

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE AGENDA

Tuesday, April 26, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

1. Call to order by Chair Pro-Tem
2. Election of Chair and Vice Chair / Discussion – Action
3. Appointment of Committee Clerk / Discussion – Action
4. Public Input Session (**30 minute maximum**)
Comments are restricted to matters within the Committee’s jurisdiction, and items not pertaining to already scheduled public hearings. Comments will be limited to three minutes per individual.
5. Public Hearing:
 - a. A conditional use permit request to construct an accessory structure in excess of 1,200 square feet (2,560 square feet requested) in the RH Rural Homes District (Benware – Town of Washington) CUP-0004-16 / Discussion – Action **p. 2 - 22**
6. A variance request for an unusual lot configuration, Section 32, T25N-R10W, Town of Drammen / Discussion – Action **p. 23 - 27**
7. Violation Update / Discussion **p. 28 - 32**
8. Grant Funding and Line Item Expenditures / Discussion – Action
9. Pre-Disaster Mitigation Grant Application / Discussion – Action
10. Appointments to Committees / Discussion – Action
 - a. Local Emergency Planning Committee **p. 33 - 37**
11. Quarterly Departmental Report/Fiscal Report / Discussion
12. Review of March Bills / Discussion
 - a. Planning **p. 38**
 - b. Land Conservation **p. 39**
13. Review/Approval of March 22, 2016 Meeting Minutes / Discussion – Action **p. 40 - 43**
14. Proposed Future Agenda Items / Discussion
15. Adjourn

Post: 4/20/2016

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-4710 (FAX) 839-1669 or (TDD) 839-4735 or by writing to the ADA Coordinator, Human Resources Department, Eau Claire County Courthouse, 721 Oxford Ave., Eau Claire, Wisconsin 54703.



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0004-16

COMPUTER NUMBERS: 024-1141-10-070

PUBLIC HEARING DATE: April 26, 2016

STAFF CONTACT: Rod Eslinger, Land Use Manager

OWNER: Andrew and Julie Benware, 1635 Birch Hills Drive, Eau Claire, WI 54703

APPLICANT: Same as owner

REQUEST: Conditional use permit for construction of accessory structure excess of 1,200 square feet

LOCATION: 1635 Birch Hills Drive, Eau Claire, WI 54703

LEGAL DESCRIPTION: Lot 2, CSM Volume 1, Page 21, lying in the NE of the NW and the NW of the NE, Section 6, T26N-R9W, Town of Washington, Eau Claire County

SUMMARY

Request for a conditional use permit to construct an accessory structure in excess of 1,200 square feet (2,560 square feet requested) in the Rural Homes (RH) District.

BACKGROUND

The applicant is seeking a conditional use for an accessory structure that will exceed 1,200 square feet in the RH District. The site plan reveals that a 40 foot by 64 foot (2,560 square feet) accessory structure is planned to be located west of the existing residence. The applicant indicates that the purpose of the building is to store personal belongings (boat, camper, lawn equipment, and vehicles) and will contain a heated work shop. The floor plan of the proposed structure has a partition wall separating the structure into two accessible sides (cold storage and heated work shop). The building will be accessed from the main driveway to the property. The application materials include building elevations, wall and trim colors, and a floor plan layout. The plans reveal that the side wall height will be 14 feet.

SITE CHARACTERISTICS:

- The applicants own 5.004 acres.
- The lot is mostly wooded with the exception of an area that has been cleared for the garage.
- Currently situated on the property is a single family home that is approximately 40 feet by 70 feet (2,800 square feet).

CURRENT ZONING: RH Rural Homes District. The purpose of the RH District is "...to provide for suburban large-lot (residential) development with individual on-site water and sewage disposal facilities."

ADJACENT ZONING & LAND USES:

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

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

Rural Residential (RR)

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

APPLICABLE ZONING REGULATIONS

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

Section 18.02.020 A.167.a Definition of an Accessory Structure. An “accessory structure” means a subordinate structure which is clearly and customarily incidental to and located on the same lot as a principal structure except that mobile/manufactured homes are not allowed as storage structures.

Section 18.08.040 B.2. Maximum Height for an Accessory Structure in the RH District. The maximum height for the eaves of an accessory structure is 14 feet, and the maximum height for the structure is 20 feet. Maximum height is measured as the height halfway between the peak of the roof and the eaves.

Section 18.07.045 C. Accessory structures in the RH, Rural Homes District. A conditional use permit is required to for accessory structures in excess of 1,200 square feet in the RH District and/or where the cumulative square footage of accessory structures is in excess of 1,200 square feet. The regulations also require that the appearance of an accessory structure shall be compatible with the design, style, and appearance of the principal structure on the property.

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

ANALYSIS: It appears that findings can be made that the proposed request meets the standards for accessory structures in residential districts, that the structure will be subordinate to the residence on the

property, and that it will meet all of the standards for conditional use permits. The exterior of the structure will be consistent with the residence on the property; thereby it's compatible with the design, style and appearance of the exterior appearance of the residence. This request does not appear to be injurious to the use and enjoyment of other properties in the immediate vicinity. The lot is large enough to accommodate the addition to the detached structure and the structure will meet minimum setbacks required in the RH district. It does not appear that the use of the structure will result in any nuisance factors such as noise, dust, or fumes.

TOWN BOARD ACTION: The Town of Washington Town Board met on March 17, 2016 and voted to recommend approval of the request.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff concludes that the request for the accessory structure to exceed 1,200 square feet on the applicant's property will meet all of the standards for accessory structures in a RH District; will meet all of the standards for approval of conditional use permits; and will be consistent with the purpose of the zoning code.

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

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

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

Supervisor #10, Mike Conlin

Application Accepted:	3/7/2016
Accepted By:	Rod Eslinger
Receipt Number:	45661
Town Hearing Date:	03/17/2016
Scheduled Hearing Date:	
Application No:	CUP-0004-16
Appl Status:	Pending

Conditional Use Permit - County

Owner/Applicant Name(s): Andrew E Benware Julie M Benware	Address: (ow) 1635 BIRCH HILLS DR EAU CLAIRE (ow) 1635 BIRCH HILLS DR EAU CLAIRE	Telephone:
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Site Address(es): 1635 BIRCH HILLS DR EAU CLAIRE
Property Description: Sec 06 Twn 26 Rge 09 Town of Washington Lot Area: 5.004 ACRES
Zoning District(s): RH

Overlay District: Check Applicable	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Airport	<input type="checkbox"/> Wellhead Protection	<input type="checkbox"/> Non-Metallic Mining
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PIN 1802422609062109007	Alternate No 024114110070	Parcel No 26.9.6.2-1-H &	Legal (partial) LOT 2 CSM V.1 PG.21 (#18) LYG IN THE NE-NW & NW-NE; S.
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General Description: Type: Accessory Structure in Excess of 1200 sq ft Description of Proposed Use: ACCESSORY STRUCTURE IN EXCESS OF 1,200 SQ. FT.	Conditional Use Contract: Structure Check: Yes
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I certify by my signature that all the 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 See application Date
 Check if DATCAP must be notified Check if DNR to Receive Copy

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.



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

Application Accepted:	3/2/16
Accepted By:	Rod
Receipt Number:	
Town Hearing Date:	3/17/16
Scheduled Hearing Date:	4/12/16

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: Andrew & Julie Benware	Phone# (715) 497-3884
Mailing Address: 1635 Birch Hills Drive Eau Claire Wi. 54701	
Email Address: abenware@hotmail.com	

Agent Name:	Phone#
Mailing Address:	
Email Address:	

SITE INFORMATION

Site Address: 1635 Birch Hills Drive	
Property Description: _____ ¼ _____ ¼ Sec. <u>06</u> , T <u>26</u> N N, R <u>09</u> W, Town of <u>Washington</u>	
Zoning District: <u>RH</u>	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):	<u>024</u> - <u>114</u> - <u>11</u> - <u>070</u>

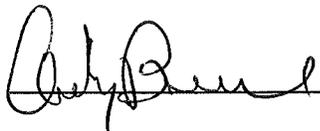
GENERAL APPLICATION REQUIREMENTS

Applications will not be accepted until the applicant has met with department staff to review the application and determine if all necessary information has been provided. Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included.

<input checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Contact the Town to coordinate a recommendation on the application	<input checked="" type="checkbox"/> Provide \$500.00 application fee (non-refundable), payable to the Eau Claire County Treasurer
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March 17th 2016

I certify by my signature that all information presented herein is true and correct to the best of my knowledge. I give permission for the staff of the Eau Claire County Department of Planning and Development to enter my property for the purpose of collecting information to be used as part of the public hearing process. I further agree to withdraw this application if substantive false or incorrect information has been included.

Owner/Agent Signature  Date 3-6-16

NOTICE: PERMIT FEES DOUBLE WHEN WORK BEGINS PRIOR TO ISSUANCE OF PERMITS & APPROVALS.

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

SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

■ WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

Proposed building will be for personal use only. One half of the building will be uninsulated and used for cold storage of camper, motorcycle, boat and 3 collector cars.

Remaining half will be insulated and heated using a overhead LP heater. This half will be used for a personal work shop. Hobby use only. I have 2 young kids and they love spending time with "Dad" in the shop.

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

Description of the type of business activity:
Not used for business.

Equipment used in the business activity:

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

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

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

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

Building will be trimmed to match the house. Sidewalls will be Beige color and the trim and roof will be Burnished Slate color. Color samples have been provided. All 4 sides will have wainscot North, South and West side will be Burnished Slate color. East side will be brick wainscot matching the house.
Sidewall height will be 14', pitch of roof will be 4/12 making the peak of the roof 20'.

Any proposed excavation or fill, the amount of material that will be mined in a non-metallic mining operation, the amount of material that will be stockpiled, etc.

The 40x64 area of the building will be excavated to accommodate a concrete floor for the entire building.
The existing house driveway will be used.
Area is fairly flat. Some sand fill may be needed.

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

SCALED SITE PLAN

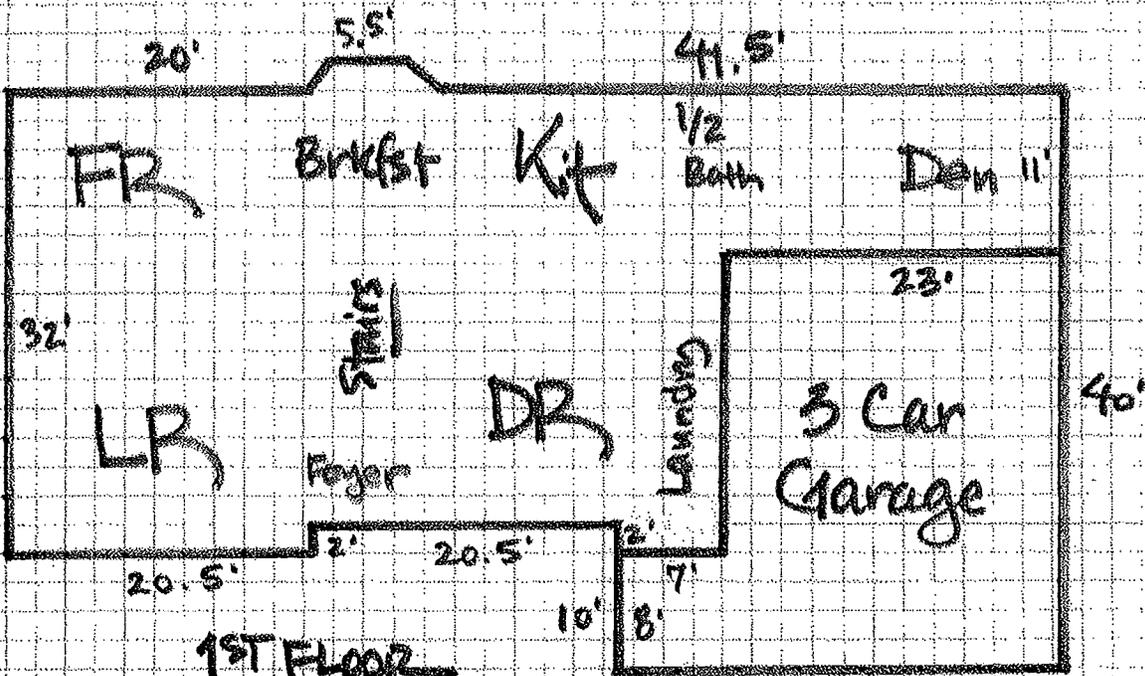
- | | |
|---|---|
| <input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures | <input type="checkbox"/> Landscape and screening plans |
| <input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning | <input type="checkbox"/>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

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

- Show floor plan, including attics
- Show scaled building elevations
- Show color scheme

1635 Birch Hills Dr
Eau Claire WI

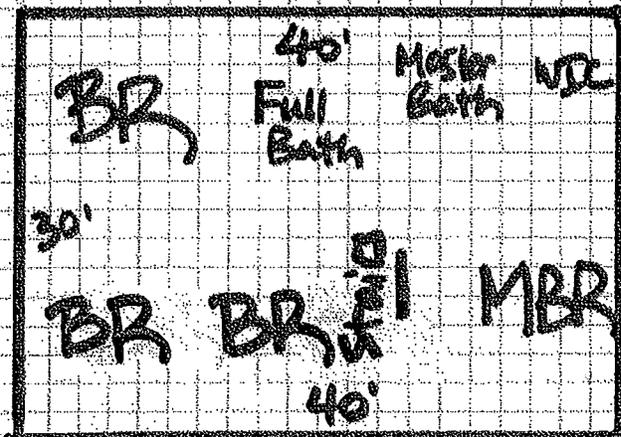
Floor Plan Sketch



1ST FLOOR

20.5' x 32' =	656	SQ. FT.
20.5' x 30' =	615	
7' x 32' =	224	
11' x 23' =	253	
2' x 5.5' =	11	
2' x 2' =	4	

TOTAL 1,763 SQ. FT.



2ND FLOOR
30' x 40'
less 16 = 1,184 SQ. FT

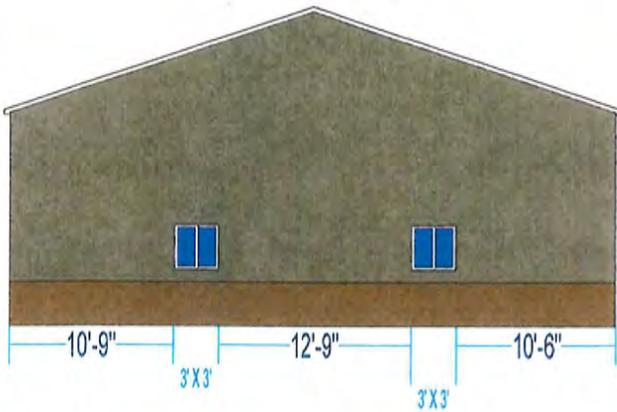
Matson Carpentry LLC
541 15th Street
Clayton, Wi. 54004

Proposal for Andy Benware
1635 Birch Hills Drive
Eau Claire, Wi. 54701

Building Size 40' x 64' x 14'
Sidewall and peak not to exceed an average of 20'
Exterior to be finished with siding and brick similar to existing house
Roof to be shingled similar to existing house

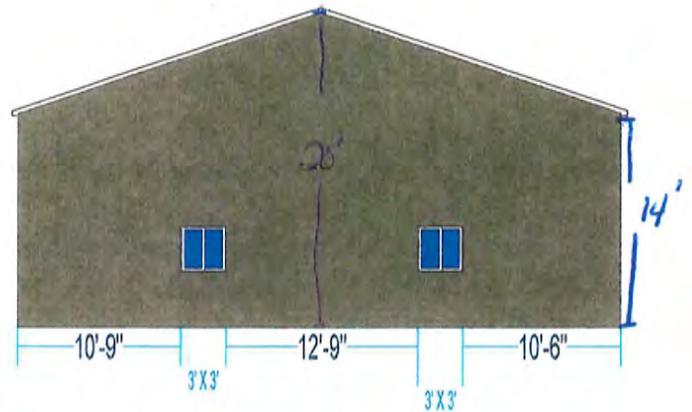
Building Materials

Gable roof w/ 4/12 pitch, Scissor Trusses 2' O.C.
2 x 6 Wall Framing Material
Walnut 8" **SmartLap** Lap Siding
36" Brick Wainscot (on East Side to match house)
Sandy Clay **Smart Trim** Outside Corners
7/16" OSB Wall Sheathing
Tyvar Housewrap
12" gable / 12" eave overhangs
5/8" OSB Roof Sheathing
Duration, Quarry Gray Shingles
O.C. Ventsure Ridge Vent
Smart Trim Soffit & Fascia
Sandy Clay **Smart Trim** Overhead Door Jamb
15 LB Roof Felt
2 Rows Granular Ice & Water Barrier
1- 36"x80" Service Door
1- 16'x13' Overhead Non-Insulated Door (Colored to match house garage door)
1- 16'x13' Overhead Insulated Door (Colored to match house garage door)
1- 10'x10' Overhead Non-Insulated Door (Colored to match house garage door)
3- 36"x36" White Vinyl Slider Windows



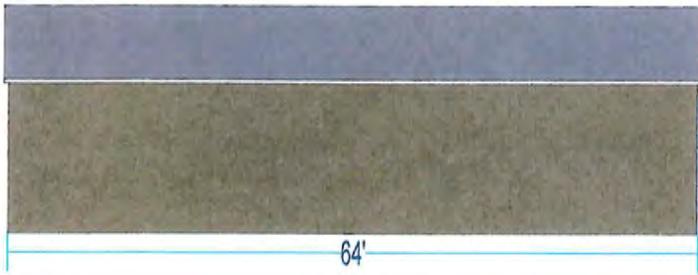
Gable Front View

North View
Facing Birch Hills Drive



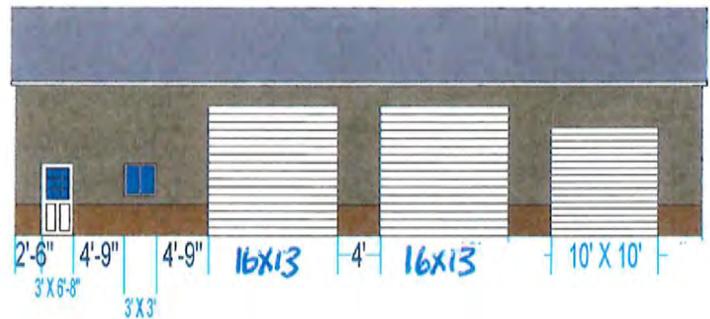
Gable Back View

South View



Eave Front View

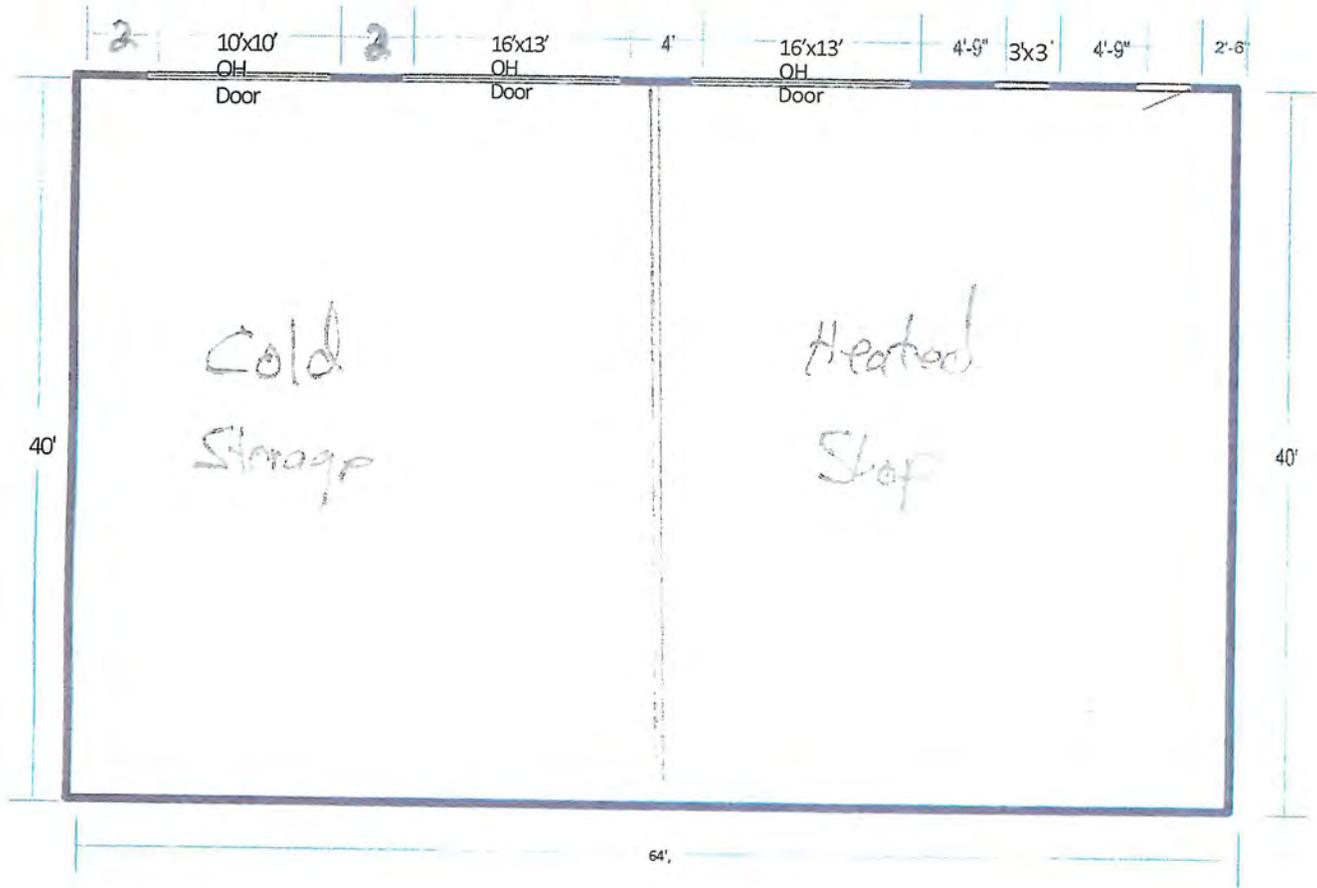
West View



Eave Back View

EAST View
Facing House.

Building Size: 40 feet wide X 64 feet long X 14 feet high



Subject Photo Page

Borrower	Andrew and Julie Benware				
Property Address	1635 Birch Hills Dr				
City	Eau Claire	County	Eau Claire	State	WI Zip Code 54701
Lender/Client	WESTconsin Credit Union				



Subject Front

1635 Birch Hills Dr
Sales Price 310,000
Gross Living Area 2,947
Total Rooms 9
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Suburban;
View N;Res;Woods
Site 5.00 ac
Quality Q3
Age ~39



Subject Rear

Photos Show
Siding & Brick
Color.

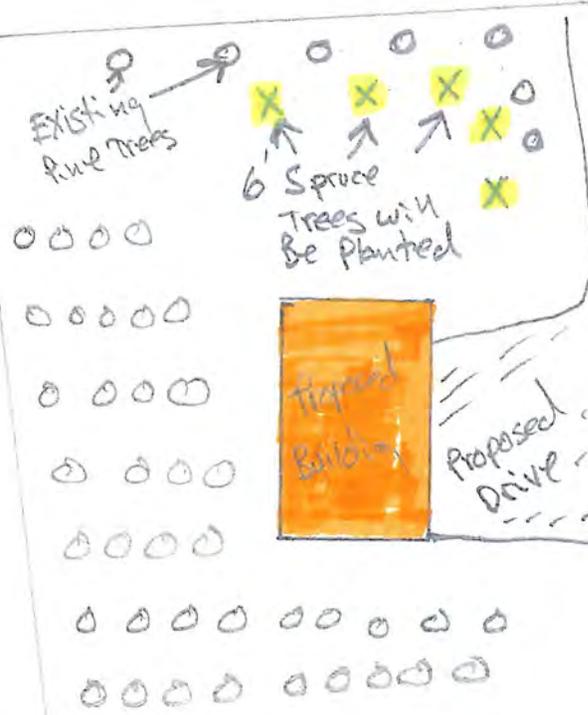


Subject Street



Birch Hills Drive

Existing Trees = ○
Trees to be planted = X





WARRANTY DEED



8 1 1 2 7 1 3
Tx:4078530

1126394

KATHRYN A. CHRISTENSON
EAU CLAIRE COUNTY, WI
REGISTER OF DEEDS

RECORDED ON
02/19/2016 3:15 PM

REC FEE: 30.00
TRANSFER FEE: 930.00
EXEMPT #
PAGES: 1

Recording Area 1635 Birch Hills Dr

Name and Return Address

Mr & Mrs Benware
1635 Birch Hills Dr
Eau Claire WI 54601

18024-2-260906-210-9007 (024-1141-10-070)

Parcel Identification Number (PIN)

This IS homestead property.
(is) (is not)

Document Number

THIS DEED, made between Joshua L. Borcharding and Audrey R. Borcharding, husband and wife, as survivorship marital property ("Grantor," whether one or more), and Andrew E. Benware and Julie M. Benware, husband and wife, as survivorship marital property ("Grantee," whether one or more),

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in EAU CLAIRE County, State of Wisconsin ("Property"):

Lot 2 of Certified Survey Map #18 recorded in Volume 1 of Certified Survey Maps, Page 21 as Document #419593; being a part of the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 6, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Easements, covenants and restrictions of record.

Dated: February 17th, 2016

(SEAL)

Joshua L. Borcharding

(SEAL)

*

(SEAL)

Audrey R. Borcharding

(SEAL)

*

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN)
) ss.
EAU CLAIRE COUNTY)

authenticated on _____

Personally came before me this 17th day of February, 2016, the above named Joshua L. Borcharding and Audrey R. Borcharding to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

TITLE: MEMBER STATE BAR OF WISCONSIN



Dana Granger-Daniel

THIS INSTRUMENT DRAFTED BY:
Adam B. Rasmussen
State Bar No. 1036896

Dana Granger-Daniel
Notary Public, State of Wisconsin
My Commission (is permanent)(expires 7/5/19)

[16-54711D]

MINUTES OF THE TOWN OF WASHINGTON BI-MONTHLY TOWN BOARD MEETING
March 17, 2016

Members Present: Donald Perry, Micheal Peterson, Michael Stacy, Karen Tomesh

Staff Present: Janelle Henning, Jackie Vold

Members/Staff Absent: Jane Mueller

A quorum being present, Chrm. Peterson called to order the bi-monthly Town Board meeting of the Washington Town Board at 5:30 p.m., on Thursday, March 17, 2016, at the Town Municipal Building, 5750 Old Town Hall Road.

Pledge of Allegiance

Minutes:

Supv. Stacy moved TO APPROVE THE MINUTES OF THE FEBRUARY 18, 2016 BI-MONTHLY TOWN BOARD MEETING. The motion was seconded by Supv. Perry.

Aye 4 Nye 0

Public Hearing: Request from Andrew & Julie Benware for a Conditional Use Permit to Build an Accessory Structure in Excess of 1,200 sq. ft. at 1635 Birch Hills Drive, Eau Claire:

Rod Eslinger, Land Use Manager with Eau Claire County Planning & Development introduced the application. The garage that is being sought for approval is 40 x 64 or 2,500 sq ft. An aerial view was shown. The house is approximately 40 x 70. An accessory structure should be secondary and incidental to the parcel in Rural Housing zoning. The site is just over five acres. It is mostly wooded. The previous owner cleared the area where the building is proposed. The purpose for the garage is to store personal belongings included a motor home, boat, and collector cars. It would be divided by a partition wall and the other half would be a heated shop. The access would be from the existing driveway to the property. The building would have 14 ft. sidewalls; which is the maximum height in residential district. There are accessory buildings in the neighborhood. The request does conform to the County standards. Staff recommends approval subject to the conditions listed in the Staff Report.

Andrew Benware indicated that it may be stick built with a shingled roof and siding that matched the house. His intentions is to add some trees along the road.

Chrm. Peterson opened the public hearing. Tom Schmitt, 1901 Birch Hills Drive – does not want to see a steel building, but should tie into the aesthetics of the house.

Al Jones, 4350 Birch Hills Court – also concerned with the building tying in with the look of the house, would also like to see more screening of trees along the road. Asked about the restrictive covenants for the neighborhood.

Rod Eslinger indicated that the conditional use stays with the property.

Todd Teske, 1421 Birch Hills Drive – concerned about the precedent a building this size sets.

Chrm. Peterson indicated it is up to the home owners that are a part of the covenant to enforce their rules not the County or the Town.

Admin. Henning shared an email received by the office from Joe Pavlic, 1450 Priory Road – in favor of the request.

Chrm. Peterson closed the public hearing.

Rod Eslinger indicated that the materials for an accessory structure needs to have similar colors and roof pitch, not necessarily the same materials. The building needs to match the house.

Chrm. Peterson moved TO APPROVE THE REQUEST FROM ANDREW & JULIE BENWARE FOR A CONDITIONAL USE PERMIT TO BUILD AN ACCESSORY STRUCTURE IN EXCESS OF 1,200 SQ. FT. AT 1635 BIRCH HILLS DRIVE, EAU CLAIRE. The motion was seconded by Supv. Stacy.

Aye 4 Nye 0

The February 2016 Financial Statement was reviewed.

Checks:

Supv. Tomesh moved TO APPROVE CHECKS #025555 THROUGH #EP0316-5 TOTALING \$3,125,643.76. The motion was seconded by Supv. Stacy.

Aye 4 Nye 0

Licenses:

Supv. Perry moved TO APPROVE THE BARTENDER LICENSE FOR RIKKI M. COEN. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

Project to Convert Exterior Wall Pack Lights to LED – Budget Amendment for \$8,050:

Admin. Henning gave the Board a report from Focus on Energy outlining the existing conditions, the proposed and the savings. Since this report was submitted we received one estimate from an electrician for \$6,520 with fixtures and installation. With that she recommends the budget increase be reduced to \$7,000.00 as opposed to \$8,050.00.

Supv. Perry moved TO APPROVE THE BUDGET AMENDMENT FOR \$7,000.00 FROM ACCT #3855 #7 LGIP – BUILDING TO #8610 CAPITAL OUTLAY – BUILDING TO CONVERT EXTERIOR WALL PACK LIGHTS WITH LEDS. The motion was seconded by Supv. Tomesh.

Aye 4 Nye 0

Annual MS4 Report (Storm Water):

Admin. Henning shared highlights from the annual report. This year we have a formal intergovernmental agreement with Eau Claire County as it relates to construction site and post construction site erosion control and elicit discharge and response. Winter road management activities are now in the permit. We highlighted our material storage building in terms of keeping our materials on site. Chippewa Storm Water Forum has now been renamed to Rains to Rivers as new members are outside the Chippewa Valley.

Supv. Tomesh moved TO APPROVE THE ANNUAL MS4 REPORT (STORM WATER) AS PRESENTED. The motion was seconded by Supv. Stacy.

Aye 4 Nye 0

Ordinance No. 2016-3-17 – Official Mapping:

Admin. Henning indicated the ordinance will allow the Town to officially map what the Town has envisioned for many years as it relates to road systems; especially along our highway corridors along Hwy 93, Hwy 53 and potentially Hwy 12. This ordinance puts into place a procedure by which we could look at officially mapping some of those corridors. In the past we have indicated by bringing a road to a property boundary that when the next property develops we anticipate a road going in there. Making an official map speaks to forward thinking in terms of how the Town wants that road system to work and what would be appropriate for subdivision development or commercial development and appropriate access. This would allow the Town Board to formulate an official map.

Supv. Stacy moved TO APPROVE ORDINANCE NO. 2016-3-17 – OFFICIAL MAPPING. The motion was seconded by Supv. Perry.

Aye 4 Nye 0

Appointment of Additional Election Inspectors for the 2016-2017 Election Cycle:

Admin. Henning spoke of adding additional election inspectors to a busy 2016 season. These people have applied and may be needed to staff the elections.

Supv. Perry moved TO APPROVE PEGGY BLOMENBERG AND RICHARD STEITZ AS ELECTION INSPECTORS FOR THE 2016-2017 ELECTION CYCLE. The motion was seconded by

Supv. Tomesh.

Aye 4 Nye 0

Administrator's Report:

On March 7 & 8 our auditors were on site to perform our annual audit. No journal adjustments were needed. They will be at our April 21 meeting to give their report. The office staff is commended for following policies and procedures.

Training of elections inspectors continues. Availability of appointees has been challenging.

Spring thaw has caused several frost eruptions on Voight Road, Blackberry Road, Elderberry Road, Balsam, and Brookwood. In order to address them, we have rented a mini excavator to cut out the material, put down a geo mat to stabilize and back fill with base or millings. These will need to be paved this summer. Blackberry and Elderberry may be left in millings due to the fact they are on the 2017 schedule to be reconstructed.

Seasonal road weight limitations of 12 tons were imposed on March 8. When they will be lifted is weather dependent. Roads needs to dry out.

The DNR program to pick up deer kill has been limited to State highways only. Counties and municipalities are now required to pick up deer. We have very few that we pick up. We will contract with the same individual that the County will use. If they can get to them on a timely basis we will use them, if not our road crew will dispose of them with our refuse hauler.

Chairman's Report:

None

Supervisor's Report:

Supv. Perry gave a brief report regarding the first Planning Commission meeting on March 9. It was an orientation meeting. Looking forward to working with the group.

Citizens Input:

None

Future Zoning Requests:

None

Items for Next Meeting's Agenda:

None

Adjournment:

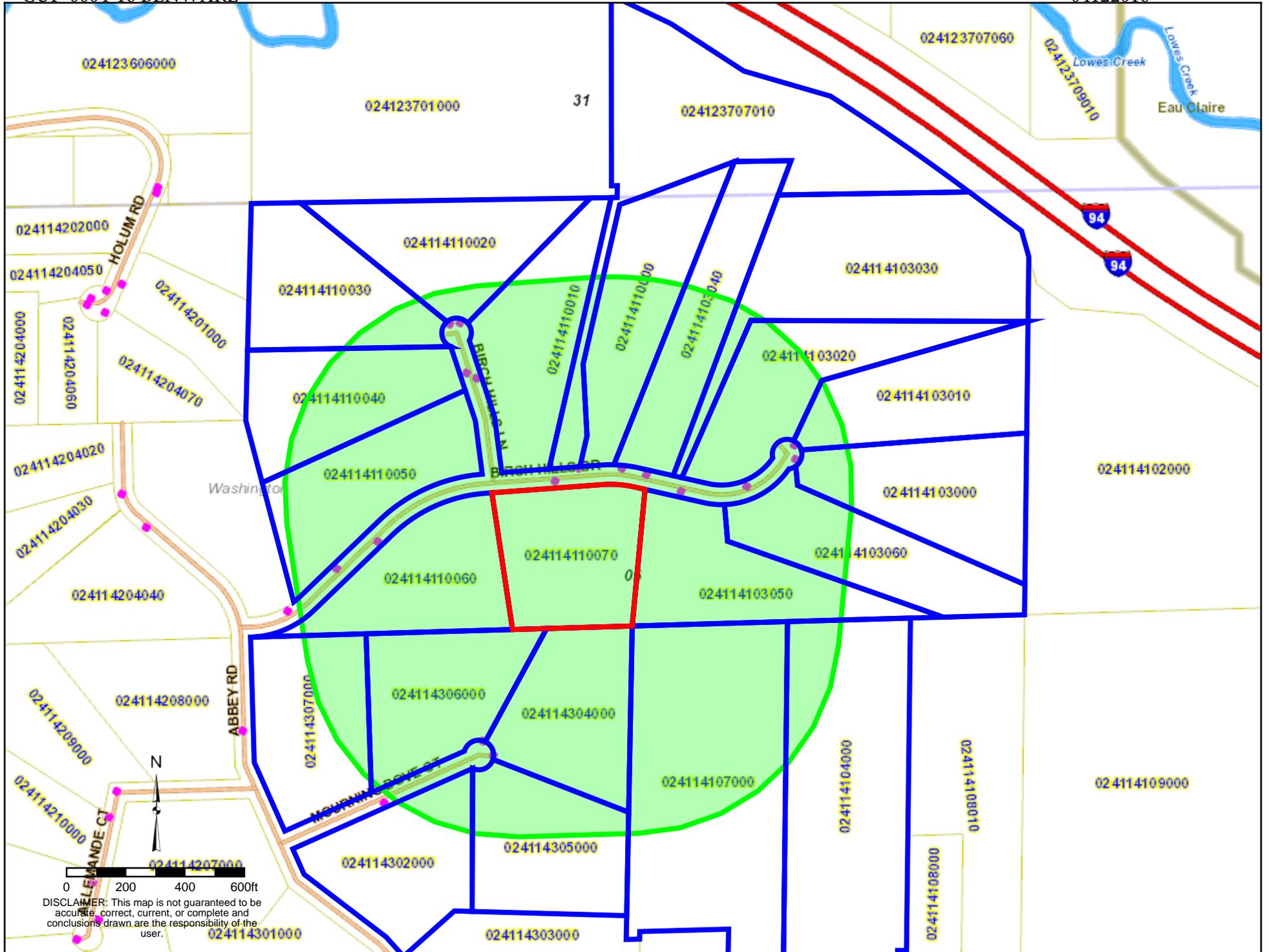
Supv. Perry moved TO ADJOURN. The motion was seconded by Supv. Mueller. The meeting adjourned at 6:25 p.m.

Aye 5 Nye 0

THE BOARD'S NEXT MEETING WILL BE ON APRIL 21, 2016 AT 5:30 P.M.
AT THE TOWN MUNICIPAL BUILDING, 5750 OLD TOWN HALL ROAD.

Jackie Vold
Deputy Clerk/Administrative Assistant

Attendance: Rod Eslinger, Andrew Benware, Julie Benware, Christian LeMay, Tom Schmitt,
Todd Teske, Al Jones, Morgan Luncour



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

Parcel Id	NAME	ADDRESS	CITY	STATE	ZIP
1802422609061200000	BAUER, WILLIAM	1602 BIRCH HILLS DR	EAU CLAIRE	WI	54701-5406
1802422609062400000	FREYMILLER, MITCHELL	1740 MOURNING DOVE CT	EAU CLAIRE	WI	54701-9465
1802422609061200000	GILMER, NORMAN F & JUDITH L	1440 BIRCH HILLS DR	EAU CLAIRE	WI	54701
1802422609062100000	GREEN, PAUL W & JODEA L	4433 BIRCH HILLS CT	EAU CLAIRE	WI	54701
1802422609061300000	GRIFFITH, CONSTANCE L	1356 PRIORY RD	EAU CLAIRE	WI	54701
1802422609062100000	JONES, D ALFRED & PEGGY J	4350 BIRCH HILLS CT	EAU CLAIRE	WI	54701
1802422609062100000	KOSTMAN, TODD W & MICHELE A	1620 BIRCH HILLS DR	EAU CLAIRE	WI	54701
1802422609062400000	MADDEN TRUST	1730 MOURNING DOVE CT	EAU CLAIRE	WI	54701-9465
1802422609062100000	MINNIHAN, RICHARD	4408 BIRCH HILLS LN	EAU CLAIRE	WI	54701-9468
1802422609061300000	PAVLIC, JOSEPH A	1450 PRIORY RD	EAU CLAIRE	WI	54701-9473
1802422609062100000	REUTER, STEVEN	4370 BIRCH HILLS CT	EAU CLAIRE	WI	54701
1802422609062100000	SCHLAGETER, DAVID J & MARY H	1902 BIRCH HILLS DR	EAU CLAIRE	WI	54701-9469
1802422609061200000	SCHMITT, PATRICK J & LINDA D	1531 BIRCH HILLS DR	EAU CLAIRE	WI	54701
1802422609062100000	SCHMITT, THOMAS M & BARBARA J	1901 BIRCH HILLS DR	EAU CLAIRE	WI	54701
1802422709314300000	SMITH, ROBERT	1600 BIRCH HILLS DR	EAU CLAIRE	WI	54701-5406
1802422609062400000	SOBOROWICZ, JOHN	1825 MOURNING DOVE CT	EAU CLAIRE	WI	54701-9465
1802422609061200000	TESKE, TODD A & ELLEN S	1421 BIRCH HILLS DR	EAU CLAIRE	WI	54701
1802422609061200000	WESTPHAL, ALAN	1408 BIRCH HILLS DR	EAU CLAIRE	WI	54701-9467



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

Housing & Community Development
839-6240
Emergency Services Management
839-4736
Real Property Description
839-2984
Land Use Controls
839-4743
Building Inspection
839-2944
Land Conservation
839-6226
Planning
839-5055
County Surveyor
839-4742

REPORT:

TO: COMMITTEE ON PLANNING AND DEVELOPMENT

FROM: Jared Grande, Land Use Technician

DATE: April 20, 2016

RE: Ron and Laura Wolf CSM – Section 32, T25N-R10W, Town of Drammen

Laura Wolf, Owner, submitted a concept certified survey map (CSM) to the department for approval to create a two lot CSM in the SE ¼ of the NW ¼, the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼ of Section 32, T25N-R10W in the Town of Drammen. The property is zoned A-2 Agriculture-Residential and A-P Agricultural Preservation.

The map is being presented to the committee because of the unusual lot configuration of proposed lot 1. The proposal is to section off 6.92 acres +/- that was recently rezoned into A-2 to allow a family member to sell the existing home and outbuildings and to retain the remaining 82 acres +/- for family hunting use. Outlot 1 is created due to the lot not having the required road frontage for the A-P district and would have a recorded easement for access purposes on the north property boundary.

Section 18.82.060.A of the subdivision code requires that the size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.

Under 18.77.070 of the subdivision control code, the committee can grant variances to Chapters 18.82, 18.83, and 18.84 of the code. The committee must find that there is exceptional or undue hardship in the request; it is not detrimental to the public good, and without impairment to the intent and purpose of the code. The committee must consider all the facts and testimony when deliberating this matter.

Staff supports lot configurations with simple geometric shaped lots. The configuration of the proposed development is ideal, it will follow the existing access easement and ¼ - ¼ section line.

Staff recommends that the committee state findings to support their decision to grant or deny the request. The following reasons may be used to support approving the request:

- ❑ The variance will not be detrimental to the public good, the spirit and purpose of the code will be upheld.
- ❑ The lot configuration is ideal with the configuration of the owner's property in relation to the division to sell the house and accessory structures while also maintaining the existing farmland.
- ❑ The purpose of the Subdivision Control Code will be upheld.

Jared,

Thanks again for your help yesterday. I spoke with Margie Rice today and she is somewhat willing to meet with us so I'm to call her back later this week after she speaks to her son. Meanwhile, here is my statement on the unusual lot size. Please let me know if there is something else I should have mentioned.

"We are requesting that a variance for unusual lot configuration be approved for the recently rezoned property that includes the residence, associated buildings, and surrounding property of approximately 7 acres.

The lot is primarily shaped that way because of the historical change in the location of State Highway 37. We purchased the property in 1993 with the configuration that is currently in place along Hwy 37. So we don't have a choice in what that part of the lot looks like. The remaining lines were placed to minimize agricultural impact of the remaining acreage surrounding the new parcel.

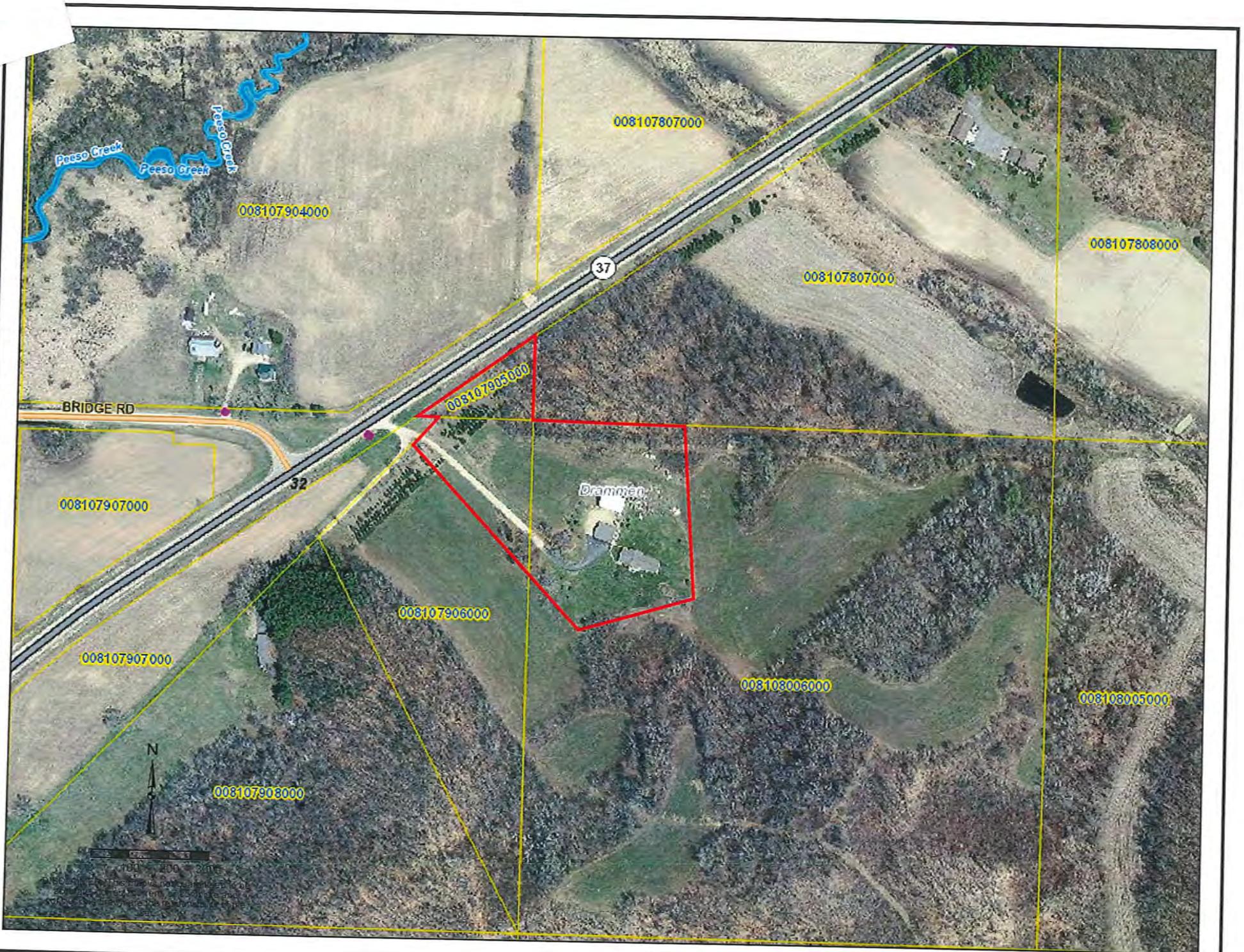
We have requested the separation of the new parcel to sell the residence and outbuildings, and to keep the 80+ acres remaining for family hunting use."

Jim Scheffler just called for an update while I was writing this. He said that he got an e-mail from the County about two weeks ago stating that for the next 6 weeks regulations were going back to 2015 rules until some things were looked at closer. So it is Jim's understanding that the 35+ acres in back of the house would not need to be an outlot. Just passing that along. I don't know the rules - just trying to follow them!

So I'll wait to hear from you on the possible meeting on April 26, and I will update you once I hear from Margie Rice.

Thanks.

Laura Wolf



Eau Claire County Parcel Mapping



1 inch = 250 feet

PLSS Lines

- Meander Line
- Forty Line
- Quarter Section Line
- Section Line

Parcel Lines

- Parcel Line
- Extended Parcel Line
- - Tie Line
- Extended Tie Line
- Road Right-of-Way Lines

Platted Lands

- Certified Survey Map
- Condominium Plat
- Assessors or Subdivision Plat

Navigability

- Navigable
- Non-Navigable

Alternate Number = 026107103000
Survey Map Index Number = S-2769

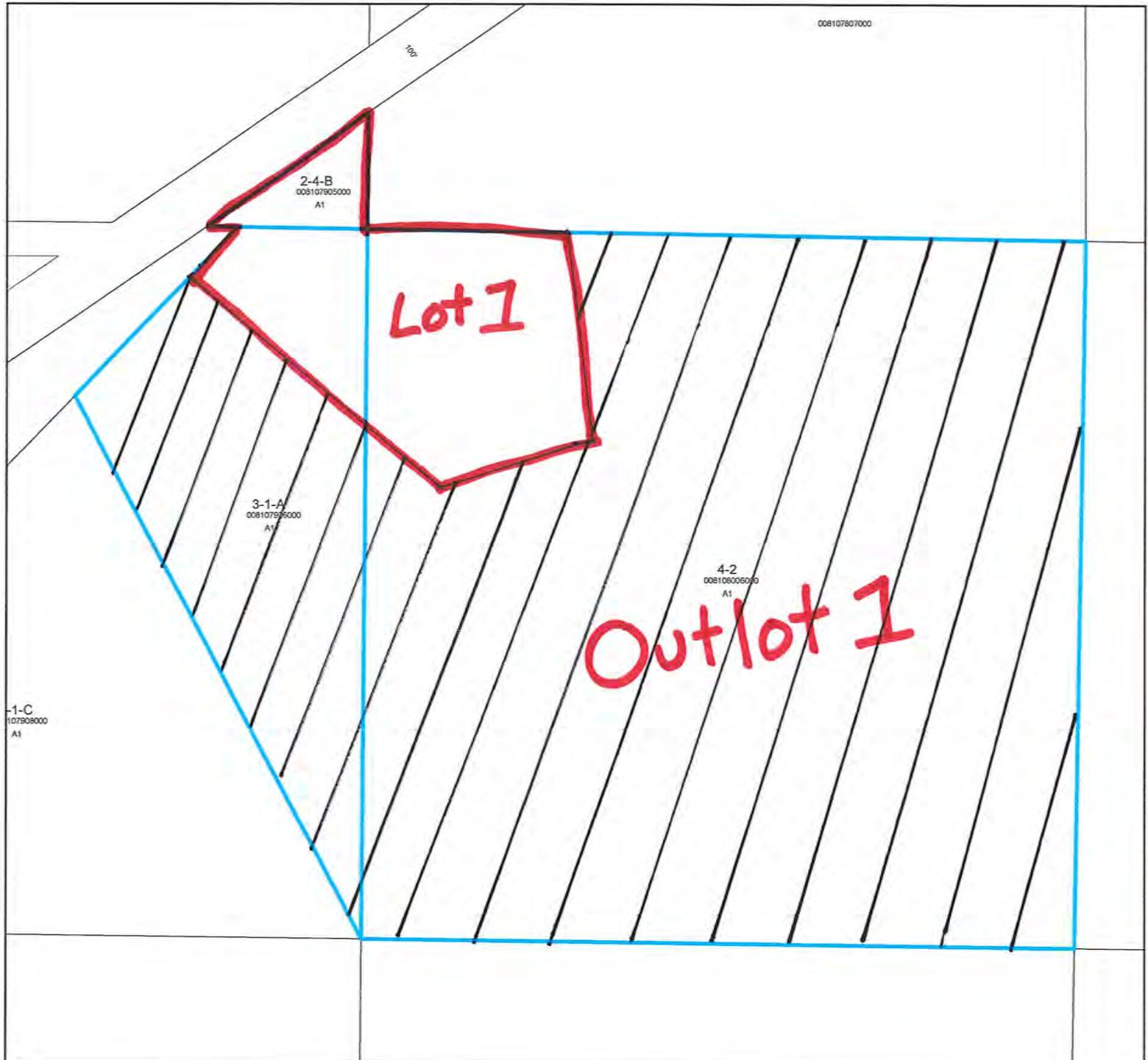
Parcel Mapping Notes:

The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARR_A4_LW_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, completeness, or otherwise; and the user relies on the map and results solely at their own risk.

Date:
Aerial Photography Flight Spring 2013
Information Current January 1, 2013



EXISTING ZONING & COMPREHENSIVE PLAN FUTURE LAND USE



Existing Zoning

1 inch = 666.666667 feet



- All Other Zoning
- A1 - Exclusive Agricultural District
- A2 - Agriculture/Residential District
- A3 - Agriculture District
- AP - Agriculture/Preservation
- AR - Farming Agricultural Residential District
- C1 - Neighborhood Business District
- C2 - General Business District
- C3 - Highway Business District
- F1 - Exclusive Freeway District
- F2 - Freeway District
- I1 - Non-served Industrial District
- I2 - Served Industrial District
- R10 - Single Family Residential District Large Lot
- R15 - Single Family Residential District
- R2 - Two Family Residential District
- R3 - Multiple Family Residential District
- RR - Rural Residential District

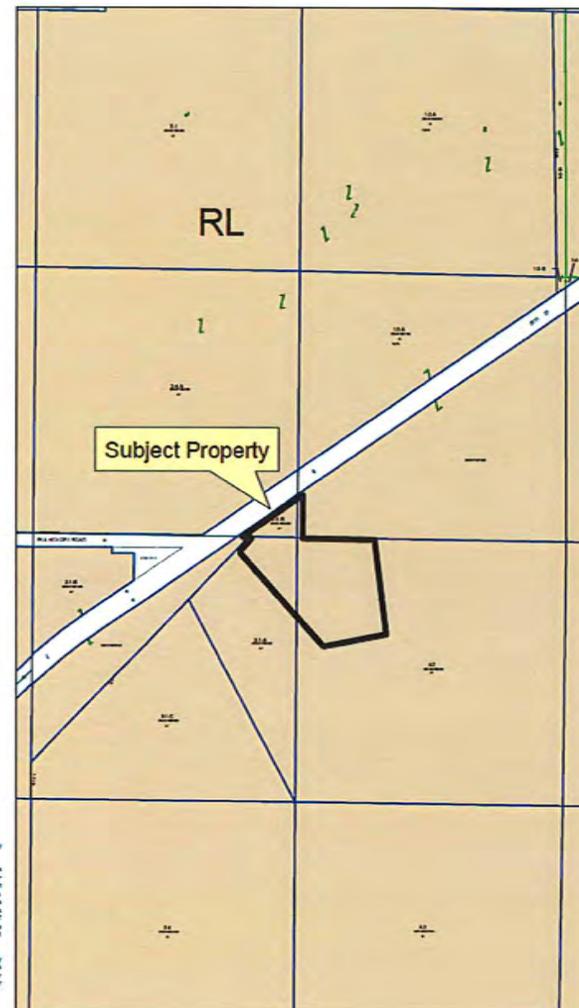
- Commercial Industrial
- County Forest
- Natural Resource Protection
- Park and Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Medium Density Residential
- Rural Industrial
- Rural Land
- Rural Residential
- Rural Residential-Mobile Home
- Rural Transition
-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



Parcel Mapping Notes:
 The reference datum is based on the Eau Claire County Coordinate System NAD_83_2011_EPSG_4314_EauClaire_Feet.
 This map is a collection of public record information and was prepared as an ongoing commitment to provide timely and accurate information to the public. This map is intended for informational use only. Although professional 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 Licensed Land Surveyor to determine precise property location.
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Existing Future Land Use

1 inch = 667 feet



VIOLATION STATUS REPORT
Cases Reported Between 01/01/2013 and 03/31/2016

Case #	Date Opened	Current Status	Status Date	Comply By Date(s)	Violation Type / Category	Alt# / PIN	Parcel #	Municipality Name
V-1659-13	01/29/2013	Active	08/25/2014	02/18/2013	Building Code / General Zoning	002125704010 / 1800222506361300002 / 25.6.36.1-3-B		
Name(s):	William D & Mary J Borntreger (Owner) William D & Mary J Borntreger (Violator)				Address(es) of Violation:	S15292 GERTH RD		
Description of Violation: All New Homes Require A State Uniform Dwelling Code Permit And Inspections From Eau Claire County Building Inspector At Planning And Development Department .								
Compliance Steps: Apply For Permits On Attached Forms.								
Ordinance Info: Section: Building Code Number: COMM.20.18 & 15.01.050. Description:								
Correspondence: Type Second Notice / Follow Up Letter Sent Date 04/15/2015 Deadline Date 05/13/2015 Comments								
V-1681-14	02/28/2014	Active	08/25/2014	03/20/2014	Building Code / General Zoning	010108202000 / 1801022505342100001 / 25.5.34.2-1		
Name(s):	William L Borntreger (Owner) Rudy W Borntreger (Owner) Sadie D Borntreger (Owner) Daniel W Borntreger (Owner) Daniel W Borntreger (Violator)				Address(es) of Violation:	E27380 N FRONT ST		
Description of Violation: Refusing To Obtain A Wisconsin Uniform Building Permit For The Home The Resident Is Currently Residing In								
Compliance Steps: Obtain The Necessary Permits For The Home The Resident Is Currently Residing In . The Permits Will Be Doubled.								
Ordinance Info: Section: Number: 15.01.050.A. Description:								
Correspondence: Type Sent Date Deadline Date Comments								
V-0014-14	08/07/2014	Active	09/16/2014	09/06/2014	Temporary Use	014110705000 / 1801422707351100004 / 27.7.35.1-1-D		
Name(s):	Curtis L Rye (Owner) Curtis L Rye (Violator)				Address(es) of Violation:	E16825 COUNTY ROAD N		
Description of Violation: On June 14, 2011 The Owner Was Granted A Conditional Use Permit (Cup) For The Placement Of A Trailer Home For A Time Of Three Years . On June 14, 2014 The Cup Expired And The Department Has Not Received An Application For An Extension Of Another Three Years Or Permits For A Dwelling .								
Compliance Steps: Either Remove The Structure, Apply For A Cup For Another Three Years, Or Obtain The Necessary Permit(S) For A Permanent Residence. You Must First Get Approval From The City/County Health Department For The Proper Sizing Of The Existing Sanitary System Or Apply For A New System .								
Ordinance Info: Section: Zoning Code Number: 18.30.080.C. Description: Temporary Placement Of Of Single Family Structure Less Than 24 Feet For Up To 3 Years Under Contract.								
Correspondence: Type First Notice / Violation Letter Sent Date 08/07/2014 Deadline Date 09/04/2014 Comments								
Correspondence: Type Second Notice / Follow Up Letter Sent Date 09/24/2015 Deadline Date 10/09/2015 Comments								
V-0001-15	01/28/2015	Active	01/28/2015	02/27/2015	Building Code / Building	010107407000 / 1801022505311400001 / 25.5.31.1-4		
Name(s):	Joe W & Emma E Yoder (Owner) Joe W & Emma E Yoder (Violator)				Address(es) of Violation:	E24833 POWERLINE RD E25011 STAGECOACH RD		
Description of Violation: The Property Owner Is Occupying The Home Prior To A Final Occupancy Inspection . The Building Inspector Conducted An Inspection On December 31, 2014 And Observed That No Smoke Or Co2 Detectors Were Installed In The Residence Per Sps 321.09(2)(B) And Sps 321.097(2)(C)(2) Of The Uniform Dwelling Code.								
Compliance Steps: Call For A Final Inspection Of The The Smoke And Co2 Detectors Installed Per Udc Codes And In Working Condition . The Home Shall Not Be Occupied Until The Home Is In Compliance And Approved By The Building Inspector.								
Ordinance Info: Section: Building Code Number: 15.01.010 Description:								
Ordinance Info: Section: SPS Number: 321.09(2)(B)&321.097(2)(C)(2) Description:								
Correspondence: Type First Notice / Violation Letter Sent Date 01/28/2015 Deadline Date 02/09/2015 Comments								

VIOLATION STATUS REPORT

Cases Reported Between 01/01/2013 and 03/31/2016

Case #	Date Opened	Current Status	Status Date	Comply By Date(s)	Violation Type / Category	Alt# / PIN	Parcel #	Municipality Name
V-0014-15	03/11/2015	Active	10/19/2015	04/10/2015	Junk Vehicles / General Zoning	004101302000 / 1800422610023200004 / 26.10.2.3-2-D		
Name(s):	Gregg R Slowik (Owner) Gregg R Slowik (Violator)				Address(es) of Violation:	W3831 SERVICE RD		
Description of Violation: There Are Multiple Vehicles On The Property Not Stored In An Approved Structure Along With Many Building Materials /Miscellaneous Items In The Driveway.								
Compliance Steps: Call Me Directly To Set Up An Onsite Inspection With You Of Your Property . I Sent Out A Previous Letter Dated October 19, 2015 That I Have Attached With This Letter. Since That Letter, Our Office Has Not Received Any Correspondence From You.								
Ordinance Info: Section: Zoning Code Number: 18.25.010.I.2 Description: Section: Zoning Code Number: 18.02.020.88. Description:								
Correspondence:	Type	Contact Letter		Sent Date	03/13/2015	Deadline Date	04/10/2015	Comments
Correspondence:	Type	Contact Letter		Sent Date	10/19/2015	Deadline Date	11/18/2015	Comments
Correspondence:	Type	First Notice / Violation Letter		Sent Date	11/18/2015	Deadline Date	12/03/2015	Comments
V-0016-15	03/19/2015	Active	03/14/2016	04/18/2015	Junk Vehicles / General Zoning	020110610000 / 1802022709123209000 / 27.9.12.3-2-A		
Name(s):	Gary A & Monica J White (Owner) Gary A & Monica J White (Violator)				Address(es) of Violation:	5175 OLSON DR		
Description of Violation: The Property Has Multiple Vehicles Parked In The Front Yard Not On An Improved Driveway Area .								
Compliance Steps: In Residential Zoned Districts, Parking In A Required Front Yard Is Prohibited Except For Improved Driveway Areas . The Property Is Zoned Rh - Rural Homes District Which Is A Residential Designated Zoning District. On April 07, 2016, There Were Multiple Vehicles Parked In The Front Yard On An Unimproved Driveway Area . The Vehicles Either Need To Be Stored In An Approved Structure Or Removed From The Property. Failure To Contact Staff To Set Up A Time To Meet Onsite May Result In Further Legal Action .								
Ordinance Info: Section: Zoning Code Number: 18.25.010.G.2 Description:								
Correspondence:	Type	First Notice / Violation Letter		Sent Date	05/15/2015	Deadline Date	09/08/2015	Comments
Correspondence:	Type	Second Notice / Follow Up Letter		Sent Date	08/21/2015	Deadline Date	09/08/2015	Comments
Correspondence:	Type	Second Notice / Follow Up Letter		Sent Date	04/11/2016	Deadline Date	04/25/2016	Comments SENT THIS NOTICE VIA CERTIFIED MAIL.
V-0021-15	03/25/2015	Active	03/25/2015	04/24/2015	Construction Without Permit / General Zoning	020123005000 / 1802022708093202002 / 27.8.9&10:298:4		
Name(s):	John R & Patricia A Spate (Owner) John R & Patricia A Spate (Violator)				Address(es) of Violation:	8009 OLSON DR		
Description of Violation: Started Construction On A Single Family Home Without First Obtaining The Necessary Permit(S)								
Compliance Steps: Either Remove The Structure From The Property And Call For An Inspection Or Obtain The Necessary Permit (S) Which The Fee Will Be Doubled. The Sanitary Will Need To Be Addressed Prior To The Issuance Of A Land Use Permit. The Eau Claire City-County Health Department Would Be The Point Of Contact For Sanitary .								
Ordinance Info: Section: Zoning Code Number: 18.31.040.A Description:								
Correspondence:	Type	First Notice / Violation Letter		Sent Date	03/25/2015	Deadline Date	04/22/2015	Comments
V-0017-15	04/15/2015	Active	04/15/2015	04/19/2015	Construction Without Permit / Building	010104306000 / 1801022505194100001 / 25.5.19.4-1		
Name(s):	Jacob C Shrock (Owner) Clara S Shrock (Owner) Clara S Shrock (Violator)				Address(es) of Violation:			
Description of Violation: Living In A Building With No Building Permits. Will Not Let Us Inspect Building. No Trespassing Sign								
Compliance Steps: Owner Must Get Proper Building Permits And Allow The Building Inspector To Inspect The Property For Compliance . This Includes Submitting A Completed Udc Building Permit Application With Building Plans And Payment For Building Permit (Double Fee For Building Before Permit Is Issued). Must Also Have Approved Access Permit From The Town Of Fairchild .								
Ordinance Info: Section: Building Code Number: 15.01.010 Description:								
Correspondence:	Type	First Notice / Violation Letter		Sent Date	04/15/2015	Deadline Date	05/13/2015	Comments

VIOLATION STATUS REPORT
Cases Reported Between 01/01/2013 and 03/31/2016

Case #	Date Opened	Current Status	Status Date	Comply By Date(s)	Violation Type / Category	Alt# / PIN	Parcel #	Municipality Name
V-0019-15	04/15/2015	Active	04/15/2015	04/19/2015	Building Code / Building	010107408000 /	1801022505312100001 / 25.5.31.2-1	
Name(s):	Edward C & Lena E Borntreger (Owner) Edward C & Lena E Borntreger (Violator)				Address(es) of Violation:	E24364 POWERLINE RD		
Description of Violation: Built A Large House Addition Onto An Existing Mobile Home Without Building Or Zoning Permits . The Home Is Within 300 Feet Of A Travis Creek Which Is Within Shoreland Zonig. The House May Be In Floodplain Or Wetland Area As Well .								
Compliance Steps: The Owner Must Submit A Completes Udc Building Permit Application And Zoning Permit Application (Shoreland Zoning). They Must Pay For Above Permits And Allow The Building And Zoning Inspector'S To Inspect The Property For Compliance. The Above Includes Getting Building And Site Plans To Eau Claire County Planning And Development .								
Ordinance Info: Section: Building Code Number: 15.01.010 Description:								
Correspondence: Type First Notice / Violation Letter Sent Date 04/15/2015 Deadline Date 05/13/2015 Comments								
V-0055-15	08/25/2015	Active	08/25/2015	09/24/2015	Construction Without Permit / General Zoning	024103902030 /	1802422608201100004 / 26.8.20.1-1-F	
Name(s):	John F Iii Bast (Owner) John F Iii Bast (Violator)				Address(es) of Violation:	7412 BERNHARDT RD		
Description of Violation: Property Owner Has Constructed A Shed Without First Obtaining The Necessary Permit (S).								
Compliance Steps: This Is The 2Nd Notice Of Violation. Either Remove The Structure And No Permit(S) Will Be Required Or Obtain The Necessary Permit(S) That Will Be After The Fact (Double Feed). The Structure Needs To Meet The Setback Requirements .								
Ordinance Info: Section: Zoning Code Number: 18.31.040.A. Description:								
Correspondence: Type First Notice / Violation Letter Sent Date 10/16/2015 Deadline Date 11/02/2015 Comments								
Correspondence: Type Second Notice / Follow Up Letter Sent Date 11/06/2015 Deadline Date 11/20/2015 Comments								
V-0057-15	09/03/2015	Active	09/03/2015	10/03/2015	Construction Without Permit / General Zoning	002124110000 /	1800222506282400002 / 25.6.28.2-4-B	
Name(s):	Edward F & Anna Borntreger (Owner) Edward F & Anna Borntreger (Violator)				Address(es) of Violation:	S14338 COUNTY ROAD M		
Description of Violation: Construction Of A Barn That Is In Both The Shoreland And Floodplain Overlay District Without First Obtaining The Necessary Permit (S). If It Is Found That The Structure Is In The Floodplain Overlay District With No Base Flood Evelavtion (Bfe) Established, We Would First Require That An H&H Study Be Done To Determine The Bfe To Know If They Are In Fact In The Floodway Or Flood Fringe Or Removed From The Floodplain.								
Compliance Steps: Either Remove The Structure Or Apply For The Necessary Permit(S) To Be In Compliance With The Eau Claire County Code .								
Ordinance Info: Section: Number: Description:								
Correspondence: Type Sent Date Deadline Date Comments								
V-0062-15	10/15/2015	Active	10/15/2015	11/14/2015	Home Occupation / General Zoning	020114003000 /	1802022709151200014 / 27.9.15.1-2-N	
Name(s):	Michael G Moss (Owner)				Address(es) of Violation:	1025 MCKINLEY RD		
Description of Violation: There Is Substantial Carving Of The Logs Onsite With The Chainsaw Running Constantly . There Is A Trailer That The Owner/Tenant Uses To Sell The Sculptures .								
Compliance Steps: On October 22, 2015 We Spoke Regarding The Potential Violation . It Was Noted That The Carving Was Going To Be Reduced . At This Time, There Has Been No Reduction In The Carving Activity Onsite. Discontinue The Carving Of Sculptures On The Property And Remove Associated Materials /Items.								
Ordinance Info: Section: Zoning Code Number: 18.03.070 Description:								
Correspondence: Type First Notice / Violation Letter Sent Date 04/11/2016 Deadline Date 05/11/2016 Comments								

VIOLATION STATUS REPORT
Cases Reported Between 01/01/2013 and 03/31/2016

Case #	Date Opened	Current Status	Status Date	Comply By Date(s)	Violation Type / Category	Alt# / PIN Parcel #	Municipality Name
V-0064-15	10/16/2015	Active	10/16/2015	11/15/2015	Zoning Standards / General Zoning	022102104000 / 1802222710081100001 / 27.10.8.1-1-A	
Name(s):	Wayne R & Marjorie N Peters (Owner) Wayne R & Marjorie N Peters (Violator)				Address(es) of Violation:	7911 PARTRIDGE RD	
Description of Violation: There Are Structure(S) On The Property That Have Not Received Any Permits . There Are Also Miscellaneous Items On The Property That Need To Be Cleaned Up . The House On The Property Needs To Be Evaluated To See If It Is A Habitable Structure Or If It Needs To Be Condemned .							
Compliance Steps: Call Me Directly To Set Up An Onsite Inspection With Both The City/County Health Department, Yourself, And I Determine The Status Of The Property And How To Bring It Into Compliance Moving Forward.							
Ordinance Info: Section: Zoning Code Number: 18.31.040.A. Description: Section: Number: Description:							
Correspondence: Type First Notice / Violation Letter Sent Date 10/16/2015 Deadline Date 11/15/2015 Comments							
V-0071-15	12/04/2015	Active	12/04/2015	01/03/2016	Construction Without Permit / General Zoning	020118607000 / 1802022709124302004 / 27.9.12.124.1:5	
Name(s):	Max A Stevens (Owner) Max A Stevens (Violator)				Address(es) of Violation:	5508 WINGET DR	
Description of Violation: There Is An Accessory Structure Located On The Property Without First Obtaining The Necessary Permit (S). The Structure Has Been Placed Over A Property Line .							
Compliance Steps: Either Remove The Accessory Structure Or Obtain The Necessary After-The-Fact Permit(S) Which Will Be Double Feed. The Adjacent Property Owner Which Part Of The Structure Has Been Placed On Has Written Staff A Letter Granting Permission To The Property In Violation To Enter The Property For The Sole Purpose Of Removing The Building .							
Ordinance Info: Section: Zoning Code Number: 18.31.040.A.1. Description:							
Correspondence: Type Contact Letter Sent Date 12/04/2015 Deadline Date 01/03/2016 Comments							
Correspondence: Type First Notice / Violation Letter Sent Date 01/28/2016 Deadline Date 02/12/2016 Comments							
V-0072-15	12/08/2015	Active	12/08/2015	01/07/2016	Junk Vehicles / General Zoning	020109701000 / 1802022709113409004 / 27.9.11.3-4-B & 3-4-Y	
Name(s):	Knut D Forest (Owner) Knut D Forest (Violator)				Address(es) of Violation:	4312 TOWER DR	
Description of Violation: This Notice Of Violation Is A Follow-Up To The Initial Letter Dated December 08, 2015 Due To No Contact Being Made To The Planning And Development Department . In Residential Districts, Parking In A Required Front Yard Is Prohibited Except For Improved Driveway Areas .							
Compliance Steps: Call For An Onsite Inspection With You Of Your Property To Determine How To Bring Your Property Into Compliance .							
Ordinance Info: Section: Zoning Code Number: 18.25.010.G.1 Description:							
Correspondence: Type Contact Letter Sent Date 12/08/2015 Deadline Date 01/07/2016 Comments							
Correspondence: Type First Notice / Violation Letter Sent Date 04/12/2016 Deadline Date 04/26/2016 Comments							
V-0001-16	01/08/2016	Active	01/08/2016	02/07/2016	Junkyard Materials / General Zoning	024204008000 / 1802422709321102037 / 27.9.32.26:2:17	
Name(s):	Robert L Knutson (Owner)				Address(es) of Violation:	3411 HALSEY ST	
Description of Violation: Property Has Junkyard Materials In The Front Yard . There Is A Trailer With Washers And Dryers On It Along With Other Items .							
Compliance Steps: Call For An Onsite Inspection Of The Property To Determine What Is/Isn't A Violation.							
Ordinance Info: Section: Number: Description:							
Correspondence: Type Sent Date Deadline Date Comments							

VIOLATION STATUS REPORT
Cases Reported Between 01/01/2013 and 03/31/2016

Case #	Date Opened	Current Status	Status Date	Comply By Date(s)	Violation Type / Category	Alt# / PIN Parcel #	Municipality Name
V-0003-16	01/28/2016	Active	01/28/2016	02/27/2016	Sign - No Permit / General Zoning	024110402000 / 1802422708303100007 / 27.8.30.3-1-G	
Name(s):	Michael K Benrud (Previous Owner) Andrew P Burgess (Previous Owner) Pretasky Rentals Inc (Owner)				Address(es) of Violation:	6800 US HIGHWAY 12	
Description of Violation: There Was A Wall Sign Erected 'Ppg Pittsburgh Paints' Without First Obtaining The Necessary Permit.							
Compliance Steps: The Property Being Zoned I-1 Allows 4 Signs Per Lot. As Of Now, The Property Has Been Issued 4 Sign Permits. Either Remove The New Sign Or An Existing Sign And Apply For A Permit.							
Ordinance Info:	Section:		Number:		Description:		
Correspondence:	Type		Sent Date		Deadline Date	Comments	
V-0008-16	03/29/2016	Active	03/29/2016	04/28/2016	Other - Specify / General Zoning	022104305000 / 1802222710141400005 / 27.10.14.1-4-E	
Name(s):	Leonard D & Kim M Ducommun (Owner) Leonard D & Kim M Ducommun (Violator)				Address(es) of Violation:	2340 PRESTON RD	
Description of Violation: The Property Is Exceeding The Allowed Nonconforming Use Of The Auto Repair Business . They Have Too Many Vehicles Stored Outside.							
Compliance Steps: Set Up A Time To Meet With Staff Onsite To Go Over The Violation Of Exceeding The Allowed Nonconforming Use .							
Ordinance Info:	Section:		Number:		Description:		
Correspondence:	Type	Contact Letter	Sent Date	03/29/2016	Deadline Date	04/28/2016	Comments
V-0009-16	03/29/2016	Active	03/29/2016	04/28/2016	Operating a Business Without a Permit / General Zoning	012112506000 / 1801222707311400001 / 27.7.31.1-4-A	
Name(s):	Fred F & Lynn A Hayworth (Owner)				Address(es) of Violation:	S3700 KOPPLIN RD	
Description of Violation: The Property Zoned Ap Is Operating A Business Without First Obtaining The Necessary Permit (S).							
Compliance Steps: Either Obtain The Necessary Permit(S) To Operate The Business Onsite Or Discontinue Th Business On The Property .							
Ordinance Info:	Section:		Number:		Description:		
Correspondence:	Type	Contact Letter	Sent Date	03/29/2016	Deadline Date	04/28/2016	Comments

APPLICATION

Name of Commission, Board or Committee: LEPC

Date: 4/1/16

Name: STEVE VARGO

Address: 627 RUSTY CT.

City/Village: ALTOONA

E-mail Address: STEVE.VARGO@EAUCLAIREWI.GOV

Are you a County Resident? () yes () no

Home Phone: _____

Alternate Phone: 308-1272

Received
APR 01 REC'D
Eau Claire County
Administration

QUALIFICATIONS

Please be as specific as possible; include information that is targeted toward the Commission, Board or Committee you are applying for. You may attach your personal resume to this application. Please attach additional pages if necessary.

BATTALION CHIEF WITH ECFD
HAR-MAT TEAM COORDINATOR (EC/CHIPPEWA FALLS - TYPE I TEAM)

Return to:
Office of the County Administrator
Attn: Sharon Rasmusson
721 Oxford Avenue, Room 2570
Eau Claire, WI 54703-5481

For Official Use	Retention: _____
	Appointed: _____
	Confirmed: _____

APPLICATION

Name of Commission, Board or Committee LOCAL EMERGENCY PLANNING Comm.

Name CHRISTOPHER REEDY Date 3/30/2016

Address 1807 ASBE Hill Dr. City/Village Eau Claire

Email Address cdreedy@live.com

Are you a County Resident? yes no

Phone # (Home) 715-552-1736

Phone # (Work) 715-889-3800 (if applicable) ext. Ø

Received
APR 11 REC'D
Eau Claire County
Administration

LIST QUALIFICATIONS

Please be as specific as possible; include information that is targeted towards the Commission, Board, or Committee you are applying for. You may attach your personal resume to this page.

If you need more space, please attach additional sheets of paper.

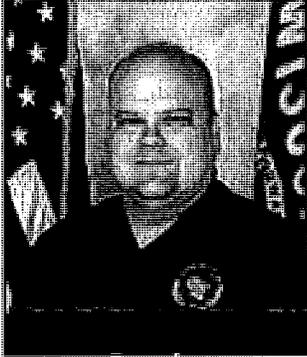
FOR THE PAST

15 YEARS I HAVE BEEN INVOLVED IN MANY ASPECTS OF PUBLIC SAFETY. I HAVE BEEN A 911 DISPATCHER, A PARAMEDIC, A FIREFIGHTER (VOLUNTEER) AND A FIRE CHAPLAIN. I HAVE WORKED IN BOTH THE PRIVATE & PUBLIC SECTORS IN THE EAU CLAIRE REGION. I HAVE WORKED AT MAYO CLINIC MEDICAL TRANSPORT, TOWNSHIP FIRE DEPARTMENT, AND WISCONSIN STATE PATROL. I AM ALSO CURRENTLY WORKING TOWARD OBTAINING MY EMERGENCY MANAGER CERTIFICATION THROUGH WISCONSIN EMERGENCY MANAGEMENT.

Return to:

Sharon Rasmusson
County Administrator's office
721 Oxford Ave. - Room 3520
Eau Claire, WI 54703-5481
Sharon.Rasmusson@co.eau-claire.wi.us

Christopher D. Reedy



1807 Abbe Hill Dr., Eau Claire, WI 54703
715-552-1736 (h) 715-579-7202 (c)
cdreedy@live.com; Christopher.reedy@dot.wi.gov

OBJECTIVES

To obtain a leadership position in the areas of Public Service and Emergency Management.

EDUCATION

Crossroads College

May, 1997

Associate of Arts, Bachelor of Science: Major of Biblical Studies and Theology, Minor in Music Ministry, Minor in Youth Ministry.

Rochester Community and Technical College

2003

Intensive Care Paramedic Certificate.

EXPERIENCE

Law Enforcement Dispatcher | Wisconsin State Patrol

August 12th 2013 - Present

I dispatch law enforcement officers of the Wisconsin State Patrol for calls for assistance, both emergent and non-emergent; I assist law enforcement officers as they enforce the laws in the Northwest Region, specifically the Eau Claire Post. I utilize computer aided dispatch software, business software, business phone systems and complex radio systems to accomplish my duties.

Resident Dispatcher | **Township Fire Department, Inc.**

February 2009 – August 2013

I lived in housing provided by the fire department and provided dispatching and administrative support to the department and its officers 24 hours a day, 7 days a week. I used a computerized radio system, a business phone system and other software to enhance my ability to provide dispatch services for sending fire equipment and personnel to requests for emergent and non-emergent fire services within the communities served. I supervised the hiring, recruitment and training of other dispatchers that filled in during my time off and vacation. I ensured the maintenance of pagers and portable radios for department personnel. I created my own database solution to act as a CAD system to help accurately log information about equipment and personnel as they responded to calls for service.

Lead Communications Technician | **Mayo Clinic Medical Transport**

2006 – February 2009

In addition to my responsibilities as a Communications Technician, I also was a shift Lead. This position required me to oversee 6-7 other dispatchers on a 12 hour shift. My duties included maintaining accurate logs of incidents during a shift, employee workload monitoring, call reviews (employee evaluation) and incident management.

Communications Technician | **Mayo Clinic Medical Transport**

March 2001 - 2006

I dispatched ambulances, air medical helicopters and planes. I answered medical 911 calls and provided medical pre-arrival instructions to 911 callers. I utilized computer aided dispatch software, computerized phone with E911, complex radio system, Micro-Soft Office, Fax machines, copiers and various other web applications and database software to complete my dispatcher duties.

Retail Salesman | **Music-Go-Round**

1999 - 2001

I sold musical instruments and supplies, taught guitar lessons, and performed minor repairs on musical instruments. At times I also had responsibility for closing and or opening the store when the owners were gone.

Computer Sales and Repair | **Best Buy Company/Rochester, MN**
1998 - 1999

I started in Sales selling computer systems and peripherals. I was promoted to a Senior Sales Associate in the first six months. This required additional responsibilities as assigned by the department supervisor and overseeing other sales associates in their sales tasks. I was later promoted to a computer technician in the customer service area where I repaired, upgraded and maintained customer computers.

VOLUNTEER EXPERIENCE

Fire Fighter/Chaplain/First Responder | **Township Fire Department**
2004 - Present

I am trained as an Entry Level Firefighter and as a Fire Service Chaplain. I am currently listed as a Reserve member and do not respond to fire calls.

Emergency Medical Technician | **Zumbrota Area Ambulance Assoc.**
February 2001 - June 2003

I provided services as an Emergency Medical Technician at the Basic level. These duties included providing First Aid and Basic Life Support for patients as needed. I provided ambulance transport both emergent and non-emergent for patients as needed.

CERTIFICATIONS

Basic Life Support for Healthcare Providers | **American Heart Association**

CIB Advanced TIME System Training | **WI Department of Justice**

**Planning and Development
March 2016**

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

Planning

Vendor	Amount	Description	Line Item#
Office Depot	\$ 299.59	Office Supplies	51820-310-000
Steve Maley	311.61	Mileage - February	51820-330-000
Eau Claire Press Company	197.30	Public Notice	51820-321-000
WCCA	115.00	WCCA Spring Conference	51820-340-000
WI-DNR	1,035.00	Reclamation Fees	23170-000-000
Peter Strand	343.52	Reimbursement expense	51820-330-000

Resurvey

Vendor	Amount	Description	Line Item#
Wisconsin County Surveyors	100.00	Membership Dues	51740-324-200

Emergency Management

Vendor	Amount	Description	Line Item#

Recycling

Vendor	Amount	Description	Line Item#
Advanced Disposal	2,620.97	Recycling Services - Dropbox	54885-208-000
Advanced Disposal	40,691.48	Recycling Services - Curbside	54885-201-000
Dunn County Solid Waste	1,327.01	Recycling Specialist - January	54885-912-000
Dunn County Solid Waste	1,608.50	Recycling Specialist - February	54885-912-000
Town of Wilson	102.60	Recycling Attendant - Dropbox	54885-208-000
Provyro Waste Services	7,873.14	Recycling Services - Curbside	54885-201-000
Recycling Association of Minnesota	40.00	Tour and Forum	54885-340-000
Village of Fairchild	116.90	Recycling Attendant - Dropbox	54885-208-000
Boxx Sanitation	21,861.78	Recycling Services - Curbside	54885-201-000
Provyro Waste Services	7,954.98	Recycling Services - Curbside	54885-201-000
Earthbound Environmental Solutions	220.46	Recycling Services - Curbside	54885-201-000
Town of Wilson	82.08	Recycling Attendant - Dropbox	54885-208-000
Advanced Disposal	3,189.11	Recycling Services - Dropbox	54885-208-000
Advanced Disposal	40,721.68	Recycling Services - Curbside	54885-201-000

Division	Totals
Planning	2,302.02
Resurvey	100.00
Emergency Management	-
Recycling	128,410.69
Total	\$ 130,812.71

Land Conservation Division
March 2016

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

Vendor	Line Item #	Amount	Description
Blue Ribbon Express	57410-326-000	\$ 23.70	Poster Contest Ribbons
Blue Ribbon Express	57410-326-000	\$ 11.75	Additional Poster Contest Ribbons
Country Today	57410-320-000	\$ 40.00	Subscription Renewal
Eau Claire Co. Hwy.	57410-241-000	\$ 70.42	Fuel (3 trucks) 1/24/16 - 2/20/16
Eau Claire Co. LCD	57410-200-008	\$ 2,000.00	R2R Intergovernmental Agreement
Jacobs, Kelly	57410-330-000	\$ 41.31	Feb./Mar. Expense Sheet - Mileage
Jacobs, Kelly	57410-340-000	\$ 146.41	Feb./Mar. Expense Sheet - Travel/Training
Lake Eau Claire Protection & Rehab. Dis.	48503-000-000	\$ 27,445.00	Sediment Trap Cleaning
Leonard, Greg	57410-340-000	\$ 33.60	March Expense Sheet
St. Croix River Assoc.	57410-200-008	\$ 500.00	St. Croix Summit
Tainter Menomin Lakes Assoc. (TMLIA)	57410-200-008	\$ 1,000.00	Water & People Convergence (R2R)
US Bank	57410-200-008	\$ 295.00	Smartlite - R2R Display Space Rental
US Bank	57410-340-000	\$ 199.98	Lodging - MOSES Conference (KJ)
US Bank	57410-340-000	\$ 39.27	Fuel - WI Land + Water Conference
US Bank	57410-340-000	\$ 20.00	Fuel - WI Land + Water Conference
US Bank	57410-200-008	\$ 295.00	R2R Display - Smartlite
WC WI Land + Water Conservation Assoc.	57410-324-000	\$ 75.00	2016 Dues
WI Land + Water Conservation Assoc.	57410-340-000	\$ 1,350.00	Conf. Reg. (JK, GL, CB, SW, GA)
WI Land + Water Conservation Assoc.	51110-340-000	\$ 270.00	Conf. Reg. (RL)
TOTAL		\$ 33,856.44	

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE MINUTES

Tuesday, March 22, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

Members Present: Gary Gibson, Gordon Steinhauer, Jim Dunning, Stella Pagonis,

Members Absent: Steve Chilson

Staff Present: Lance Gurney, Rod Eslinger, Matt Michels

1. Call to order

Gary Gibson called the meeting to order at 7:00 p.m.

2. Public Input Session: None.

3. Public Hearing:

- a. **Proposed Ordinance: File No. 15-16/132** “Amending the 1982 Official Zoning District Boundary for the Town of Pleasant Valley” (Welke) RZN-0007-16 / Discussion – Action
Matt Michels presented the request to rezone 1.59 acres from the A-2 zoning district to the RH zoning district in a mapped Rural Hamlet of Cleghorn within the Town of Pleasant Valley by Ronald and Judy Welke. Mr. Michels presented the background report, including adjacent land uses and zoning, consistency with applicable comprehensive plans, and development patterns within the vicinity. A short video of the property was reviewed. The property consists of both agricultural and wooded lands. The Town of Pleasant Valley has voted to approve the request. Staff is recommending approval. Kevin Welke appeared as agent for the Welke family, to explain ownership in the area and support for the request.

ACTION: Motion by Gordon Steinhauer to approve file 15-16/132. Motion carried, 4-0.

- b. A conditional use permit request for a duplex in the A-2 Agriculture-Residential District (Atkinson – Town of Pleasant Valley) CUP-0003-16 / Discussion – Action
Rod Eslinger presented the staff report and background information relating to a request for a conditional use permit to construct a duplex in the A-2 zoning district by Joann Atkinson in the Town of Pleasant Valley. The applicant has approximately 250 acres of land and is requesting an addition to an existing single family residence to accommodate additional occupancy by a family member. Mr. Eslinger noted the adjacent uses and existing zoning classifications in the vicinity of the request. A short video of the subject site was then presented. The addition is planned for the west-side of the existing residence. Staff has reviewed the request in accord with the seven zoning standards in code, and has determined that the request complies with all applicable standards and requirements. The Town of Pleasant Valley did review the matter and is now recommending approval. In consideration of this information, staff is recommending approval of the request with seven staff conditions as contained within the March 22, 2016 staff report. Stella Pagonis asked for clarification in terms of the Town of Pleasant Valley’s stated opposition to the development of duplexes. Dan Green appeared to relay that the Town of Pleasant Valley does not necessarily disagree with duplexes, but needed clarification that they are allowed through a conditional use. To the Town’s knowledge, this is the first request for a duplex in the Town. Joann Atkinson appeared to provide justification for the duplex to allow for aging in place by the owners and

ACTION: Motion by Stella Pagonis to approve the conditional use permit request with seven staff recommendations outlined on Page 20 of the Committee meeting packet. Motion carried, 4-0.

- c. **Proposed Ordinance: File No. 15-16/146** “Amending the 1982 Official Zoning District Boundary for the Town of Drammen” (Wolf) RZN-0008-16 / Discussion – Action
Matt Michels presented the staff report and background information for the request to rezone approximately 6.9 acres of land from the A-P zoning district to the A-2 zoning district to allow the existing residence to be split off and sold while the remaining 82 acres of land would be retained and remain zoned as A-P. The subject property has isolated agricultural fields. The request is determined to be consistent with the Eau Claire County Comprehensive Plan. A short video of the request was then presented. The Town of Drammen has considered the request and has approved the request contingent upon the current owner retaining an access easement from the existing driveway access on Hwy 37. The remaining acreage would be considered an outlot and therefore unbuildable as it will not meet the minimum frontage requirements under the zoning code. Staff is recommending approval of the request as submitted.

ACTION: Motion by Jim Dunning to approve file 15-16/146. Motion carried, 4-0.

- d. **Proposed Ordinance: File No. 15-16/149** “Amending the 1982 Official Zoning District Boundary for the Town of Clear Creek” (Green) RZN-0009-16 / Discussion – Action
Matt Michels presented the staff report and background information for the request to rezone approximately 9.3 acres from the A-P zoning district to the A-2 zoning district to allow a family member to construct a new residence on the subject property. The property is located within the Preservation Area of the Eau Claire County Farmland Preservation Plan and therefore must be considered in conjunction with four standards to approve a rezone. Mr. Michels confirmed that the adjacent land uses are consistent, the soils of the property are not considered prime, the land is better suited for the use (which is not allowed in the A-P zoning district), and the request is consistent with both the Town and County comprehensive plans. The Committee confirmed that the request would effectively resolve any potential gaps in zoning between the southern property and the proposed lot. Dan Green appeared as the applicant. He indicated that his daughter’s family would be building a new home. The request would effectively clean up the zoning in the area. The applicant is also working with the neighbor to exchange lands to square up lot lines in the area. Staff is recommending approval of the request as submitted.

ACTION: Motion by Jim Dunning to approve file 15-16/149. Motion carried, 4-0.

4. Screening for the Commercial and Industrial Districts Waiver (Hase – Town of Union) / Discussion – Action
Rod Eslinger presented the request for a waiver from screening requirements adjacent to a residential zoning district. The applicant owns a towing business and would utilize a new building to store towed automobiles. Three waiver conditions are provided in Code Section 18.30.200.B in order to consider a waiver. First, there is a reasonable probability that the adjacent properties will be rezoned to a commercial or industrial use. The County Comprehensive Plan does recognize this area

on the Future Land Use map as commercial and industrial uses, meaning that a rezone would be consistent to the plan. There is existing natural topographic or vegetative screen. Staff confirmed that there is existing screening to the site already. Finally, written agreements with affected property owners have been provided which state that the screening is not desired. Staff confirmed that letters have been provided in accord with this requirement. Staff believes all three conditions have been satisfied in this instance and therefore is recommending approval of the waiver as submitted.

ACTION: Motion by Stella Pagonis to approve the waiver. Motion carried, 4-0.

5. **Proposed Resolution: File No. 15-16/137** "Resolution Adopting the Eau Claire County Outdoor Recreation Plan for 2016-2020" / Discussion – Action

Matt Michels presented the Eau Claire County Outdoor Recreation Plan (CORP) for consideration of adoption. The CORP is a five-year plan update required to maintain eligibility for state and federal grant funding opportunities. The last plan was updated in December of 2012, although the previous plan was for the time period of 2010 through 2015. Mr. Michels reviewed the plan layout, park space need requirements, a 5-year action plan, and community programs for each of the local units of government who may also wish to obtain grant funding for recreational projects. Mr. Michels explained that the plan is a balance between passive recreational and more intense recreational preferences throughout Eau Claire County. Highlights of the updates included improved access to the Eau Claire River corridor (including maps and plans for improvements), addition of equestrian related activities, a community survey, improved mapping, updated inventory and needs assessments, updates to each participating community plans, and numerous other revisions. A community survey with more than 400 responses and a stakeholder committee were utilized to engage the public in this update. The Parks and Forest Committee has reviewed the proposed plan and have recommended approval with minor revisions. Additional comments that the P&D Committee may wish to consider were provided by Supervisor Stelljes, who is a member of the Parks and Forest Committee but was unable to attend its discussion and review of the presented plan. The Committee felt that procedurally, such amendments would either need to come through the Parks and Forest Committee or be requested on the County Board floor.

ACTION: Motion by Stella Pagonis to approve file 15-16/137. Motion carried, 4-0.

6. **Proposed Resolution: File No. 15-16/144** "Requesting the Legislature Discontinue the Practice of Putting Forth and Fast-tracking Piecemeal Bills Regarding Planning, Zoning and Land Use" / Discussion – Action

Gary Gibson provided the background of the request and the need to allow the public to fully review and have opportunities to provide input on bills that have broad impacts. Numerous bills this last legislative session were introduced on a Thursday or Friday, and would have a public hearing scheduled the following Monday or Tuesday. This greatly limits the ability of local governments and citizens to review and weigh the impacts a new law may have.

ACTION: Motion by Jim Dunning to approve file 15-16/144. Motion carried, 4-0.

7. Correspondence: Richard Eaton, Assistant Corporation Counsel / RE: Title 18, General Zoning – Application in Shoreland Areas / Discussion
Rod Eslinger reviewed correspondence provided by the Corporation Counsel office relating to impacts on shoreland zoning regulations from this past legislative session. There is broad confusion statewide in terms of what the existing regulatory framework is as a result of the numerous pieces of legislation that have been enacted in the last year. Based on the legislative amendments, Eau Claire County can no longer apply base underlying zoning through the shoreland zoning code for towns that have not adopted county comprehensive zoning. The Department will begin working with the four eastern towns, Parks and Forest Department, and Lake Eau Claire District/Association that do not have county zoning to determine what, if any, land use regulations they would be open to incorporating as part of an update to the Shoreland Zoning Code.
8. Legislative Act Update / Discussion
Rod Eslinger provided an update of the impacts of the most recent legislative session as it relates to land use in the State of Wisconsin. Impacts to water resource protection, local control, and specifically shoreland zoning were discussed.
9. Review of February Bills / Discussion: No issues or concerns were indicated.
10. Review/Approval of February 23, 2016 Meeting Minutes / Discussion – Action
ACTION: Motion by Gordon Steinhauer to approve the minutes as submitted. Motion carried, 4-0.
11. Proposed Future Agenda Items / Discussion
None.
12. Gary Gibson adjourned the meeting at 8:45 p.m.

Respectfully submitted,

Lance J. Gurney
Clerk, Committee on Planning & Development