARA ROTH

**Applicant:** Mark Erickson, 711 S. Hillcrest Parkway, Altoona, WI 54720

**Telephone:** 715-831-0654

**EMail:** mark@esellc.co

**MAY 21 2024**

**COUNTY CLERK**

**Site Address(es):**

S 2065 OAK KNOLL RD

**Property Description:**

Sec 26 Twn 27 Rge 08  
 Town of Lincoln

**Zoning District(s):**

AP - Agricultural Preservation Distr

**Lot Area(s) - Acres:**

38.00  
~~38.00~~  
~~38.00~~  
~~38.00~~

**Overlay District(s):**

**PIN**

1801222708262100001

**Legal (partial)**

NE-NW EX HWY ALG N LN DESC IN 229/439 CONT 2 AC M/L SEE S-5559

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:	5/21/24
Accepted By:	mm
Application Number:	RZN-015-24
Town Hearing Date:	6/10/24
Scheduled Hearing Date:	6/11/24

**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): A3 AND A2
Acres to be rezoned: 38.17	

Property Owner Name: Loren Roth	Phone# 715-456-0662
Mailing Address: S 2065 Oak Knoll Road, Fall Creek, WI 54742	
Email Address: Loren@accentpaintstore.com	

Agent Name: Mark Erickson	Phone# 715-831-0654
Mailing Address: 711 S. Hillcrest Parkway, Altoona, WI 54720	
Email Address: Mark@esellc.co	

**SITE INFORMATION**

Site Address: S 2065 Oak Knoll Road, Fall Creek, WI 54742	
Property Description: NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 26, T27 N, R8 W, Town of Lincoln	
Zoning District: AP $\rightarrow$ A2 + A3	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):	1801222708262100001

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 checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.
<input checked="" type="checkbox"/> Provide legal description of property to be rezoned	<input checked="" 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: MARK A. ERICKSON AGENT Date 05-20-2024

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

PLEASE <sup>SEE</sup> ASSOCIATED NARRATIVE.

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:

SEE  
PLEASE ASSOCIATED  
NARRATIVE

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.

PLEASE SEE ASSOCIATED  
NARRATIVE

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.

PLEASE SEE ASSOCIATED NARRATIVE.

## S2065 Oak Knoll Road, Fall Creek, Wisconsin

### Rezoning Request Narrative

The owners of this land are looking forward to selling the northern limits of their land to a potential end user. Whether it is for farming purposes or for a large land lot for farming and residential usage. They are essentially looking to downsize and in the next couple of years, ultimately preparing for retirement and maybe moving on from this property.

This request for rezoning their property would keep the land in the state of rural lands. Such that in the current zoning and the proposed A2 & A3 zoning would still comply with the Agricultural (Ag) Land Use Zoning. Currently the whole parcel has a single-family structure and a couple of accessory structures near the southwestern limits of the property, with an approximate area of 2.2 acres, or 5.7% of the whole parcel. The easterly and southerly edges of the property currently are occupied by mature trees, low lying lands and a strong potential for wetland type areas. This area is nearly 16.1 acres or 42.1% of the whole parcel. The rest of the land is for Ag use today and in the post approved rezoning process will remain the same, at approximately 19.8 acres, or equivalent to 52.0% of the whole parcel.

Accompanying this rezoning request, the owner is seeking to divide the land into two (2) parcels via a certified survey map (CSM). Please see the "Preliminary CSM" within this submittal.

This proposed subdivision would allow the southern limits to be occupied with the existing access driveway onto Oak Knoll Road, the single-family residence and accessory structures with some additional acreage for passive recreation space. This is shown as Lot 2 of the Preliminary CSM and will have a land area of 9.50 acres.

Lot 1 of the Preliminary CSM will have all of the active Ag Land located within it's boundary and will have an area of 28.67 acres. This lot could gain access from either CTH SS or Oak Knoll Road with the appropriate permitting and approves based on the future land owner's desires, meeting all applicable requirements.

In the vicinity of this property there are a variety of zoning districts in two different Townships. Within one (1) mile to the west of the Oak Knoll, on CTH SS there are currently the following zoning districts: RH, R1L, A2, and AP. These properties are located in both the Town of Lincoln and Town of Washington. When going north of CTH SS approximately one (1) mile on Oak Knoll and including Pine Road and Riverview Drive, the following zoning districts are: RH, A2, F1, and F2. Which are all located in the Town of Lincoln.

When going east on CTH SS one (1) mile from the property the current zoning districts are: A1 and A2, all located in the Town of Lincoln.

When going south along Oak Knoll approximately one (1) mile the current zoning district are: A3 and AP, all located in the Town of Lincoln.

**S2065 Oak Knoll Road, Fall Creek, Wisconsin**

**Rezoning Request Narrative**

**(continued)**

Within the property limits and shown on the Preliminary CSM there are some areas that are identified as wetlands and will be protected with an “Environmentally Sensitive Area” that shall not be disturbed.

The current Ag Land area will not be impacted by this proposed rezoning and Preliminary CSM. There are some soils within the Ag Land that are identified as prime with a mixture of some soils that are non-prime. The active yield from the Ag Land’s crops is moderate.

As discussed above, the proposed rezoning appears to be in line with the existing surrounding land uses and zoning.

The proposed rezoning is compliant with the comprehensive plan future land use map such that the land / property will remain in the Rural Lands classification.

This proposed rezoning is consistent and compliant with the EC County Farmland Preservation Plan.

This proposed rezoning will not impair or limit the current or future agricultural use of the surrounding parcels of land that are zoned for or legally restricted to agricultural use.

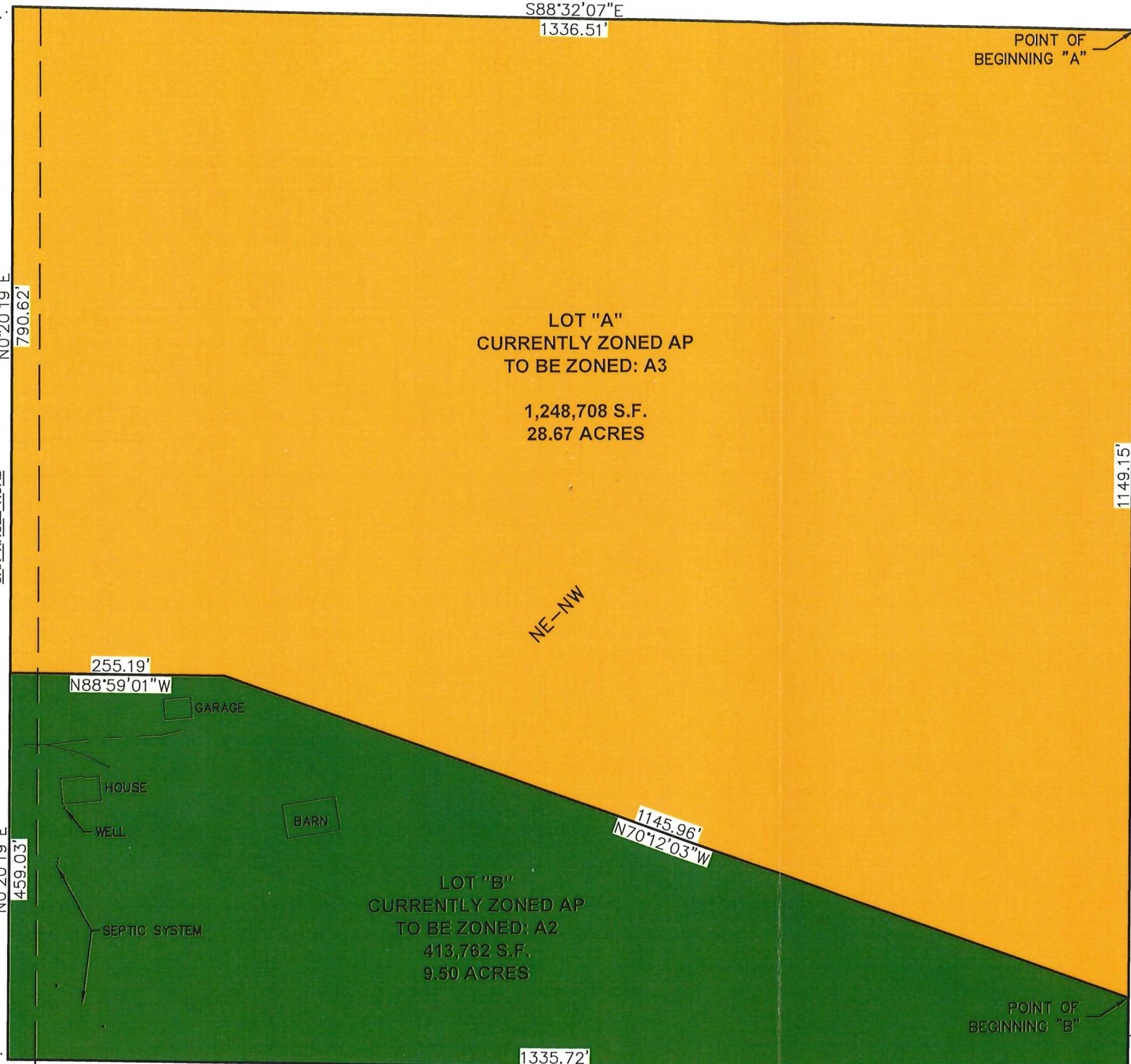


FILE PATH: L:\CIVIL\_3D PROJECTS\24059 LOREN ROTH - S2065 OAK KNOLL ROAD CSM AND REZONING\2 SURVEY BASE DRAWINGS\ROTH PRELIMINARY REZONING.DWG

UNPLATTED LANDS

UNPLATTED LANDS

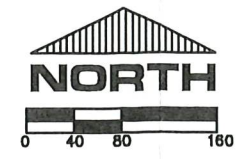
N0°20'19"E 1249.65'  
OAK KNOLL ROAD  
N0°20'19"E 790.62'  
N0°20'19"E 459.03'



COUNTY ROAD SS

NORTH 1/4  
CORNER  
SECTION 26

S0°22'03"W  
66.01'



1149.15'  
S0°22'03"W

S0°22'03"W 1239.18'

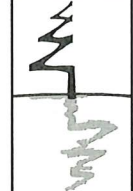
UNPLATTED LANDS

S0°22'03"W  
90.03'

1335.72'  
N88°59'01"W

UNPLATTED LANDS

UNPLATTED LANDS



**EVERYDAY SURVEYING & ENGINEERING**  
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720  
PH: (715) 851-0654 • EMAIL: INFO@ESE.CO

DR BY:	KGZ	JOB NO:	24059
CHK BY:	XXX	DWG NAME:	
DATE:	04-19-24	APPROV:	XX-XX-XX

**ROTH TOWN OF LINCOLN PROPERTY  
REZONE EXHIBIT  
EAU CLAIRE COUNTY, WI**

SHEET NO.

## Rezone Description "A"

Part of the Northeast Quarter of the Northwest Quarter, Section 26 Township 27 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin. The parcel is more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26;

Thence  $S0^{\circ}22'03''W$ , 66.01 feet along the East line of said Northeast Quarter of the Northwest Quarter to **Point of Beginning "A"**.

Thence Continuing  $S0^{\circ}22'03''W$ , 1149.15 feet;

Thence  $N70^{\circ}12'03''W$ , 1145.96 feet;

Thence  $N88^{\circ}59'01''W$ , 255.19 feet to the West line of said Northeast Quarter of the Northwest Quarter;

Thence  $N0^{\circ}20'19''E$ , 790.62 feet along the West line of said Northeast Quarter of the Northwest Quarter;

Thence  $S88^{\circ}32'07''E$ , 1336.51 feet to **Point of Beginning "A"**.

Said parcel contains 1,248,708 square feet or 28.67 total acres, more or less.

## Rezone Description "B"

Part of the Northeast Quarter of the Northwest Quarter, Section 26 Township 27 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin. The parcel is more particularly described as follows:

Commencing at the North Quarter Corner of said Section 26;

Thence  $S0^{\circ}22'03''W$ , 66.01 feet along the East line of said Northeast Quarter of the Northwest Quarter;

Thence Continuing  $S0^{\circ}22'03''W$ , 1149.15 feet to **Point of Beginning "B"**.

Thence Continuing  $S0^{\circ}22'03''W$ , 90.03 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter;

Thence  $N88^{\circ}59'01''W$ , 1335.72 feet to said Southwest corner of the Northeast Quarter of the Northwest Quarter;

Thence  $N0^{\circ}20'19''E$ , 459.03 feet along the West line of said Northeast Quarter of the Northwest Quarter;

Thence  $S88^{\circ}59'01''E$ , 255.19 feet;

Thence  $S70^{\circ}12'03''E$ , 1145.96 feet to **Point of Beginning "B"**.

Said parcel contains 413,762 square feet or 9.50 total acres, more or less.

**CERTIFIED SURVEY MAP NO.** \_\_\_\_\_  
**VOLUME** \_\_\_\_\_ **PAGE** \_\_\_\_\_

**PRELIMINARY**

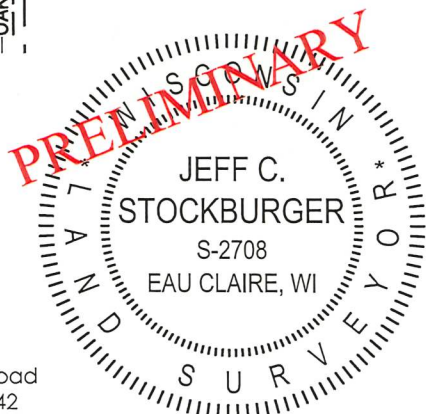
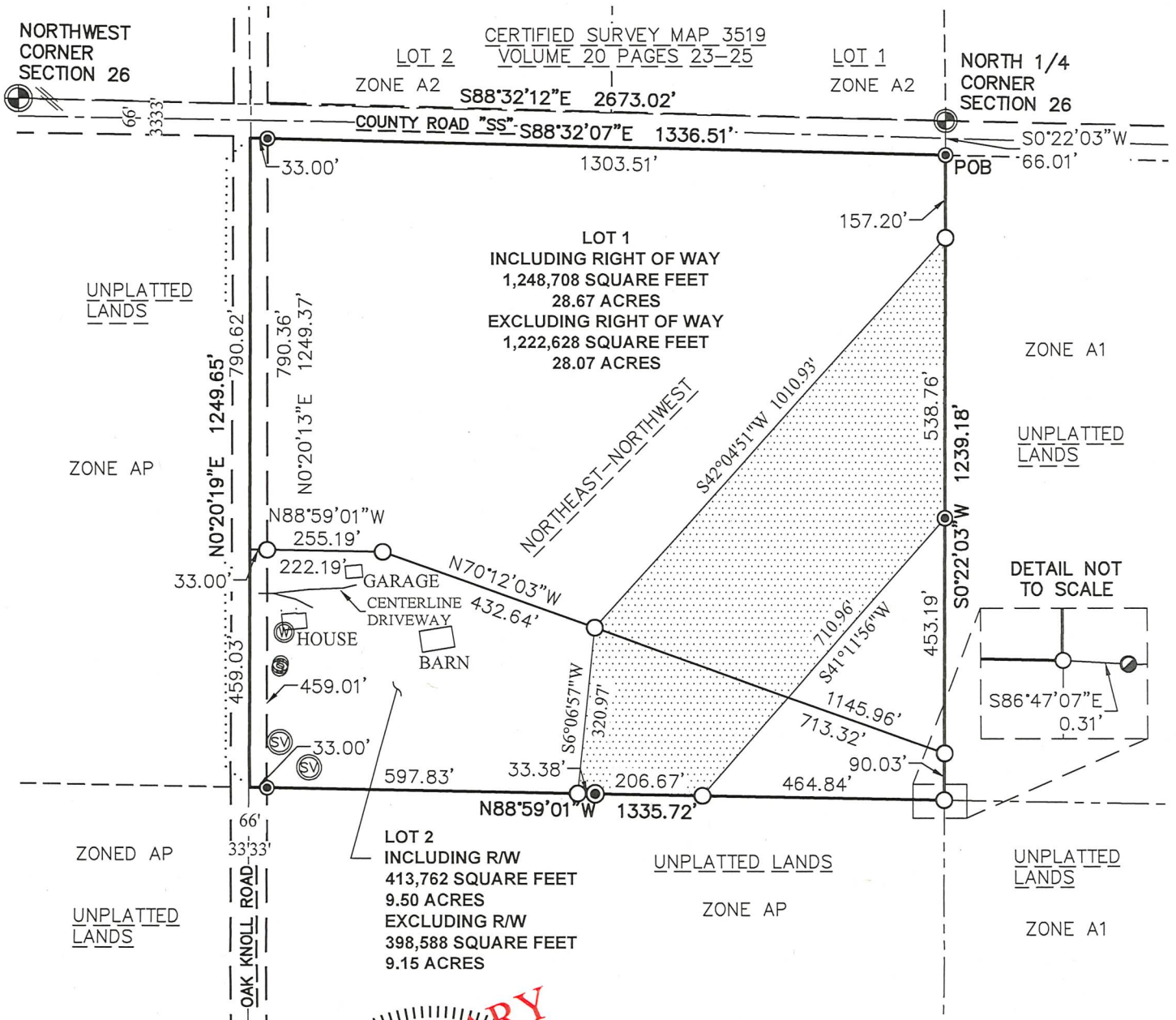
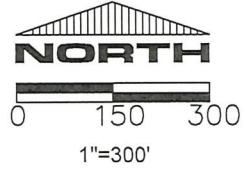
Part of the Northeast Quarter of the Northwest Quarter, Section 26,  
 Township 27 North, Range 8 West, Town of Lincoln, Eau Claire  
 County, Wisconsin.

**LEGEND**

- FOUND ALUMINUM MONUMENT
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 3/4" IRON BAR
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE,  
1.13 POUNDS / LINEAR FOOT
- WELL
- SEPTIC COVER
- SEPTIC VENT
- ENVIRONMENTALLY SENSITIVE AREA

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

BEARINGS ARE REFERENCED TO THE NORTH  
 LINE OF THE NORTHEAST 1/4 OF SECTION 26,  
 WHICH IS ASSUMED TO BEAR S88°32'12"E.



Fieldwork completion date: xx-xx-xx  
 All section corner ties have been verified.

**EVERYDAY SURVEYING & ENGINEERING**  
 711 S HILLCREST PARKWAY • ALTOONA, WI 54720  
 PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

Owner: Loren Roth  
 2065 Oak Knoll Road  
 Fall Creek, WI 54742

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

PRELIMINARY

Part of the Northeast Quarter of the Northwest Quarter, Section 26,  
Township 27 North, Range 8 West, Town of Lincoln, Eau Claire  
County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Stockburger, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Loren Roth, I have surveyed part of the Northeast Quarter of the Northwest Quarter, Section 26, Township 27 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin. The parcel is more particularly described as follows:

Commencing at the Northwest corner of said Section 26;  
Thence S88°32'12"E, 2673.02 feet to the North Quarter Corner of Said Section 26;  
Thence S00°22'03"W, 66.01 feet along the East line of said Northeast Quarter of the Northwest Quarter and the **Point of Beginning**;  
Thence continuing S00°22'03"W, 1239.18 feet to the southeast corner of said Northeast Quarter of the Northwest Quarter;  
Thence N88°59'01"W, 1335.72 feet to the southwest corner of said Northeast Quarter of the Northwest Quarter;  
Thence N00°20'19"E, 1249.65 feet along the West line of said Northeast Quarter of the Northwest Quarter to the south right-of-way line of County Road "SS";  
Thence S88°32'07"E, 1336.51 feet along said right-of-way line to the **Point of Beginning**.

Said parcel contains 1,662,471 square feet or 38.17 total acres, more or less.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter AE-7, and the Eau Claire County Subdivision Ordinance. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

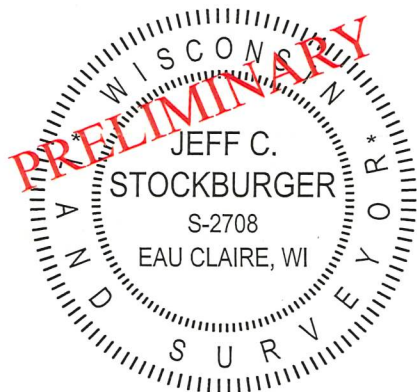
\_\_\_\_\_  
Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor, S-2708  
Project Number: 24059

COUNTY PLANNING AND DEVELOPMENT

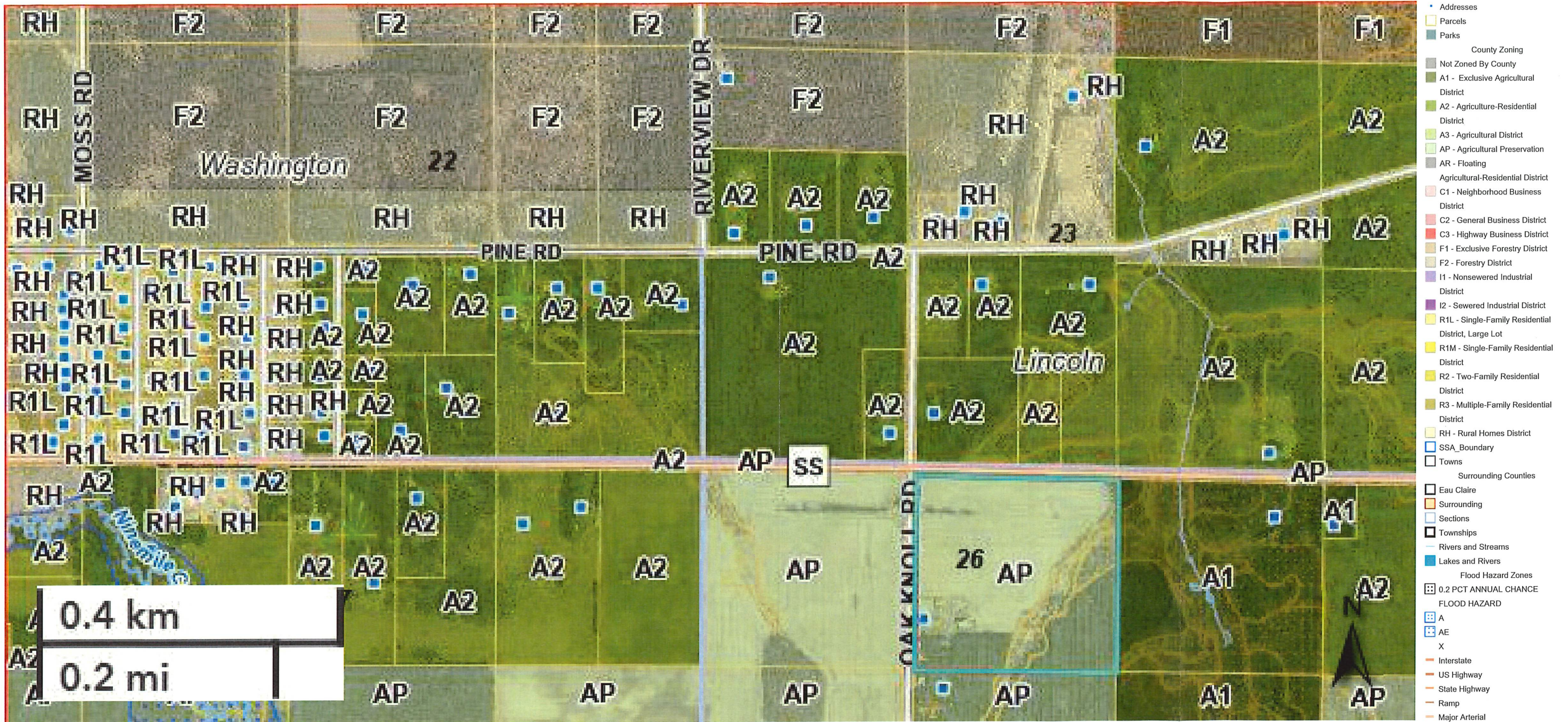
I, Rodney J. Eslinger, Director of Eau Claire County Planning and Development, hereby certify that this Certified Survey Map is approved of as complying with Subtitle III, the Subdivision Control Code, of Title 18 of General Ordinances.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Rodney J. Eslinger, Director



EVERYDAY SURVEYING & ENGINEERING  
711 S HILLCREST PARKWAY • ALTOONA, WI 54720  
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

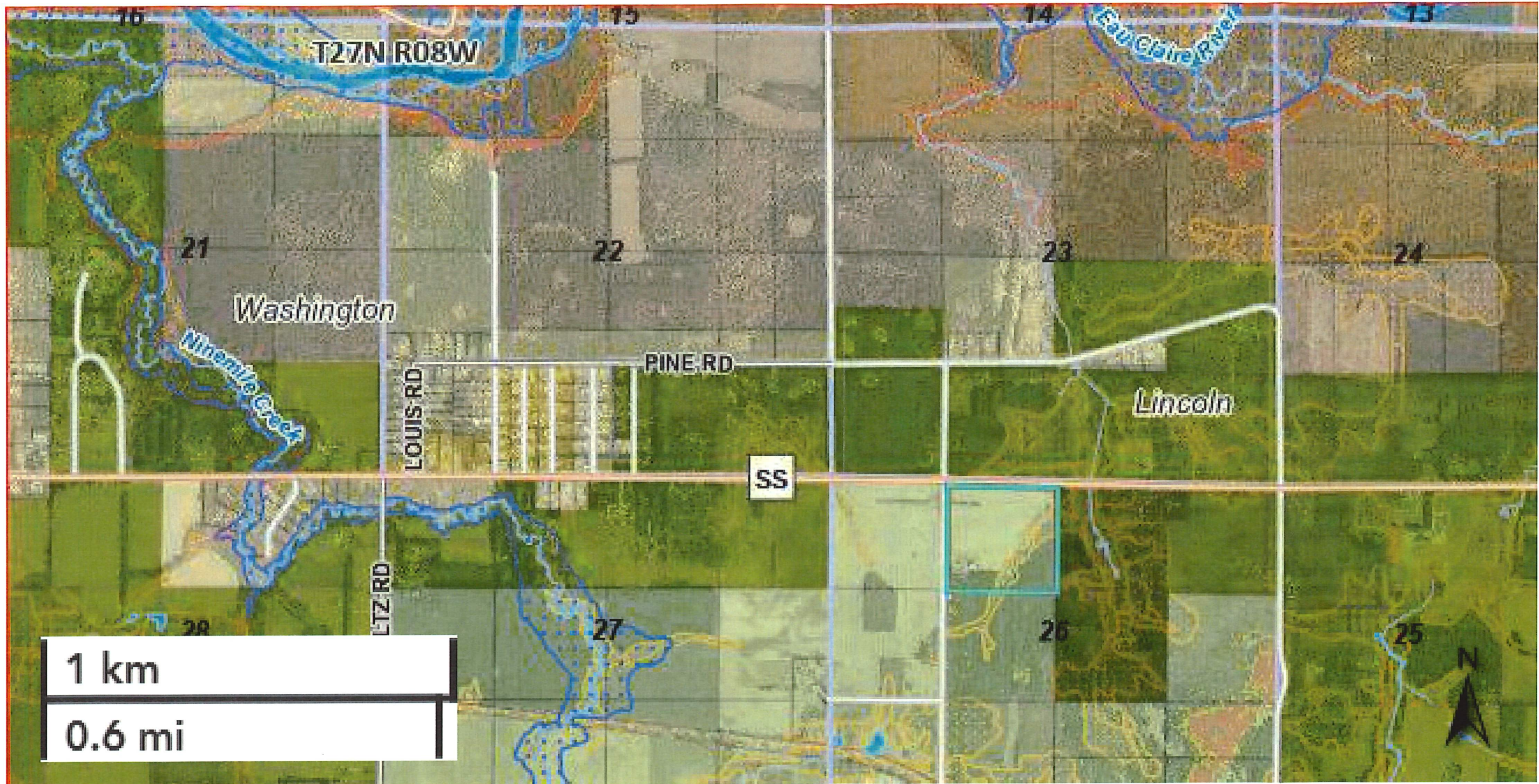


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Developed by

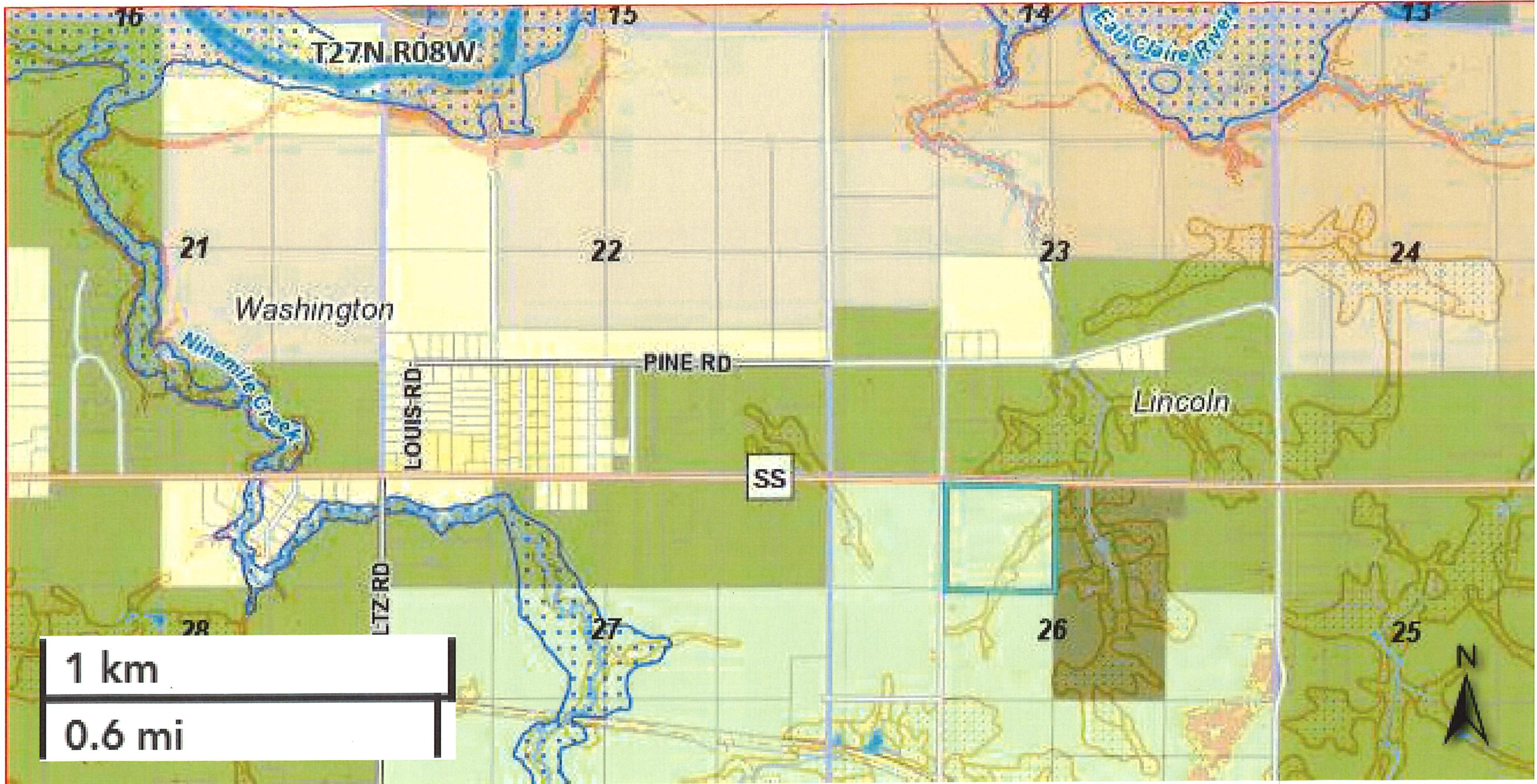




- Parks
- County Zoning
- Not Zoned By County
- A1 - Exclusive Agricultural District
- A2 - Agriculture-Residential District
- A3 - Agricultural District
- AP - Agricultural Preservation
- AR - Floating Agricultural-Residential District
- C1 - Neighborhood Business District
- C2 - General Business District
- 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
- SSA\_Boundary
- Towns
- Surrounding Counties
- Eau Claire
- Surrounding
- Sections
- Townships
- Rivers and Streams
- Lakes and Rivers
- Flood Hazard Zones
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- X
- Interstate
- US Highway
- State Highway
- Ramp
- Major Arterial
- Minor Arterial
- Collector
- Local
- Recreation
- Percent Slope
- 0 - 20%
- 20% - 30%
- Greater than 30%

Date created: 5/20/2024  
 Last Data Uploaded: 5/20/2024 9:06:54 AM  
 Developed by





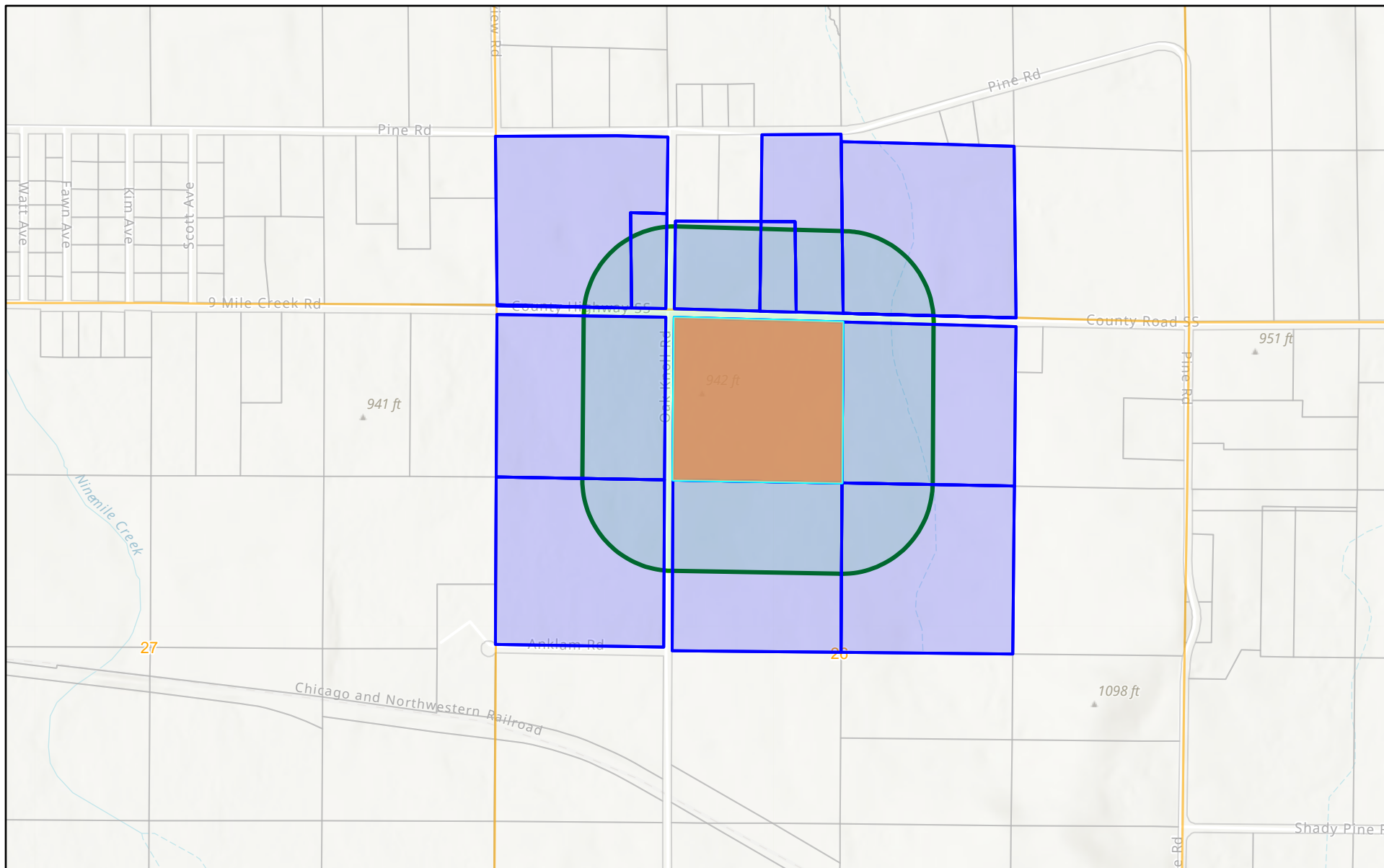
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Date created: 5/20/2024  
 Last Data Uploaded: 5/20/2024 9:06:54 AM  
 Developed by






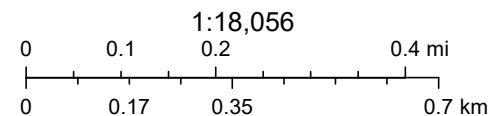


# Public Notification



5/22/2024, 10:25:38 AM

-  County Boundary
-  Tax Parcel
-  Section



Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS,

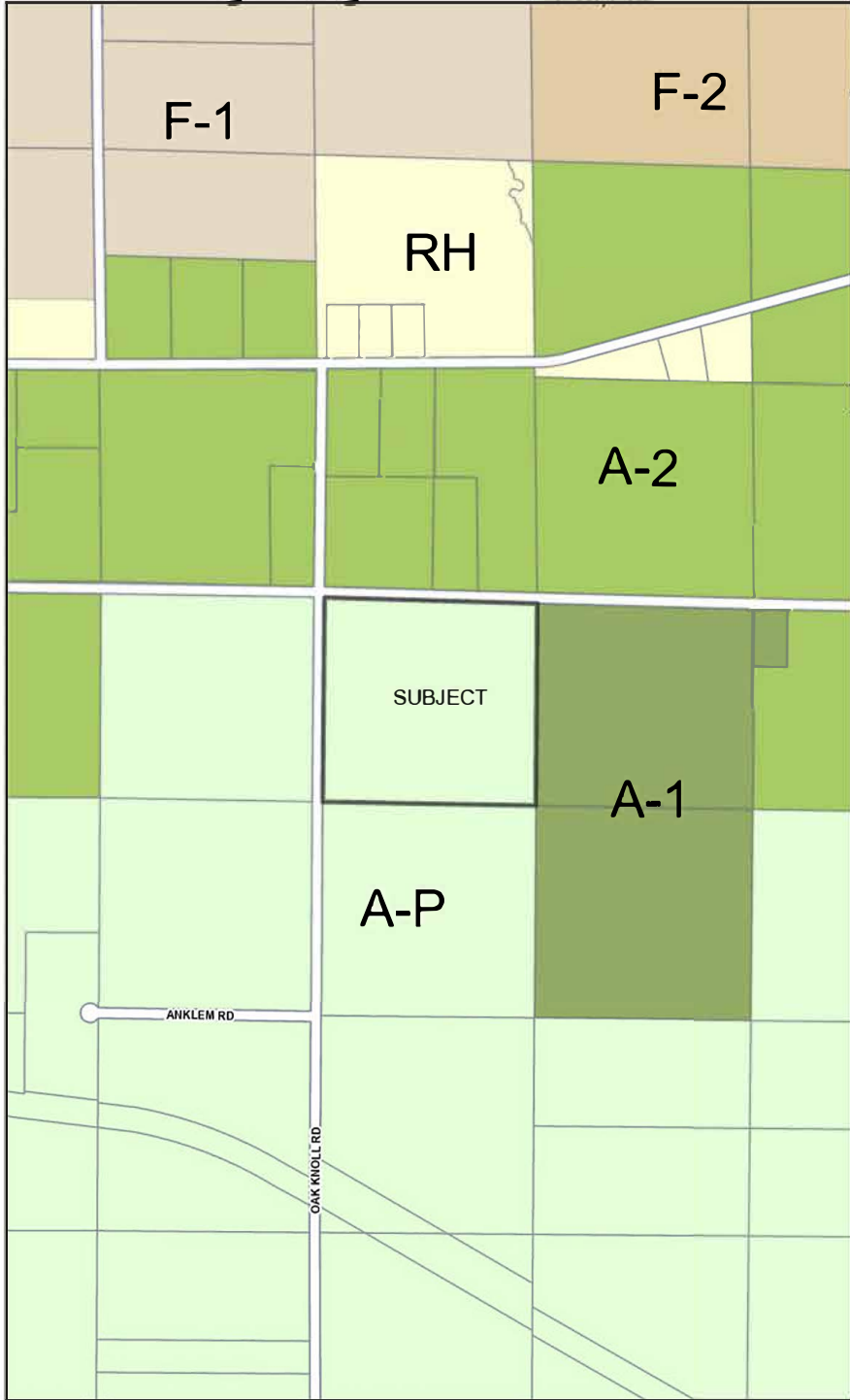
FirstName LastName	Address	City State Zip
BETH A YULE	S1701 OAK KNOLL RD	FALL CREEK WI 54742-2629
JON YULE	E10675 PINE RD	FALL CREEK WI 54742-4535
SCOTT PEARSON	E10826 COUNTY ROAD SS	FALL CREEK WI 54742-4507
RYAN LEIS	E10451 PINE RD	FALL CREEK WI 54742-2202
GARY DALE & DIANE KAY VOLD	S 1740 OAK KNOLL RD	FALL CREEK WI 54742-4514
BRENT WELKE	E10833 COUNTY ROAD SS	FALL CREEK WI 54742-4507
TIMOTHY J & REBECCA A HAGER	11457 VANCE DR	CHIPPEWA FALLS WI 54729-9627
DAVID SUMNER	9037 NINE MILE CREEK RD	FALL CREEK WI 54742-9341



# Roth Rezoning: RZN-0015-24

## Existing Zoning

1:13,710



- Legend
- A1 - Exclusive Agricultural District
  - A2 - Agriculture-Residential District
  - A3 - Agricultural District
  - AP - Agricultural Preservation
  - AR - Floating Agricultural-Residential District
  - C1 - Neighborhood Business District
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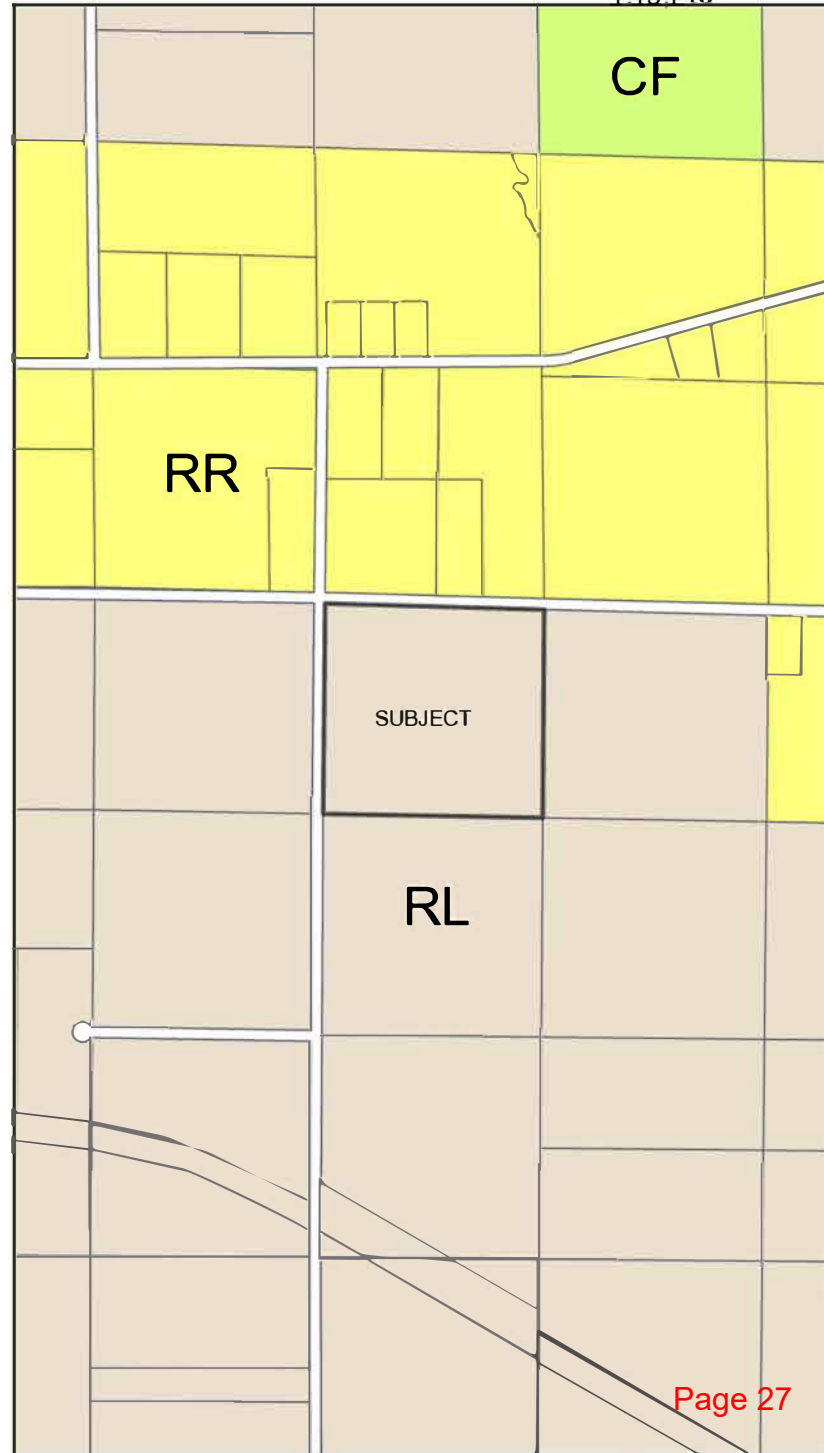
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamlet
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential - Mobile Home
- Rural Transition
- Urban Mixed Use



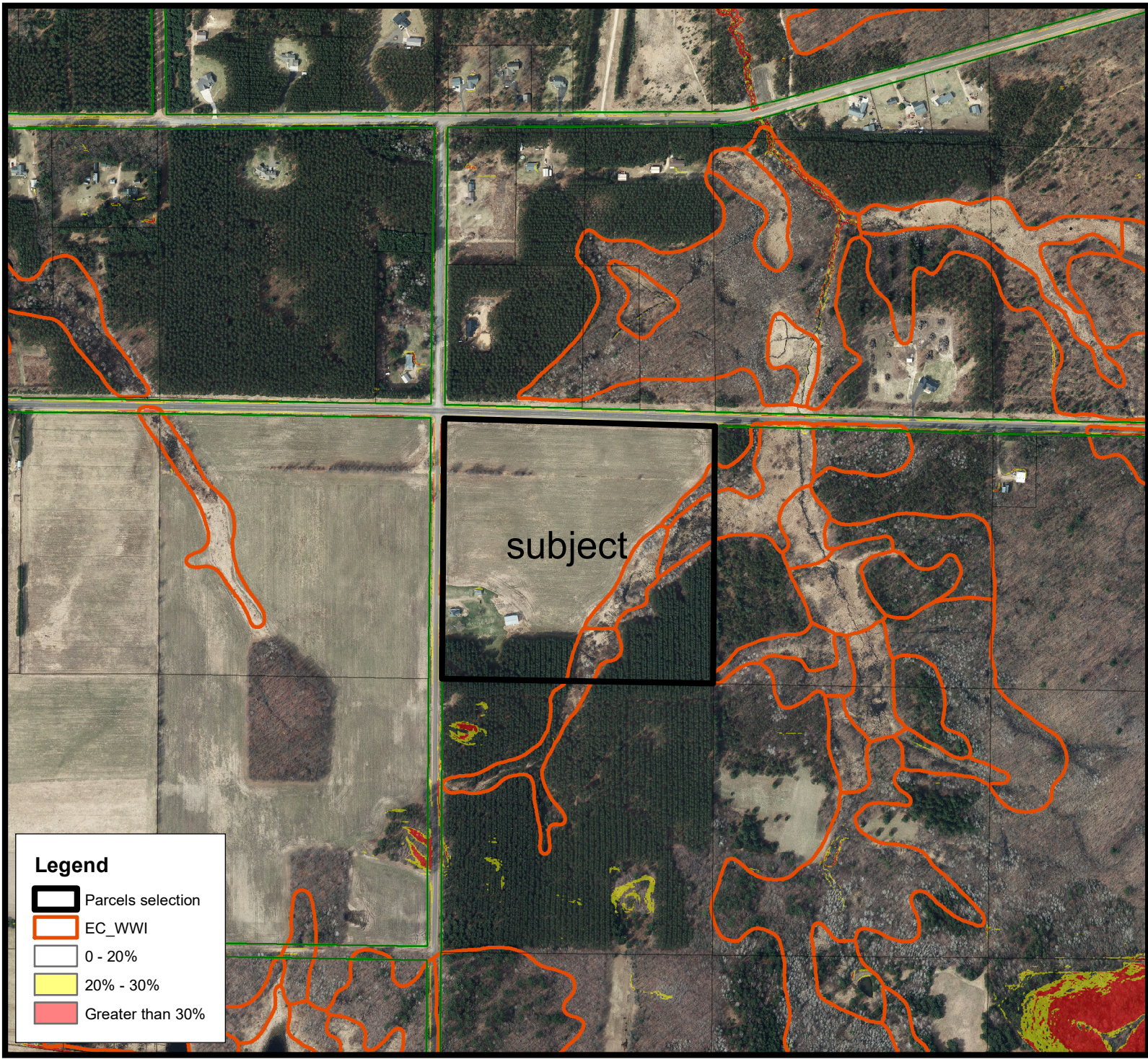
**Parcel Mapping Notes:**  
 The horizontal datum is based on the Eau Claire County Coordinate System NAD\_1983\_HARN\_A4\_WI\_EauClaire\_Feet.  
 This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.  
 Eau Claire County does not warrant, guarantee or make any representations regarding the use of, or results from the use of the data in terms of correctness, accuracy, reliability, currentness, or otherwise, and the user relies on the map and results solely at their own risk.

## Future Land Use

1:13,710



# ROTH REZONE AERIAL - SLOPE - WETLANDS 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.

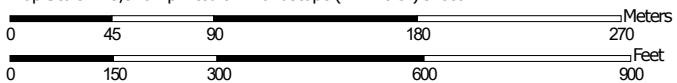


Soil Map—Eau Claire County, Wisconsin



Soil Map may not be valid at this scale.

Map Scale: 1:3,340 if printed on A landscape (11" x 8.5") sheet.



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




## 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
244B	Elk mound loam, 2 to 6 percent slopes	3.6	9.3%
244C2	Elk mound loam, 6 to 12 percent slopes, moderately eroded	2.2	5.6%
511B	Plainfield loamy sand, river valley, 1 to 6 percent slopes	1.1	2.8%
516A	Aldo sand, 0 to 3 percent slopes	6.3	16.1%
581A	Simescreek sand, 0 to 3 percent slopes	0.5	1.4%
BoC	Boone-Plainbo complex, 6 to 12 percent slopes	0.2	0.4%
BoE	Boone-Plainbo complex, 12 to 45 percent slopes	0.0	0.0%
FmB	Fairchild and Merrillan soils, 2 to 6 percent slopes	8.9	22.9%
LuB	Ludington and Humbird soils, 2 to 6 percent slopes	8.0	20.6%
Ma	Markey muck	4.6	11.9%
Mo	Morocco loamy sand	1.7	4.3%
PdB	Plainbo loamy sand, 2 to 6 percent slopes	1.8	4.7%
<b>Totals for Area of Interest</b>		<b>38.9</b>	<b>100.0%</b>

**From:** [Jason Szymanski](#)  
**Subject:** 2025 Budget Timeline  
**Date:** Thursday, May 23, 2024 3:12:05 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Dear Department Heads and Staff,

As we prepare for the 2025 budget, I wanted to provide you with a timeline to ensure a smooth and efficient process. Please take note of the following dates:

Date	Description
5/30/2024	Publication of Wage & Budget Workbooks & Budget Narratives on SharePoint
6/14/2024	Internal Service Fund allocations posted
6/21/2024	Deadline for submission of Wage & Budget Workbooks & Budget Narratives to Finance
6/21/2024 - 7/15/2024	Finance detailed review and compilation
7/16/2024	Presentation of initial request summary to the County Board
7/17/2024 – 8/20/2024	Joint meetings with Finance and Budget
1 Week Before Joint Committee Meetings	Deadline for submission of Performance Management Metrics & Org Charts to Finance
9/6/2024	Final recommended budget due to Finance
9/20/2024	Deadline for submission of Budget books to printer
9/27/2024	Deadline for initial public hearing notice
10/1/2024	Distribution of Budget books to Board
Week of 10/14/2024	Committee on Finance & Budget wrap-up meetings
10/15/2024	Initial public hearing
10/25/2024	Supervisor proposed amendments due to Finance
11/6/2024 & 11/7/2024	County Board budget meetings

If possible, please ensure that the joint meetings with the Committee on Finance and Budget are scheduled after the July 16th County Board meeting to allow for the presentation of the initial request summary. This timing will allow the Supervisors to have an overall view of all budget requests.

Throughout this process, please remember that your Finance partner and I are here to support you. Should you have any questions, need clarification on any aspect of the budget process, or require assistance with any related tasks, please do not hesitate to reach out to either of us.

I will keep you updated if anything changes.

Thanks,

**Jason Szymanski, CPA**  
*Finance Director*  
 721 Oxford Ave., Suite 3400 • Eau Claire, WI 54703  
**Direct:** 715-839-2827  
**Email:** [jason.szymanski@eauclairecounty.gov](mailto:jason.szymanski@eauclairecounty.gov)





*Providing quality, innovative, and cost-effective services that safeguard and enhance well-being.*

## 2024 QUARTER 1 | PLANNING AND DEVELOPMENT

### SELECTED PERFORMANCE MEASURES

SELECTED PERFORMANCE MEASURES	
<i>Value of new construction, land use permits (Year to date)</i>	9.7 Million
<i>Number of acres planted with the County's "no till planter" (Year to Date).</i>	131 acres were planted in 2024.

### SUMMARY OF CURRENT ACTIVITIES

#### Emergency Management

- Developing internal EOC training
- Building out situational awareness dashboards and EOC operational tools
- Pursuing additional grants where possible
- Working with Comms Center to establish better processes for notification of EM Duty Officer of significant events in county

#### GIS

- Created and onboarded GIS LTE Tech position to work on NG911.
- Created a new Ward Plan for Town of Washington and the City of Eau Claire.
- Redesigned and redeployed our GIS Hub Site highlighting the new Beacon Site.
- Added our new 2023 Orthophotography to AWS for public download.
- Submitted our updated parcel V-10 to DOA for WLIP Grant.
- Conducted parcel fabric optimization, decreasing lag time.

#### Land Conservation

- Announcement posted to hire an Environmental Engineer
- Title 17.05 revisions have been finalized by Corporation Counsel
- Addressing several Title 17 violations in partnership with the WI DNR.
- Hired Hunter Larson as the LCD Conservation Intern
- Wildlife Damage Program to be transitioned to USDA APHIS.
- Ascent Stormwater Database completed
- MS4 annual report completed
- LCC Conservation awards presented at January County Board meeting

#### Land Records

- Continue to analyze information collected in Town 26 North, Range 6 West
- Develop field plan for revisiting Corner location in the Northeast 1/3 of the above noted Township
- Analyze corner information collected in Town 27 North, Range 6 West
- Assemble field folders for corner preservations needed due to planned road construction projects
- Continue to learn about assessor guidance/response to personal property rule change
- Recruit summer survey intern

#### Land Use Controls

- Continued implementation of updated title 18
  - Complete transition to the updated code will be complete July 18, 2024

Our Core Behaviors:

Proactive Ownership | Infinite Possibilities | Customer First | Stronger Together | Ardent Learners | Unwavering Respect

- Meet and collaborate with the Town of Lincoln as they adopt town zoning and transition away from county zoning.
- Review permit application and land division requests.
- Complete annual WDNR nonmetallic mining report.

#### Planning and Sustainability

- Working with steering committee to review and update 2015 County Farmland Preservation Plan. The plan update is anticipated to be completed this year.
- Assisting the Town of Drammen to update portions of their comprehensive plan.
- Assisted Town of Union in reviewing future land use options in vicinity of the I-94 and WI 312 (North Crossing) interchange

## ISSUES ON THE HORIZON AND SIGNIFICANT TRENDS

#### Emergency Management

- All emergency management grants received significant reductions at the federal level
- Concern of transition from El Nino winter to La Nina conditions will likely lead to enhanced severe weather conditions

#### GIS

- In 2025 we will need to work with IT to update our ESRI Enterprise GIS System
- Integration of GIS data into the DMA\GeoComm NG911 system.
- Determine local implications of the Judicial Security Act and workflow for shielding data.
- Working with Highway Dept to update their culvert inventory database.
- Land Information Plan 3-year update.

#### Land Conservation

- Appears to be competition for Civil Engineers, and it may take a while to fill the Environmental Engineer position.
- Several feedlots have been established that have been determined to be a significant discharge. Working with the landowners and DNR to correct the issues.

#### Land Records

- Will be onboarding a new summer intern in Mid-May
- As we have examined corner history and field data collected, we are seeing that corners visited by our previous crew will require a subsequent field visit to ensure all pertinent evidence was/is collected.
- Will need to complete Airport lease exhibit drawing to reflect creation of new legal descriptions for personal property.
- Continued learning for person property records management and compliance with DOR regulations regarding same.

#### Land Use Controls

- Working with the Town of Lincoln as they develop processes to administer their new zoning code in a short period of time may negatively impact other program areas and being able to quickly issue county permits in Lincoln.
- If interest rates stay at a high-level construction project may slow. To date there doesn't appear to be a major impact on permitting.

#### Planning and Sustainability

- The Town of Washington is investigating the potential of incorporating a portion of the town into a village, which would have implication on planning and land development in areas south of Eau Claire.
- Although building permit activity remains strong, there has been relatively little subdivision activity in unincorporated areas, which may portend a change in the housing market.

## STRATEGIC INITIATIVES (GREEN / AMBER / RED)

### [County Board Strategic Initiatives/Action Items](#)

The goal is to report on 2 strategic initiatives from the County's Strategic Plan.

Include action items with key performance indicators (KPIs) which demonstrate work that has been, will be, or needs to be completed in support of the strategic initiative. Label your action items with one of the following colors to signify their status:

- **Green** = Action item complete / on-track to complete / making expected progress
- **Amber** = Action item progress is paused / slower than expected / waiting
- **Red** = Action item progress is not being made / off-track / not expected to be complete

**Strategic Initiative:** Improve access to specific needed health services to rural portions of the county.

**Key Initiative:** Next Gen 911

**Status:** **Green**

**Key performance indicators:**

- Apply for grant funding (2023):
  1. In 2023 the county was awarded Department of Military Affairs (DMA) grant funding for the GIS data preparation, remediation, and data conversion to the National Emergency Number Association (NENA) standard required for NG911. This conversion is critical in enabling NENA i3 call routing for NG911.
  2. \$25,000 Grant Award
- Implement project work plan
  1. Completed our 2023 NG911 grant project with DATAMARK. Conducted remediation pass of our NG911 GIS data making sure our migration to the new WI NG911 data standards meets the county and statewide needs.
- Apply for a second grant 2024 through the DMA.
  1. We applied for and were successful in receiving a 2024 NG911 Grant. This project will significantly improve the quality and completeness of our NG911 data.
  2. \$28,500 Grant Award
- Develop a City/County work plan (Complete)
- Hired a GIS Limited Term Employment (LTE) for the 2024 NG911 grant project (complete)
- Work is in progress.
- Complete project by end of 2024.

**Strategic Initiative:** Invest to improve surface and ground water quality to provide safe drinking water and water for recreational activities.

**Key Initiative:** Perform mapping of groundwater flow

**Status:** **Amber**

**Key performance indicators:**

- Groundwater Advisory Committee is collaborating with the United States Army Corp of Engineers (USACE) to develop a comprehensive groundwater flow model:
- Primary objectives are:
  - Map existing depths to the water table with the county and identify groundwater flow directions of the aquifers.
  - Determine groundwater aquifer (recharge) capacity and quality.

- Identify susceptible or sensitive areas that might impact groundwater supply from land use and climatic impacts.
- Action is paused until the USACE determines funding eligibility for the project.
- 3 Perennial Forage Program contracts.
- 3 Farmland Preservation Program Site inspections completed
- 51 Nutrient Management Plans developed or reviewed
- 51 Farmers attended 2024 Nutrient Management Classes
- Held rain barrel workshop with 19 individuals attending

## GOALS FOR NEXT QUARTER

### Emergency Management

- Conduct internal EOC training
- Continue revision of hazard mitigation plan
- Begin development of next EOC exercise

### GIS

- New Ward Plan submittal to LTSB in in July BAS data collection
- Submittal of primary NG911 data to WI State database for spatial integration.
- Remapping of T25N R6W post remonumentation.
- Finalized Future Land Use map update.
- Create first working draft of the Land Information Plan update

### Land Conservation

- Move Title 17.05 through LCC & P&D Committees and then to County Board for final approval
- Construction of farm BMPs.
- Onboard intern.
- Construction site inspections
- Address feedlot issues

### Land Records

- Fully onboard summer survey intern.
- Visit and preserve all corner positions prior to road construction
- Collect additional data for Town 26 North, Range 6 West as needed.
- Assemble corner and project folders for Town 25 North, Range 5 West

### Land Use Controls

- Bring forward Title 18 amendments that are necessary to address items that may have been errors or omissions.
- Continue to work with Town of Lincoln to ensure permit processes are as seamless as possible for property owners.
- Continue daily permitting and review tasks, since the workload remains steady.

### Planning and Sustainability

- Complete community survey for County Farmland Preservation Plan update.
- Represent Eau Claire County in the West Central Wisconsin RPC's Water Quality Management Technical Advisory Committee (WQM-TAC) for the update to the Chippewa Falls-Eau Claire Sewer Service Area Plan.