

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE AGENDA

Tuesday, August 23, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

1. Call to Order
2. 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.
3. Public Hearings:
 - a. **Proposed Ordinance: File No. 16-17/034** "Amending the 1982 Official Zoning District Boundary for the Town of Washington" (Miland/Radabaugh) RZN-0014-16 / Discussion – Action **p. 2 - 23**
 - b. A conditional use permit request to construct an accessory structure in excess of 1,200 square feet (2,688 square feet requested) in the RH Rural Homes District (Bahnsen/Weider – Town of Washington) CUP-0010-16 / Discussion – Action **p. 24 - 38**
4. Review/Approval of Final Plat of Trillium Estates in Sections 10 & 11, T26N-R09W in the Town of Washington / Discussion – Action **p. 39 - 43**
5. 2017 Planning & Development Budget Items / Discussion – Action **p. 44 - 61**
6. Review/Approval of August 9, 2016 Meeting Minutes / Discussion – Action **p. 62 - 63**
7. Proposed Future Agenda Items / Discussion
8. Adjourn

Post: 8/18/2016

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

REZONE NUMBER: RZN-0014-16 **COMPUTER NUMBER:** 024116405000

PUBLIC HEARING DATE: August 23, 2016

STAFF CONTACT: Matt Michels, AICP, Senior Planner

OWNERS: Gerald D. Miland, Todd G. Miland, Amber L. Wiest, Tari L. Wiest

AGENT: Jamie Radabaugh, Commonweal Development, 3506 Oakwood Mall Dr., Eau Claire, WI 54701

REQUEST: Petition to rezone a 15.82-acre property from RH (Rural Homes) to C-3 (Highway Business) to develop four (4) commercial lots

LOCATION: Northwest corner of County Highway II and State Highway 93

LEGAL DESCRIPTION: Portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, T26N, R9W, Town of Washington (complete legal description attached)

SUMMARY

The applicant proposes to rezone the 15.82-acre property from RH Rural Homes District to C-3 Highway Business District to develop four (4) commercial lots (see attached concept sketch for proposed layout). The concept depicts an extension of Arndt lane from Brookwood Drive to County Highway II/Deerfield Road.

If the rezoning is approved, a Certified Survey Map (CSM) will be required consistent with County requirements.

BACKGROUND

SITE CHARACTERISTICS:

- Property is undeveloped
- Northwest portion of the property contains delineated wetlands
- Southeast and eastern portions of property contains scattered woodlands
- Site is generally flat, sloping general to the northwest

CURRENT ZONING:

RH Rural Homes District. The purpose of the RH District is to “provide for suburban large-lot development with individual on-site water and sewage disposal facilities.”

REQUESTED ZONING DISTRICT:

The petition is to rezone the property described above from the RH Rural Homes District to the C-3 Highway Business District. The C-3 Highway Business District is established to “provide an area for the development of those commercial activities that require large lots or attract concentrations of automobile traffic which make the uses incompatible with the predominantly retail uses in other commercial districts.”

PREVIOUS LAND USE ACTIONS:

The owners petitioned to rezone the property to C-3 in 2004 (RZN2004-06). The petition was recommended for denial by County staff, the Town of Washington (see attached staff report and letter) and the Eau Claire County Planning & Development Committee, finding that the proposed rezoning was not consistent with the purpose of the zoning ordinance. The primary concerns were excessive traffic generation and potential adverse impacts of C-3 Highway Business uses on adjacent residences.

ZONING & LAND USE CONTEXT:

LOCATION	ZONING	LAND USE
Subject	RH	Undeveloped
North	C-3	Down to Earth Garden Center & Landscaping
East (across Hwy 93)	C-3	Undeveloped
South	RH	Single-family residences
West	RH	Single-family residences

Note that there the homes located on the south side of County Highway II are zoned appropriately for single-family residential use, but have a future land use designation of Rural Commercial. Therefore, the properties could potentially be rezoned to a commercial district (C-1, C-2, or C-3) and redeveloped for commercial uses in the future.

COMPREHENSIVE PLANS:

The County Comprehensive Plan Future Land Use Map and the Town of Washington Comprehensive Plan Future Land Use Map both include this property in the Rural Commercial (RC) planning area. Following is a description of the intent of the applicable County and Town comprehensive plan future land use category and applicable policies:

Eau Claire County:

- **Rural Commercial Intent and Description:** The primary intent of this classification is to “identify areas suitable for planned commercial development. There are some existing scattered commercial developments throughout the County and these areas are expected to stay in commercial use. The most appropriate commercial uses will be those that serve rural needs and/or are consistent with the existing rural character, e.g. veterinary clinics, blacksmith/woodworking shops, roadside meat or produce businesses, nurseries, or agricultural implement dealers.
- **Applicable Policies:** The following policies are applicable to this rezoning petition:
 1. The development of industrial uses in these areas should be severely limited to those uses that are compatible with existing or planned commercial development.
 2. The County or local community might require the use of public sanitary systems (particularly when located in an area where such service is available) or group/alternative on-site wastewater treatment facilities (particularly for businesses with high wastewater/water demands). Responsibility for long-term maintenance of these systems shall be determined prior to approval.
 3. For those Towns under County Zoning, the following Eau Claire County Zoning Districts will be considered for approval within RC areas: C-1 Neighborhood Business District, C-2 General Business District, and the C-3 Highway Business District.

Town of Washington:

- Rural Commercial Comprehensive Plan Intent and Description: The primary intent of this classification is to “identify areas suitable for planned commercial development. There are some existing scattered commercial developments throughout the Town and these areas are expected to stay in commercial use. Additional commercial land has been outlined along STH 93 and I-94. The best uses will be those that serve a rural nature, i.e. veterinarian clinic, greenhouses/nurseries, blacksmiths, or agricultural implement dealer.
 - Applicable Policies: The following policies are applicable to this rezoning petition:
 1. In accordance with the policies of this plan, commercial development shall be encouraged to locate near incorporated areas, existing business developments, or along collector & arterial roadways.
 2. When rezoning is requested, only that portion of land necessary for the contemplated use shall be rezoned.
 3. The following Eau Claire County zoning districts will be considered for approval within RC areas: C-1 Neighborhood Business District, C-2 General Business District, and the C-3 Highway Business District.
-

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 to be made that the rezone is consistent with the County’s Comprehensive Plan.

As stated, the purpose of the C-3 Highway Business District is to, “provide an area for the development of those commercial activities that require large lots or *attract concentrations of automobile traffic* which make the uses incompatible with the predominantly retail uses in other commercial districts.” While a number of permitted and conditional uses in the district may be compatible with adjacent residential uses, such as offices or certain retail uses, other uses may not be compatible with adjacent residential uses or may require extensive context-sensitive site planning and mitigation measures, such as enhanced screening, landscaping, setbacks, etc. Examples of potentially less compatible uses include convenience store/gas station, automotive repair, automobile sales and service, or lumberyard.

While the property is planned for commercial development and may be appropriate for certain C-3 uses, the request as submitted provides insufficient detail to demonstrate consistency with the purpose of the zoning code and compatibility with adjacent residential uses. This conclusion is derived from an analysis of the following findings, both in favor and against the proposed rezoning:

Findings in Favor

- The requested C-3 Highway Business District “*may be considered*” in the Rural Commercial Future Land Use designation.
- The property is appropriately situated for certain uses permitted in the C-3 District and other C-3-zoned and commercially developed properties are adjacent to the subject property
- The property has access from County Highway II/Deerfield Road and a connection from Arndt Lane to County Highway II is planned. The alignment depicted will require dedication of right-of-way on the Down to Earth property, realignment of the intersection of Arndt Lane and Brookwood

Drive, and allowance of approximately 5 feet of right-of-way encroachment into the wetlands setback line.

Findings Against

- No specific information has been provided regarding the potential development of the property. As discussed, a number of permitted and conditional uses in the C-3 District, which tend to generate large volumes of traffic and other impacts to adjacent uses, would be incompatible with adjacent residential uses without significant mitigation measures.
- A number of permitted and conditional C-3 uses would potentially be inconsistent with the purpose of the zoning ordinance (Section 18.01.010) in this location, including:
 - 18.01.010.A. Promote the public health, safety, comfort, convenience and welfare of the citizens of Eau Claire County
 - 18.01.010.C. To protect and conserve the social character and economic stability and preserve property values
 - 18.01.010.E. To provide adequate light, air, and convenient access to property by regulating the use of land and buildings and the bulk of structures in relationship to surrounding properties
 - 18.01.010.G. To encourage the use of land and buildings which are compatible with nearby existing and planned land uses, and to prohibit and control existing land uses deemed incompatible with nearby land uses
 - 18.01.010.H. To prevent harm to persons and property by flood, fire explosion, toxic fumes or other hazards
- The proposed intersection of County Highway II and Arndt Lane faces directly towards an existing home and would create traffic and light concerns
- The additional right-of-way required to extend Arndt Lane has not been acquired, the realignment of the roadway has not yet been designed and approved by the Town, and the proposed right-of-way encroachment into the wetlands setback has not been approved

TOWN BOARD ACTION

The Town of Washington will consider this rezoning on August 18, 2016.

STAFF CONCLUSIONS AND RECOMMENDATION

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

- Eau Claire County and Town of Washington Comprehensive Plan future land use designations
- Eau Claire County and Town of Washington Comprehensive Plan goals, objectives and policies
- Eau Claire County Zoning Ordinance, including purpose of the zoning code and allowable uses in C-3 District

In addition, the following factors have also been considered:

- Input of surrounding property owners (within 660 feet). Two surrounding property owners have contacted staff to express concerns with lack of specific development proposal and potential negative effects on property values and livability for residents in the area.
- Town of Washington Board action

While staff finds that the proposed C-3 zoning district may be appropriate and consistent with the Eau Claire County Comprehensive Plan and the Town of Washington Comprehensive Plan, no specific development proposal has been provided to appropriately evaluate the consistency of this rezoning with the purpose of the zoning ordinance and the C-3 District.

RECOMMENDATION

Staff recommends that the Planning and Development Committee file a recommendation of denial to the County Board for the rezoning petition to rezone the 15.82-acre property from the RH District to the C-3 District as depicted on the attached map and described in the attached legal description.

4 - AMENDING THE 1982 OFFICIAL ZONING DISTRICT BOUNDARY MAP FOR THE
5 TOWN OF WASHINGTON -

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

7
8 **SECTION 1** That the 1982 Official Zoning District Boundary Map for the Town of
9 Washington, Eau Claire County described as follows:

10
11 **That part of the SE ¼ of the SE ¼, Section 10, Township 26 North**
12 **Range 9 West, Town of Washington, Eau Claire County, Wisconsin,**
13 **lying west of S.T.H. “93”, except that part of the North 150 feet of the**
14 **SE ¼ of the SE ¼, Section 10, Township 26 North Range 9 West,**
15 **Town of Washington, Eau Claire County, Wisconsin, lying West of**
16 **S.T.H. “93”; and except that part of the South 315 feet of the North**
17 **465 feet of the SE ¼ of the SE ¼, Section 10, Township 26 North**
18 **Range 9 West, Town of Washington, Eau Claire County, Wisconsin,**
19 **lying West of S.T.H. “93” and East of Arndt Lane; also excepting all**
20 **lands deeded for highway purposes in Volume 202 of Deeds, Page 188,**
21 **Volume 738 of Records, page 654 and in Volume 1665 of Records,**
22 **page 806.**

23
24 **Said described lands contain 15.82 acres to be reclassified from the**
25 **RH Rural Homes District to the C-3 Highway Business District.**

26
27 **SECTION 2** Where a certified survey map is required and may alter the above
28 described property description, the official zoning district map for the
29 town shall be automatically amended to reflect the property description of
30 the certified survey map.

31
32 **ENACTED:** I hereby certify that the foregoing correctly represents the
33 action taken by the undersigned Committee on
34 August 23, 2016 by a vote of for, against.

35
36
37
38 _____
Planning & Development Committee, Chairperson

Sup. Dist. 10 - Mike Cowlin

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: 7/18/2016
Accepted By: Matt Michels
Receipt Number: 21538
Town Hearing Date: 8/18/16
Scheduled Hearing Date:
Application No: RZN-0014-16
Appl Status: Pending

Rezoning - County

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: **RH** Proposed Zoning District(s): **C3** Acres to be Rezoned: **15.82**

Part Of The Se1/4 Of The Se1/4 Of Section 10, T26N, R9W, Town Of Washington, Eau Claire County, WI

Owner/Applicant Name(s):	Address:	Telephone:
Gerald D Miland	(ow) 1045 YELLOW BRICK RD APT 215 CHASKA	
Todd G Miland	(ow)	
Jamie D Radabaugh	(appl) 3714 EASTWIND DR EAU CLAIRE	
Amber L Wiest	(ow)	
Tari L Wiest	(ow)	

Site Address(es):
6286 STATE ROAD 93 EAU CLAIRE

Property Description: Sec 10 Twn 26 Rge 09 **Town of Washington** **Lot Area:** 17.860 ACRES

Zoning District(s): RH

Overlay District: Shoreland Flood Plain Airport Wellhead Protection Non-Metallic Mining
Check Applicable

PIN	Alternate No	Parcel No	Legal (partial)
1802422609104400001	024116405000	26.9.10.4-4-A	OWNERS OF DOC.960892 ARE GERALD D MILAND, TARI L WIE

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 attached application Date July 15, 2016

Check if DATCAP must be notified _____

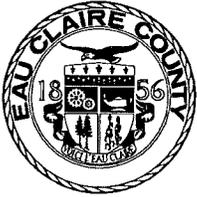
Check if DNR to Receive Copy _____

RECEIVED

JUL 15 2016

COUNTY CLERK

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:	7/18/16
Accepted By:	mm
Receipt Number:	47479
Town Hearing Date:	8/18/16
Scheduled Hearing Date:	8/23/16

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: RH	Proposed Zoning District(s): C-3
Acres to be rezoned: 15.82	

Property Owner Name: Gerald Miland, Tari Hoke, et al	Phone# (715) 832-8707
Mailing Address: c/o Clommonweal Development, 3506 Oakwood Mall Drive, Eau Claire, WI 54701	
Email Address: jradabaugh@commonwealdc.com	

Agent Name: Jamie Radabaugh	Phone# (715) 832-8707
Mailing Address: 3506 Oakwood Mall Drive, Eau Claire, WI 54701	
Email Address: jradabaugh@commonwealdc.com	

RECEIVED
JUL 15 2016

SITE INFORMATION

COUNTY CLERK

Site Address: See attached survey.

Property Description: SE ¼ SE ¼ Sec. 10, T 26 N, R 9 W, Town of Washington

Zoning District: _____ Code Section(s): _____

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

Computer #(s): 024 - 1164 - 05 - 000

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. All information from the checklist must be included.

<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Contact the Town to coordinate a recommendation on the application
<input type="checkbox"/> Provide legal description of property to be rezoned	<input type="checkbox"/> Provide \$565.00 application fee (non-refundable), payable to the Eau Claire County Treasurer (\$500.00 application processing fee and \$65.00 mapping surcharge fee)

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 7/15/16

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 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:

The property is under contract to be sold. The new owner would like to develop the property as a commercial development.

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.

Given its location at the corner of Highway 93 and Country Road II this property is best suited for commercial development. It is consistent with the comprehensive maps for the property.

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.

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4, SECTION 10,
ASSUMED BEARINGS OF N 86°47'19" W.

SURVEYOR'S CERTIFICATE:
I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS
CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 13th DAY OF July 2016
PETER J. GARTMANN, R.L.S. 2279

THIS SURVEY WAS COMPLETED IN CONJUNCTION WITH TITLE COMMITMENT # 16-03652
PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED MAY 27, 2016

DESCRIPTION:
PARCEL A: THAT PART OF THE SE 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 26 NORTH
RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY WISCONSIN, LYING WEST OF
S.T.H. "93", EXCEPT THAT PART OF THE NORTH 150 FEET OF THE SE 1/4 OF THE SE 1/4,
SECTION 10, TOWNSHIP 26 NORTH RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE
COUNTY WISCONSIN, LYING WEST OF S.T.H. "93"; AND EXCEPT THAT PART OF THE SOUTH
315 FEET OF THE NORTH 465 FEET OF THE SE 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP
26 NORTH RANGE 9 WEST TOWN OF WASHINGTON, EAU CLAIRE COUNTY WISCONSIN, LYING
WEST OF S.T.H. "93" AND EAST OF ARNDT LANE; ALSO EXCEPTING ALL LANDS DEEDED FOR
HIGHWAY PURPOSES IN VOLUME 202 OF DEEDS, PAGE 188, VOLUME 738 OF RECORDS,
PAGE 654 AND IN VOLUME 1665 OF RECORDS, PAGE 808.
PARCEL 2:
TOGETHER WITH A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH
315 OF THE NORTH 465 OF THE SE 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 26 NORTH
RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY WISCONSIN AS DESCRIBED IN
WARRANTY DEED RECORDED JULY 18, 2010 AS DOCUMENT NO. 1032293.

LEGEND

- ⦿ --- FND. 3/4" REBAR
- --- FND. 1" O.D. IRON PIPE
- --- SET 1" O.D. x 18" IRON PIPE
WEIGHING 1.13 LBS./LIN.FT.
- () --- RECORDED AS



MAP OF SURVEY

IN THE SE 1/4 OF THE SE 1/4,
SECTION 10, T26N, R9W,
TOWN OF WASHINGTON,
EAU CLAIRE COUNTY, WISCONSIN

FOR: GERALD MILAND ET AL

REAL LAND SURVEYING

635 FAIRFAX STREET
ALTOONA, WI 54720
(715) 514-4116



COPYRIGHT 2013
REAL LAND SURVEYING

CADD No. 16131 SURVEY



2015 Property Record | Eau Claire County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 2016-01-02

OWNERS

GERALD D MILAND ET AL

IN CARE OF

PROPERTY INFORMATION

Computer No: 024116405000
PIN: 1802422609104400001
Historical Map ID: 26.9.10.4-4-A
School District: Eau Claire

<u>Section</u>	<u>Town</u>	<u>Range</u>
10	26N	09W

Property Address:
6286 STATE ROAD 93
Municipality: Town Of Washington
Document History:
960892 P1000/764 192/11; 1032293; 960892 EX 1032293

MAILING ADDRESS

GERALD D MILAND ET AL
1045 YELLOW BRICK RD 215 APT
CHASKA MN
55318-2176

PROPERTY DESCRIPTION

OWNERS OF DOC.960892 ARE; TARI L WIEST, TODD G MILAND, AMBER L WIEST & GERALD D MILAND. SE-SE, EX N 465' LYG W OF STH 93, EX THAT PRT OF SD 40 LYG E OF STH 93, EX HWY R/W DESC IN V.202/188 CONT. .72 AC, EX HWY R/W DESC IN V 738/654 CONT. .10 AC M/L, EX HWY R/W DESC IN V.1665/806 CONT 0.69 AC M/L.

TAX INFORMATION

Gross Tax: 6,079.00
School Credit: 629.13
Lottery Credit: .00
First Dollar Credit: .00
Net Tax: 5,449.87

	<u>Amt Due</u>	<u>Amt Paid</u>	<u>Balance</u>
RE Net Tax	5,449.87	.00	5,449.87
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delq Utility	.00	.00	.00
MFL	.00	.00	.00
RE Interest	326.99	.00	326.99
Other Interest	.00	.00	.00
Penalty	163.50	.00	163.50
TOTAL	5,940.36	.00	5,940.36

ZONING

<u>Zoning Code</u>	<u>Description</u>
RH	Rural Home

LAND USE

<u>Land Use Code</u>	<u>Description</u>
AA	Agriculture-General

LAND VALUATION

	<u>Acres</u>	<u>Land</u>	<u>Improve</u>	<u>Total</u>
G2	17.860	351,600.00	.00	351,600.00
	17.860	351,600.00	.00	351,600.00
<u>Total Acres:</u>				17.860
<u>Mill Rate:</u>				0.015500193
<u>Fair Market Value:</u>				364,100.00
<u>Assessment Ratio:</u>				.9700

INSTALLMENTS

<u>Period</u>	<u>End Date</u>	<u>Amount</u>
1	1/31/2016	2,724.94
2	7/31/2016	2,724.93

Jamie Radabaugh

From: Hoke, Tari <Tari.Hoke@pacourts.us>
Sent: Friday, July 15, 2016 2:30 PM
To: Jamie Radabaugh
Cc: Todd Miland; Amber Wiest
Subject: RE: Survey of Miland property

Jamie,

Our family is completely on board and in support of rezoning our property to C-3 Highway Commercial.

Please feel free to contact me if there are any additional questions or concerns with the rezoning.

Have a wonderful weekend!
Tari

Tari L. Hoke
2108 Highland Court
Harrisburg, PA 17110
(717) 870-3349

From: Jamie Radabaugh [<mailto:JRadabaugh@commonwealdc.com>]
Sent: Friday, July 15, 2016 15:25
To: Hoke, Tari
Subject: RE: Survey of Miland property

Tari:

Thanks for the time on the phone.
As discussed im working on an application to rezone your family's property to C-3 Highway Commercial. Eau Claire county will need confirmation of owner's support for the application. Please reply confirming that you and your family suppose the rezoning request.
As always feel free to call with questions.
Take care.

Jamie Radabaugh



3506 Oakwood Mall Drive, Eau Claire, WI 54701
Phone: 715.832.8707 | Fax: 715.832.1180 | Mobile: 715.210.6805 | Direct: 715.318.8665
jradabaugh@commonwealdc.com • www.commonwealdc.com

Please consider the environment before printing this e-mail.

From: Hoke, Tari [<mailto:Tari.Hoke@pacourts.us>]
Sent: Thursday, July 14, 2016 11:11 AM
To: Jamie Radabaugh
Cc: Todd Miland; Amber Wiest
Subject: RE: Survey of Miland property



2015 Property Record | Eau Claire County, WI

Assessed values not finalized until after Board of Review
Property information is valid as of 2016-01-02

OWNERS

GERALD D MILAND ET AL

IN CARE OF

PROPERTY INFORMATION

Computer No: 024116405000
PIN: 1802422609104400001
Historical Map ID: 26.9.10.4-4-A
School District: Eau Claire

MAILING ADDRESS

GERALD D MILAND ET AL
1045 YELLOW BRICK RD 215 APT
CHASKA MN
55318-2176

Section 10 Town 26N Range 09W

PROPERTY DESCRIPTION

OWNERS OF DOC.960892 ARE; TARI L WIEST, TODD G MILAND, AMBER L WIEST & GERALD D MILAND. SE-SE, EX N 465' LYG W OF STH 93, EX THAT PRT OF SD 40 LYG E OF STH 93, EX HWY R/W DESC IN V.202/188 CONT. .72 AC, EX HWY R/W DESC IN V 738/654 CONT. .10 AC M/L, EX HWY R/W DESC IN V.1665/806 CONT 0.69 AC M/L.

Property Address:
6286 STATE ROAD 93
Municipality: Town Of Washington
Document History:
960892 P1000/764 192/11; 1032293; 960892 EX 1032293

ZONING

Zoning Code RH Description Rural Home

TAX INFORMATION

Gross Tax: 6,079.00
School Credit: 629.13
Lottery Credit: .00
First Dollar Credit: .00
Net Tax: 5,449.87

LAND USE

Land Use Code AA Description Agriculture-General

	<u>Amt Due</u>	<u>Amt Paid</u>	<u>Balance</u>
RE Net Tax	5,449.87	.00	5,449.87
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delq Utility	.00	.00	.00
MFL	.00	.00	.00
RE Interest	326.99	.00	326.99
Other Interest	.00	.00	.00
Penalty	163.50	.00	163.50
TOTAL	5,940.36	.00	5,940.36

LAND VALUATION

	<u>Acres</u>	<u>Land</u>	<u>Improve</u>	<u>Total</u>
G2	17.860	351,600.00	.00	351,600.00
	17.860	351,600.00	.00	351,600.00

Total Acres: 17.860
Mill Rate: 0.015500193
Fair Market Value: 364,100.00
Assessment Ratio: .9700

INSTALLMENTS

<u>Period</u>	<u>End Date</u>	<u>Amount</u>
1	1/31/2016	2,724.94
2	7/31/2016	2,724.93

PAYMENT HISTORY (POSTED PAYMENTS)

Please allow up to 7 days for your payments to display.

Date Receipt # RE Tax Other Tax RE Int Other Int Penalty Total Payor Name

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4, SECTION 10.
ASSUMED BEARINGS OF N 86°47'19" W.

SURVEYOR'S CERTIFICATE:
I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS
CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

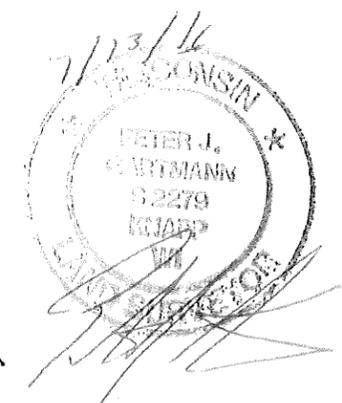
DATED THIS 13th DAY OF July 2016
PETER J. GARTMANN, R.L.S. 2279

THIS SURVEY WAS COMPLETED IN CONJUNCTION WITH TITLE COMMITMENT # 16-03652
PREPARED BY CHICAGO TITLE INSURANCE COMPANY DATED MAY 27, 2016

DESCRIPTION:
PARCEL A: THAT PART OF THE SE 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 26 NORTH
RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY WISCONSIN, LYING WEST OF
S.T.H. "93", EXCEPT THAT PART OF THE NORTH 150 FEET OF THE SE 1/4 OF THE SE 1/4,
SECTION 10, TOWNSHIP 26 NORTH RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE
COUNTY WISCONSIN, LYING WEST OF S.T.H. "93"; AND EXCEPT THAT PART OF THE SOUTH
315 FEET OF THE NORTH 465 FEET OF THE SE 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP
26 NORTH RANGE 9 WEST TOWN OF WASHINGTON, EAU CLAIRE COUNTY WISCONSIN, LYING
WEST OF S.T.H. "93" AND EAST OF ARNDT LANE; ALSO EXCEPTING ALL LANDS DEEDED FOR
HIGHWAY PURPOSES IN VOLUME 202 OF DEEDS, PAGE 188, VOLUME 738 OF RECORDS,
PAGE 854 AND IN VOLUME 1885 OF RECORDS, PAGE 806.
PARCEL 2:
TOGETHER WITH A 66 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH
315 OF THE NORTH 465 OF THE SE 1/4 OF THE SE 1/4, SECTION 10, TOWNSHIP 26 NORTH
RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY WISCONSIN AS DESCRIBED IN
WARRANTY DEED RECORDED JULY 19, 2010 AS DOCUMENT NO. 1032293.

LEGEND

- ⦿ --- FND. 3/4" REBAR
- --- FND. 1" O.D. IRON PIPE
- --- SET 1" O.D. x 18" IRON PIPE
WEIGHING 1.13 LBS./LIN.FT.
- () --- RECORDED AS



REAL LAND SURVEYING

635 FAIRFAX STREET
ALTOONA, WI 54720
(715) 514-4116

COPYRIGHT 2013
REAL LAND SURVEYING

CADD No. 16131 SURVEY

MAP OF SURVEY

IN THE SE 1/4 OF THE SE 1/4,
SECTION 10, T26N, R9W,
TOWN OF WASHINGTON,
EAU CLAIRE COUNTY, WISCONSIN

FOR: GERALD MILAND ET AL

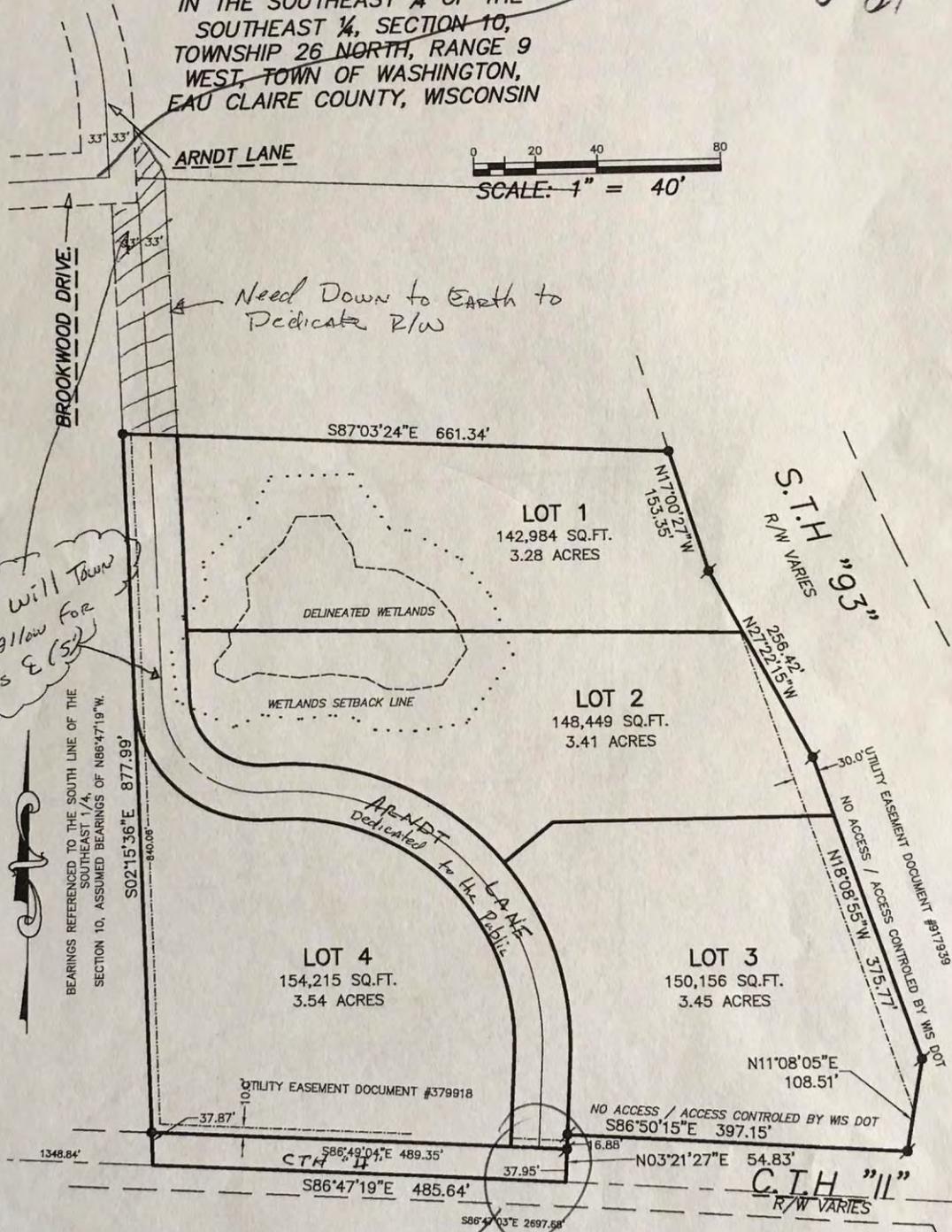
Parcel Id	NAME	ADDRESS	CITY	STATE	ZIP
1802422609104300007	ADANK, KERMIT & KAREN K	3412 BROOKWOOD DR	EAU CLAIRE	WI	54701
1802422609151100016	ANDERSON, JUNE L	3511 DEERFIELD RD	EAU CLAIRE	WI	54701
1802422609104202002	ARROWHEAD PROPERTIES LLC	3653 GREENWAY ST	EAU CLAIRE	WI	54701-5148
1802422609104409002	BAILY TRUST, WILLIAM & PAMELA	S 8336 ORIOLE DR	EAU CLAIRE	WI	54701-8547
1802422609151100009	CHELSEA LANE LLC	3310 MILLER ST	EAU CLAIRE	WI	54701-7646
1802422609151100014	DAVISON, COLIN	3721 DEERFIELD RD	EAU CLAIRE	WI	54701
1802422609151200003	DOMER, CHARLES G & PATRICIA A	3333 DEERFIELD RD	EAU CLAIRE	WI	54701
1802422609104400002	DOWN TO EARTH REAL ESTATE LLC	6025 ARNDT LN	EAU CLAIRE	WI	54701
1802422609104202000	FENNER, JACOB	3390 BROOKWOOD DR	EAU CLAIRE	WI	54701-8737
1802422609151200009	FRANCIS, RAYMOND A & MARY KAY	3313 DEERFIELD RD	EAU CLAIRE	WI	54701
1802422609104302008	GALLAGHER, SUZANNE M	2415 AGNES ST	EAU CLAIRE	WI	54701
1802422609151200006	GRAY, MICHAEL D & BETH A	3323 DEERFIELD RD	EAU CLAIRE	WI	54701
1802422609104100002	GREEN, DANIEL P & PATRICIA L	E 6295 EVERGREEN RD	ELEVA	WI	54738-9405
1802422609104109003	GREEN, DANIEL P & PATRICIA L	6000 ARNDT LN	EAU CLAIRE	WI	54701
1802422609151100012	JOHNSON, JEANETTE	3711 DEERFIELD RD	EAU CLAIRE	WI	54701-8579
1802422609104202001	KAEDING, JOEL J & HEATHER J	3394 BROOKWOOD DR	EAU CLAIRE	WI	54701-8737
1802422609151100013	KEY, DANIEL	3411 DEERFIELD RD	EAU CLAIRE	WI	54701-8502
1802422609151100005	MAUER, WAYNE J & GAYLE M	R280 LOVERS LN	ATHENS	WI	54411-9203
1802422609151200005	MCDONALD, ROBERT A & VIVIAN J	3303 DEERFIELD RD	EAU CLAIRE	WI	54701
1802422609151100002	MELLOR, ANDREW J & DEBRA J	6394 HART RD	EAU CLAIRE	WI	54701
1802422609104400001	MILAND ET AL, GERALD D	1045 YELLOW BRICK RD 215 APT	CHASKA	MN	55318-2176
1802422609104309001	NELSON, RICKY	6195 LARS RD	EAU CLAIRE	WI	54701-8714
1802422609104309000	NELSON, ROSELLA	6121 LARS RD	EAU CLAIRE	WI	54701-8714
1802422609104409001	NOVOLD, MARK	6123 SAND STONE RD	EAU CLAIRE	WI	54701-5138
1802422609151209000	RYBURN, SCOTT M	3012 WALTER ST	MAPLEWOOD	MN	55109
1802422609151100020	SCHEUERMANN, ALOYSIUS G & GERMAINE M	3507 DEERFIELD RD	EAU CLAIRE	WI	54701-8577
1802422609104309002	SIMONSON, DONALD W & DEBBIE B	6101 LARS RD	EAU CLAIRE	WI	54701
1802422609104302007	SLOWIAK, LINDA K	6211 LARS RD	EAU CLAIRE	WI	54701-8714
1802422609151100008	SLUGA, MARY K	3611 DEERFIELD RD	EAU CLAIRE	WI	54701-8578
1802422609151100021	STRAUCH, DAVID E & PATRICIA J	3521 DEERFIELD RD	EAU CLAIRE	WI	54701
1802422609142209000	THOBABEN, SHARON	4740 ALLEMANDE CT	EAU CLAIRE	WI	54701-9472
1802422609142200001	THUROW, MARY	2435 34TH AVE S	MINNEAPOLIS	MN	55406-1424
1802422609104300002	VOEKS, JEAN ANN E (MURRAY)	3420 DEERFIELD RD	EAU CLAIRE	WI	54701
1802422609151100015	ZIMPEL, MARY A	3621 DEERFIELD RD	EAU CLAIRE	WI	54701

SLL d

CERTIFIED SURVEY MAP, No. _____

18.82.210
010.28.81

IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4, SECTION 10,
TOWNSHIP 26 NORTH, RANGE 9
WEST, TOWN OF WASHINGTON,
EAU CLAIRE COUNTY, WISCONSIN



Will Town
Allow For
o/s E (5)

Need Down to Earth to
Dedicate R/W

lights on
homes

REAL LAND SURVEYING, LLC
635 FAIRFAX ST.
ALTOONA, WI 54720
(715)514-4116
CADD No.

FIELD WORK COMPLETED June 21, 2016

SHEET 1 OF 2

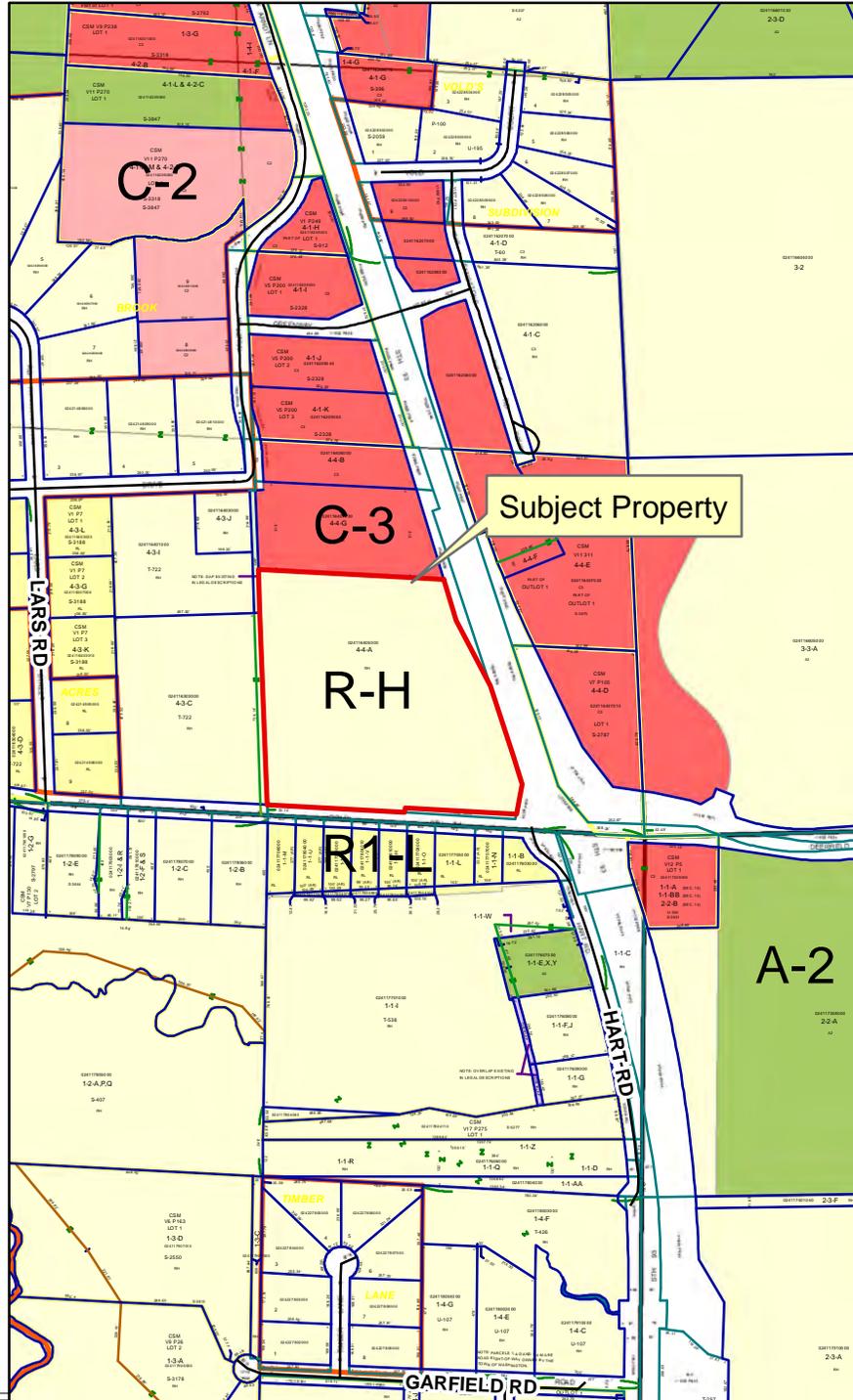
16131



Miland Rezoning: RZN-0014-16

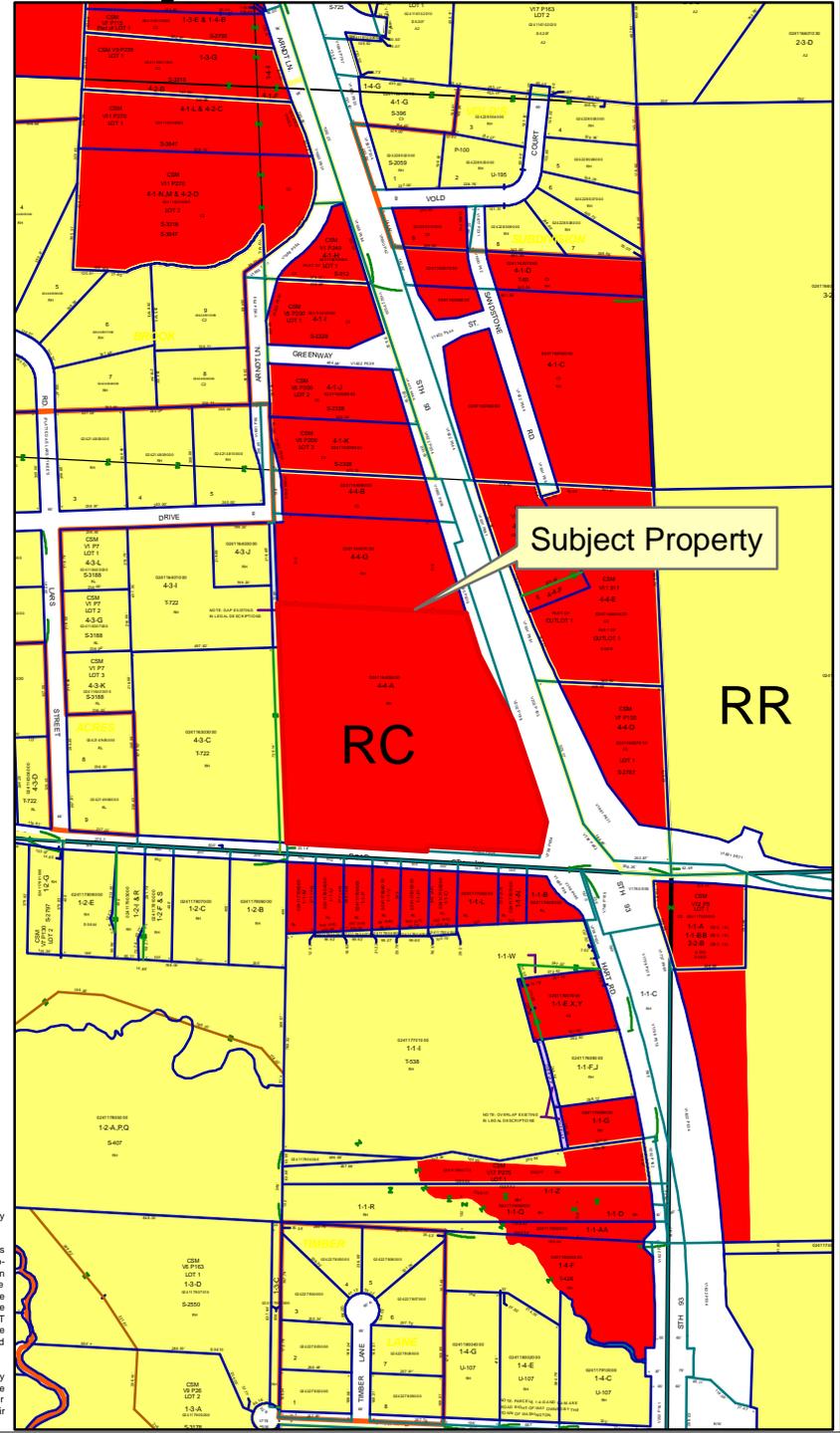
Existing Zoning

1 inch = 666.66667 feet

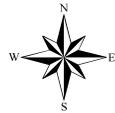


Existing Future Land Use

1 inch = 667 feet



- Legend**
- Rural Residential Cluster Development
 - Commercial/Industrial
 - County Forest
 - Natural Resource Protection
 - Park & Recreational
 - Public Institutional
 - Recreational Commercial
 - Rural Commercial
 - Rural Hamlet
 - Rural Industrial
 - Rural Lands
 - Rural Residential
 - Rural Residential Mobile Home
 - Rural Transition
 - Urban Mixed Use



Parcel Mapping Notes:
 The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet
 This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards, these maps are only as accurate as the source data from which they were compiled. These maps are intended to be advisory and are NOT designed or intended to be used as a substitute for an accurate field survey, as performed by a Wisconsin Credentialed Land Surveyor, to determine precise property location.
 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.

EAU CLAIRE COUNTY PLANNING DEPARTMENT STAFF RECOMMENDATIONS

(RZN2004-06) Computer Numbers: 024-1164-05 000; 024-1164-06 000

DATE PREPARED: March 1, 2004

PUBLIC HEARING DATE: March 9, 2004

LANDOWNER: Arvilla Miland, 3238 Locust Lane, Eau Claire, WI 54703

PETITIONER/AGENT: Gerald D. Miland, 13775 Chestnut Drive Apt 105, Eden Prairie, MN 55344

LOCATION: The SE¼, SE¼, Section 10, T26N, R9W, Town of Washington, that part lying west of State Road 93 and north of CTH II (Deerfield Road)

SIZE OF PARCEL: ± 25.4 acres.

REQUEST: Petition to rezone the parcel to the C-3 Highway Business District. The purpose of the C-3 Highway Business District is "...to provide an area for the development of those commercial activities that require large lots or attract concentrations of automobile traffic which make the uses incompatible with the predominantly retail uses in other commercial districts."

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	C-3	Retail stores, construction company, mini-warehousing, auto-body repair
West	RH	Residential subdivision
South	RH	Rural residences
East	C-3	Automobile sales lot, vacant land

LAND USE PLANS: The County Land Use Plan, adopted in 1979, supports residential development at a rural density for the area where this parcel is located. The Farmland Preservation Plan, adopted in 1983, designates the site being requested for rezoning as being in a Transitional Area, which is an area where change in use was anticipated. The Town of Washington Land Use Plan supports development that is consistent with zoning in the area.

DETAILS OF REQUEST: The petition is to rezone 25+ acres of land located to the northwest of the intersection of State Road 93 and County Road II/Deerfield Road from the RH Rural Homes district to the C-3 Highway Business district. The property is vacant; it appears to have been cultivated in the past. Soils on the site are not well suited for crop cultivation unless irrigated. Soils have few limitations for conventional septic system absorption fields or basement excavations.

ANALYSIS: **When rezoning a parcel of 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 are consistent with the purpose of the zoning ordinance.** As noted above, the purpose of the C-3 District is to provide locations for businesses that requires large lots or may have high volumes of traffic visiting them. Automobile sales lots, other vehicle sales, and restaurants are examples of uses that are allowed as permitted uses in the district; contractor offices and storage yards, fuel sales and storage, and kennels are examples of uses that are allowed with conditional use permits. It appears that the site could be found to be suitable for these uses. The site is located adjacent to State Road 93 which will be four lanes wide in this area in the near future, and one of the main intersections on the highway will be with County Road II/Deerfield Road. Part of a road has already been dedicated in the northwest corner of the property, and it appears that it would be appropriate to extend that road to the southwest corner of the property to intersect with County Road II/Deerfield Road.

However, there are concerns that rezoning the property to the C-3 District would not be consistent with the purpose of the zoning ordinance. Generally, the purpose of the ordinance is as follows: to separate incompatible land uses from one another; to maintain public health and safety; to protect and conserve

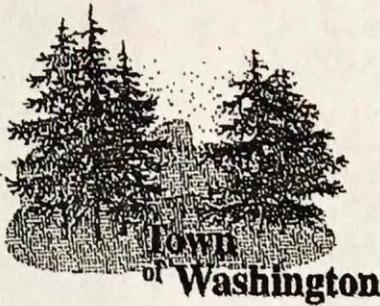
natural resources; to prevent overcrowding; to preserve property values; and to maintain the general welfare of the citizens. The south side of County Road II/Deerfield road is completely developed with residences on it, and conflicts could emerge between commercial development taking access directly from County Road II/Deerfield Road and these residences. In addition, commercial development across the road might diminish the value of these residential properties. The increased traffic on County Road II/Deerfield Road from commercial development would also be disruptive to the use and enjoyment of these residential properties.

Although the property across State Road 93 is in the C-3 District, the property south of this and across County Road II/Deerfield Road and the property further to the east is undeveloped, and therefore development for commercial purposes would not create land use conflicts. Given the current land use in the area it appears that it would be more appropriate to maintain the land under consideration for rezoning in the RH District.

TOWN BOARD ACTION: The Washington Town Board will consider this case at their meeting on March 18, 2004.

STAFF CONCLUSIONS AND RECOMMENDATION: Staff concludes rezoning this parcel of land to the C-3 District would not be consistent with the purpose of the ordinance. If rezoned, there would be substantial traffic on County Road II/Deerfield Road from the commercial businesses which would be disruptive to the use and enjoyment of the residential properties on the south side of the road. Commercial development on the north side would be incompatible with the existing residential development and it would likely diminish the value of this residential property.

It is staff's recommendation that the committee forward a recommendation to the County Board to deny the rezoning petition.



*faxed - 831-5302
3/8/04*

March 8, 2004

Eau Claire County Planning and Development
Attention: Todd Andrews
721 Oxford Avenue
Eau Claire, WI 54701

Dear Mr. Andrews:

At its meeting on March 4, 2004, the Town of Washington Board voted to deny the request of Gerald Miland to rezone the Miland property Hwy. 93/Deerfield (aka Cty. II) from the RH, rural homes district, into the C3, commercial district.

Sincerely,

Micheal H. Peterson
Administrator
Town of Washington

MHP/lmd

c: file



EAU CLAIRE COUNTY PLANNING STAFF RECOMMENDATION

CONDITIONAL USE PERMIT NUMBER: CUP-0010-16

COMPUTER NUMBERS: 024-2318-07-000

PUBLIC HEARING DATE: August 23, 2016

STAFF CONTACT: Rod Eslinger, Land Use Manager

OWNER: Carl Bahson and Mary Weider, 4401 Terri Court, Eau Claire, WI 54701

AGENT: Norhland Buildings Inc., 2894 58th Street, Eau Claire, WI 54701

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

LOCATION: 4401 Terri Court, Eau Claire, WI 54701

LEGAL DESCRIPTION: Lot 9 Shang Acres, Section 14, 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 (2,688 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 48 foot by 56 foot (2,688 square feet) accessory structure is planned to be located north of the existing residence. The applicant indicates that the purpose of the building is for a covered storage, garage space and a 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 applicants are proposing a white exterior which is similar to the exterior of the residence. The plans reveal that the side wall height will be 8 feet with an overall height of 15 feet measured to the peak.

SITE CHARACTERISTICS:

- The applicants own 1.5 acres.
- The lot is mostly wooded.
- Currently situated on the property is a single family home with a footprint of approximately 2,650 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 is scheduled to meet on August 18, 2016 to discuss 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 District #10 - Mike Conlin

Application Accepted:	8/2/2016
Accepted By:	Rod Eslinger
Receipt Number:	47775
Town Hearing Date:	08/18/2016 ✓
Scheduled Hearing Date:	8/23/2016 ✓
Application No:	CUP-0010-16
Appl Status:	Pending

Conditional Use Permit - County

Owner/Applicant Name(s):	Address:	Telephone:
Carl T Bahnson Et Al	(ow) 4401 TERRI CT EAU CLAIRE	715-379-6168(C)
Mary K Weider	(ow) 4401 TERRI CT EAU CLAIRE	715-579-2182(C)

Agents Name:		
Northland Buildings Inc (Agent)	2894 58TH ST EAU CLAIRE	715-456-8681(C) 715-831-0772(W)

Site Address(es):
 4401 TERRI CT EAU CLAIRE

Property Description: Sec 14 Twn 26 Rge 09 **Town of Washington** **Lot Area:** 1.500 ACRES

Zoning District(s): RH

Overlay District:	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Airport	<input type="checkbox"/> Wellhead Protection	<input type="checkbox"/> Non-Metallic Mining
Check Applicable					

PIN	Alternate No	Parcel No	Legal (partial)
1802422609143102002	024231807000	26.9.14.259:9	OWNERS OF DOC.1059229 ARE CARL T BAHNSON & MARY K V

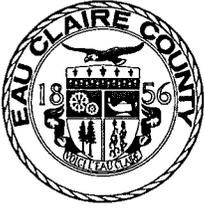
General Description:	Conditional Use Contract:
Type: Accessory Structure in Excess of 1200 sq ft	Structure Check: Yes
Description of Proposed Use: CONDITIONAL USE PERMIT REQUEST FOR AN ACCESSORY STRUCTURE IS EXCESS OF 1,200 SQUARE FEET IN THE RURAL HOMES (RH) DISTRICT. THE REQUEST IS TO CONSTRUCT A 48 BY 56 FOOT POLE BUILDING (2,688 SQ. FT.) TO BE USED AS STORAGE AND A WORKSHOP.	

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 *Mary K Weider* Date 8/2/16

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:	
Accepted By:	
Receipt Number:	
Town Hearing Date:	
Scheduled Hearing Date:	

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: Carl Johnson & Moby Weider Phone# 715-379-6168
715-579-2182
 Mailing Address: 4401 Terr Court Eau Claire, WI 54701
 Email Address: CTB1952@gmail.com

Agent Name: Northland Buildings I Phone# 715-831-0772
 Mailing Address: 2894 58th St, Eau Claire, WI 54703 CID 55262
 Email Address: Walterm@northlandbuildings.com

SITE INFORMATION

Site Address: 4401 Terr Court Eau Claire, WI 54701
 Property Description: Lot 9 of Shang Acres 1/4 Sec. 14, T 26 N, R 09 W, Town of Washington
 Zoning District: RH ✓ Code Section(s): 18.07.045
 Overlay District: Shoreland Floodplain Airport Wellhead Protection Non-Metallic Mining
 Computer #(s): 024 - 2318 - 07 - 000

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 checked="" 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
---	--	--	---

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 Moby Weider Date 8/2/16

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.

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)

Peak height 15'H
concrete slab 76'L x 48'W
roof 56'L x 48'W

Garage 15'H x 22'W x 24'L
Shop 15'H x 30'W x 32'L

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.

Minimal - tree clearance for building purpose only. Small amount needed to level ground + fill (to level for building upon)

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

NA

SCALED SITE PLAN

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures | <input checked="" type="checkbox"/> Landscape and screening plans | tree clearance for building only - Minimal leveling needed to build @ that site. |
| <input checked="" type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning NA | <input checked="" type="checkbox"/> Show the well and septic system | |
| <input checked="" type="checkbox"/> Site access, driveway, and nearest road (labeled) | <input checked="" type="checkbox"/> Parking areas with spaces | Same drive way that already exists |
| <input checked="" type="checkbox"/> Drainage plans including the erosion control plan | <input checked="" type="checkbox"/> Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property | Water @ Site or around area NA |
| <input checked="" 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 checked="" type="checkbox"/> The location of any equipment that will be used | | NA |

FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

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

White - Similar to house
House has siding (White)
Shop will be metal (White)

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).

Garage / Shop
Cement foot print 76' L x 48' wide
Roof line 56' L x 48' Wide x 15' H
Garage line 24' L x 22' Wide
Shop 32' L x 30' Wide
Apron 20' L x 48' Wide in front of shop
Attached to existing driveway

= 2,688 sq Ft (roof)

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

Description of the type of business activity:

Equipment used in the business activity:

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

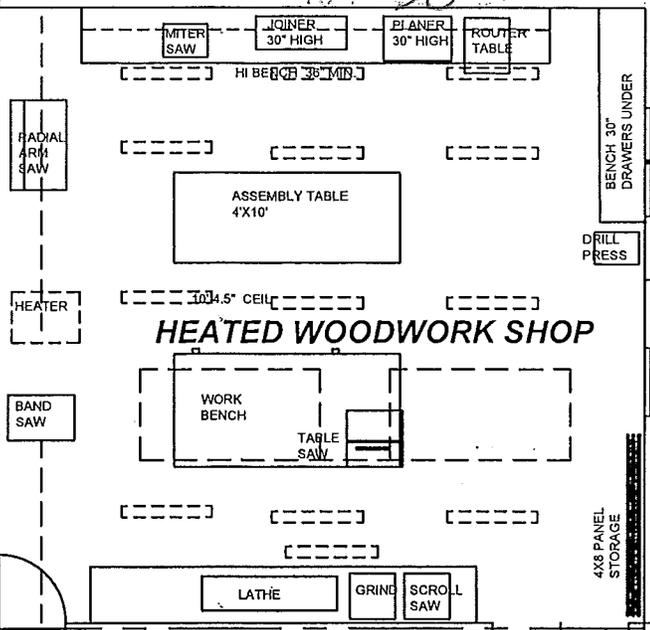
Measures to control fumes or odors:

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

Handwritten scribbles

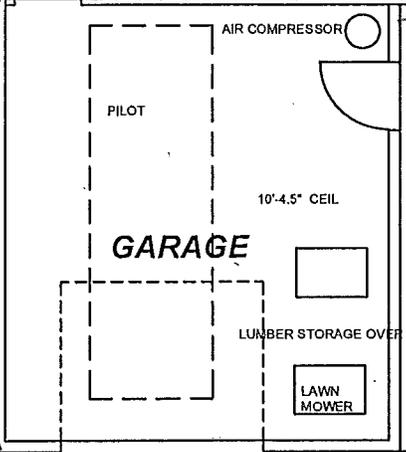
56'

NORTH PORCH

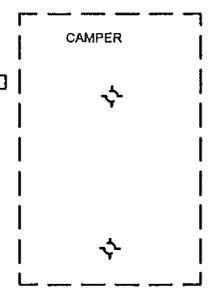


32' CONCRETE PATIO

7ft CEIL



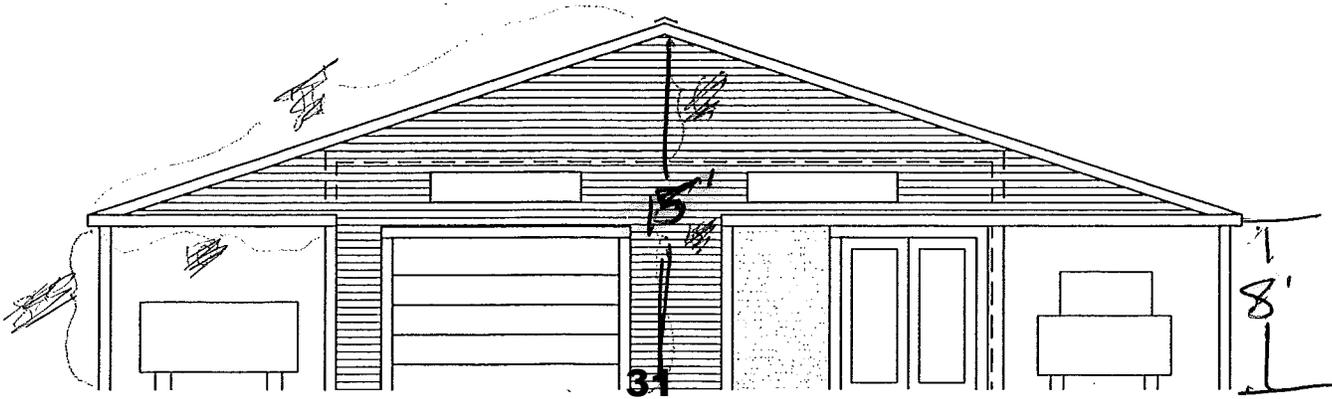
SOUTH PORCH

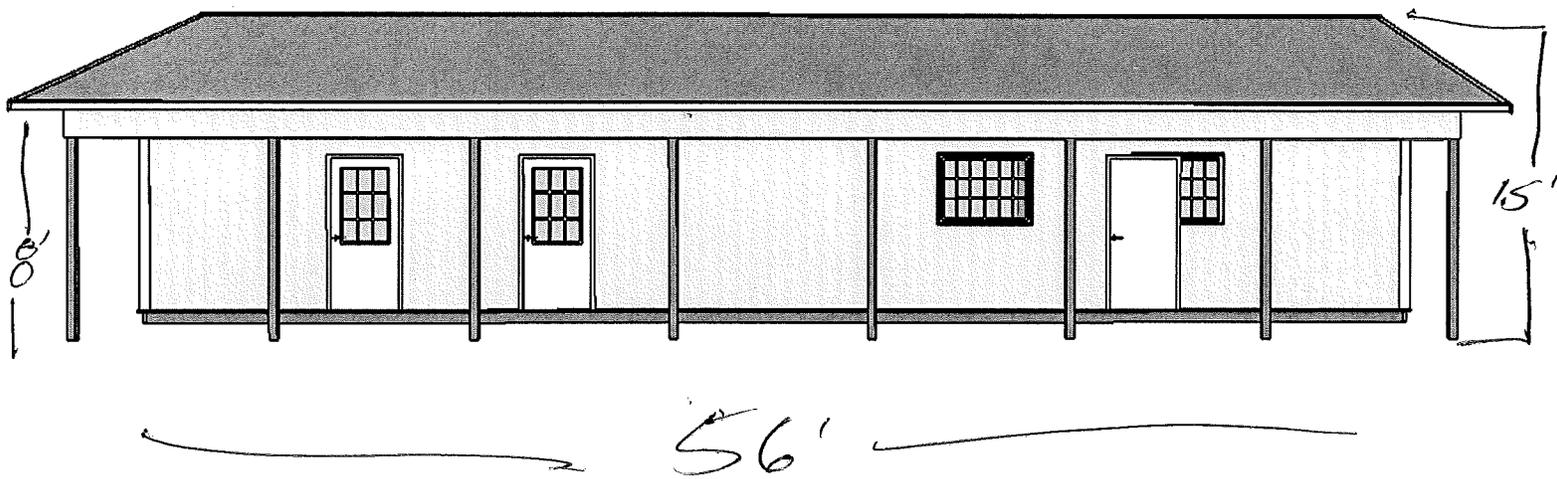


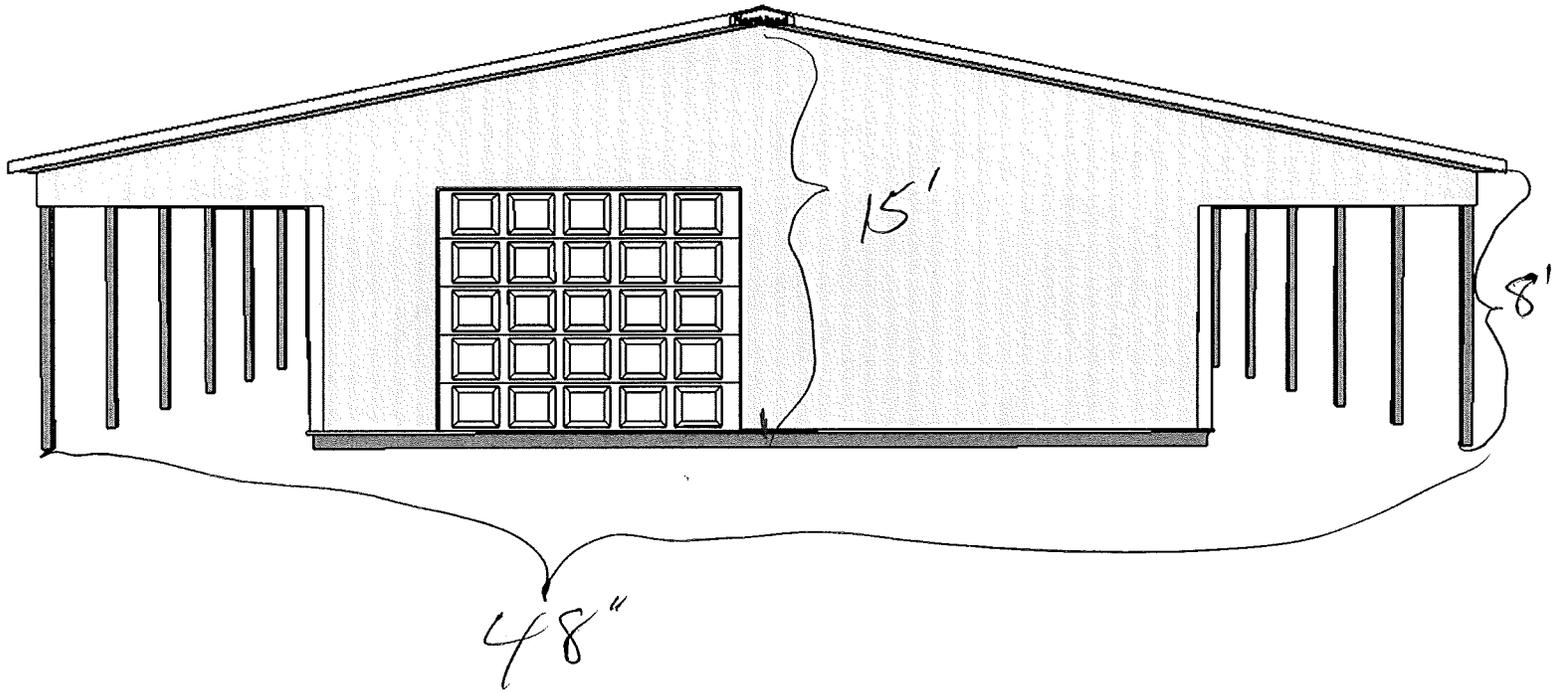
20'

CONCRETE PADDAOK

48'







Eau Claire County Parcel Mapping



1 inch = 50 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_HARN_Adj_WI_EauClaire_Foot

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.

Date:

Aerial Photography Flight Spring 2013
Information Current January 1, 2013

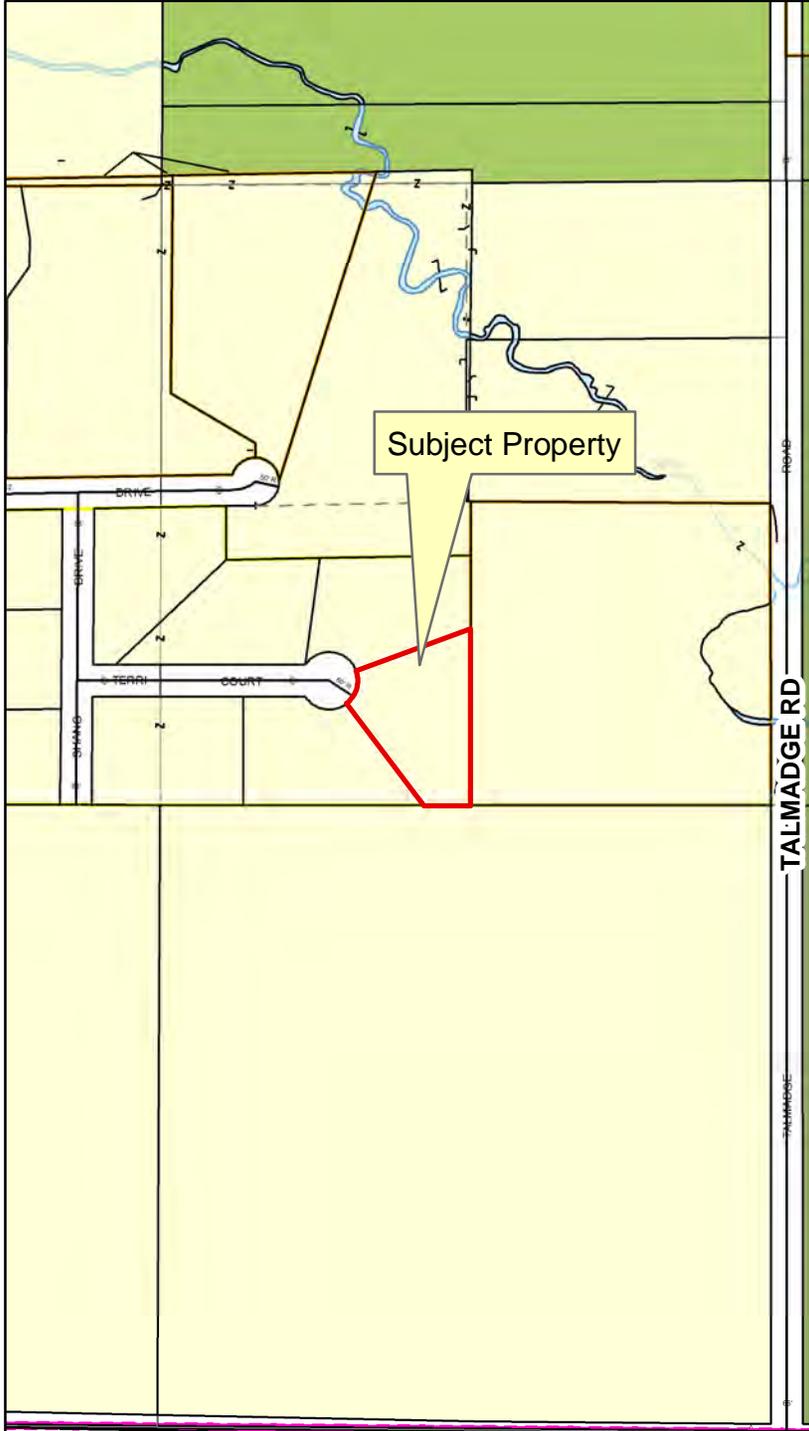


Bahnson Conditional Use Permit Request: CUP-0010-16



Existing Zoning

1 inch = 400 feet



Subject Property

TALMADGE RD

Legend

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

Legend

Future Land Use

- Rural Residential Cluster Development
- Commercial/Industrial
- County Forest
- Natural Resource Protection
- Park & Recreational
- Public Institutional
- Recreational Commercial
- Rural Commercial
- Rural Hamelt
- Rural Industrial
- Rural Lands
- Rural Residential
- Rural Residential Mobile Home
- Rural Transition
- Urban Mixed Use

Parcel Mapping Notes:

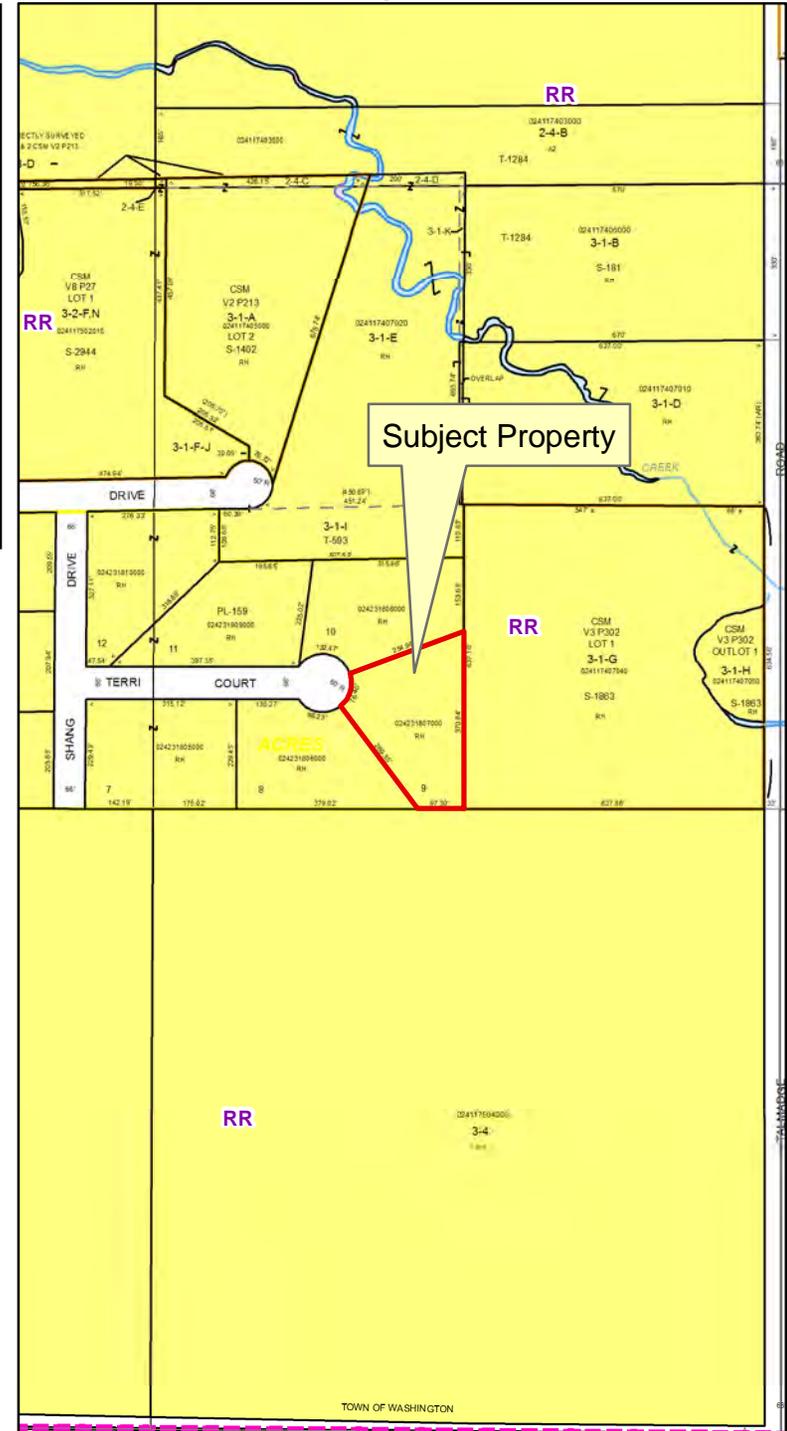
The horizontal datum is based on the Eau Claire County Coordinate System NAD_1983_HARN_Adj_WI_EauClaire_Feet

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

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 Overlay

1 inch = 400 feet



Subject Property

TOWN OF WASHINGTON

Eau Claire County Parcel Mapping



1 inch = 150 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_HARN_Adj_WI_EauClaire_Feet

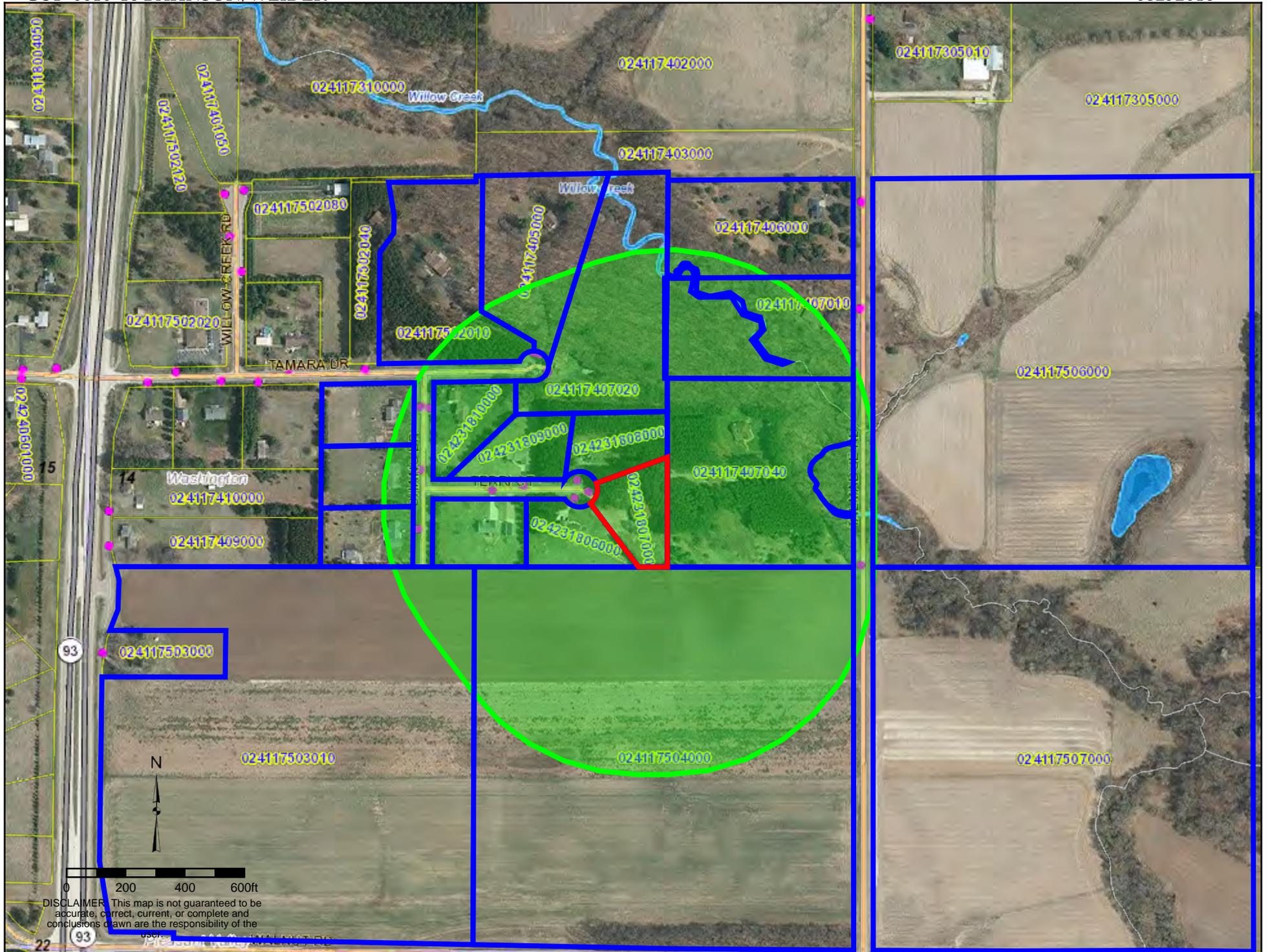
This map is a collection of public record information and was prepared as an ongoing commitment to provide quality and up-to-date information to the public. This map is intended for information use only. Although significant care has been exercised to produce maps that satisfy mapping accuracy standards,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

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Date:

Aerial Photography Flight Spring 2013
Information Current January 1, 2013





Parcel Id	NAME	ADDRESS	CITY	STATE	ZIP
1802422609143102001	BERKHOLDER, JOHN W & AMY L	4351 TERRI CT	EAU CLAIRE	WI	54701
1802422609143100001	BESSINGER, BRIAN	6798 TALMADGE RD	EAU CLAIRE	WI	54701-8811
1802422609144200001	CLIFF FAMILY TRUST	6681 TALMADGE RD	EAU CLAIRE	WI	54701-8811
1802422609143202002	CROWE, RANDY L & BRENDA A	6967 SHANG DR	EAU CLAIRE	WI	54701
1802422609143100003	ERICKSON, DANIEL	6850 TALMADGE RD	EAU CLAIRE	WI	54701-8811
1802422609143102004	HAAG, DANIEL J & BARBARA K	4302 TERRI CT	EAU CLAIRE	WI	54701
1802422609143300002	HUTCHINSON TRUST	E 5325 WALNUT RD	EAU CLAIRE	WI	54701
1802422609143202003	LIPETZKY, JOHN G & DOROTHY L	6904 SHANG DR	EAU CLAIRE	WI	54701
1802422609143109000	MATTES, JAYNI	6790 TAMARA DR	EAU CLAIRE	WI	54701-8956
1802422609143109001	MULLIGAN, PATRICK J & KATHLEEN M	6990 TALMADGE RD	EAU CLAIRE	WI	54701
1802422609143102000	NOELDNER TRUST	4301 TERRI CT	EAU CLAIRE	WI	54701-8921
1802422609143202000	OLSON, DAVID	6901 SHANG DR	EAU CLAIRE	WI	54701-8927
1802422609144300001	OTTO, DONALD C & HARRIET L	5490 WALNUT RD	EAU CLAIRE	WI	54701
1802422609143202001	SEVERSON, JOHN E & ANGELA L	6953 SHANG DR	EAU CLAIRE	WI	54701
1802422609143100004	SUTTON, ROBERT J & DEBRA L	N 10323 SE JOOS RD	ALMA CENTER	WI	54611-8006
1802422609143209000	THORSBAKKEN, ARDEN L & PATRICIA A	4304 TAMARA DR	EAU CLAIRE	WI	54701
1802422609143102003	VENN, RICHARD J	4402 TERRI CT	EAU CLAIRE	WI	54701-8922

Final Plat Report



To: Committee on Planning and Development
Regarding: Final Plat of **"TRILLIUM ESTATES"**
Surveyor: Peter Gartmann; Real Land Surveying
Owner/Agent: C & M Properties, Cody Filipczak
Date: August 17, 2016
Cc: Peter Gartmann; Real Land Surveying
C & M Properties, Cody Filipczak
Janelle Henning, Administrator; Town of
Washington

Committee Members:

The statutory time limit for the County to take action on this matter expires on August 26, 2016. The County must "Approve, Conditionally Approve or Deny" this submitted Plat by this time or it automatically is deemed approved by statute.

Staff has reviewed and recommends conditionally approving the June 27, 2016 (Revised July 27, 2016) "Final Plat of **"TRILLIUM ESTATES"**.

Recommended conditions for approval are as follows:

- 1) That the Town of Washington conditionally approves this final plat.
- 2) That the City of Eau Claire conditionally approves this final plat
- 3) That the plat be revised and updated to include:
 - a) Correcting the name of the Eau Claire County "Planning Agency" to Eau Claire County "Department of Planning and Development" in two spots in the Certificate.
 - b) Correcting text cropping in legend.
- 4) That there will be no direct vehicular access to State Highway 93 and County Highway "II" from and to the Lots. (Condition of the Preliminary Plat approval).
- 5) That no land use permit will be issued until the final plat has been recorded in the office of the register of deeds.
- 6) That the Final Plat conforms to 18.78.060 Final Plat Submittal, 18.78.070 Final Plat Review and Approval, 18.78.080 Recording of the Final Plat, 18.80 Final Plat, 18.82 Design Standards, 18.83 Required Improvements, 18.84 Subdivision Improvement Guarantees and 18.85.030 Legal, Engineering and Inspection Fees which are requirements and procedures outlined within the Subdivision Control of the County Code that may not have specifically identified previously in detail. (i.e., vision corner easements at all road intersections and noted with restrictions in 18.22.025; etc.)
- 7) That the Final Plat complies with all applicable portions of s. 236 of the Wisconsin Statutes and that the Department of Administration has no objection to the final plat and certifies to this.
- 8) That in submitting for final plat approval, the owner will also furnish to the county an abstract of title or a policy of title insurance certified to date for examination as allowed in s. 236.21 (2) (b).

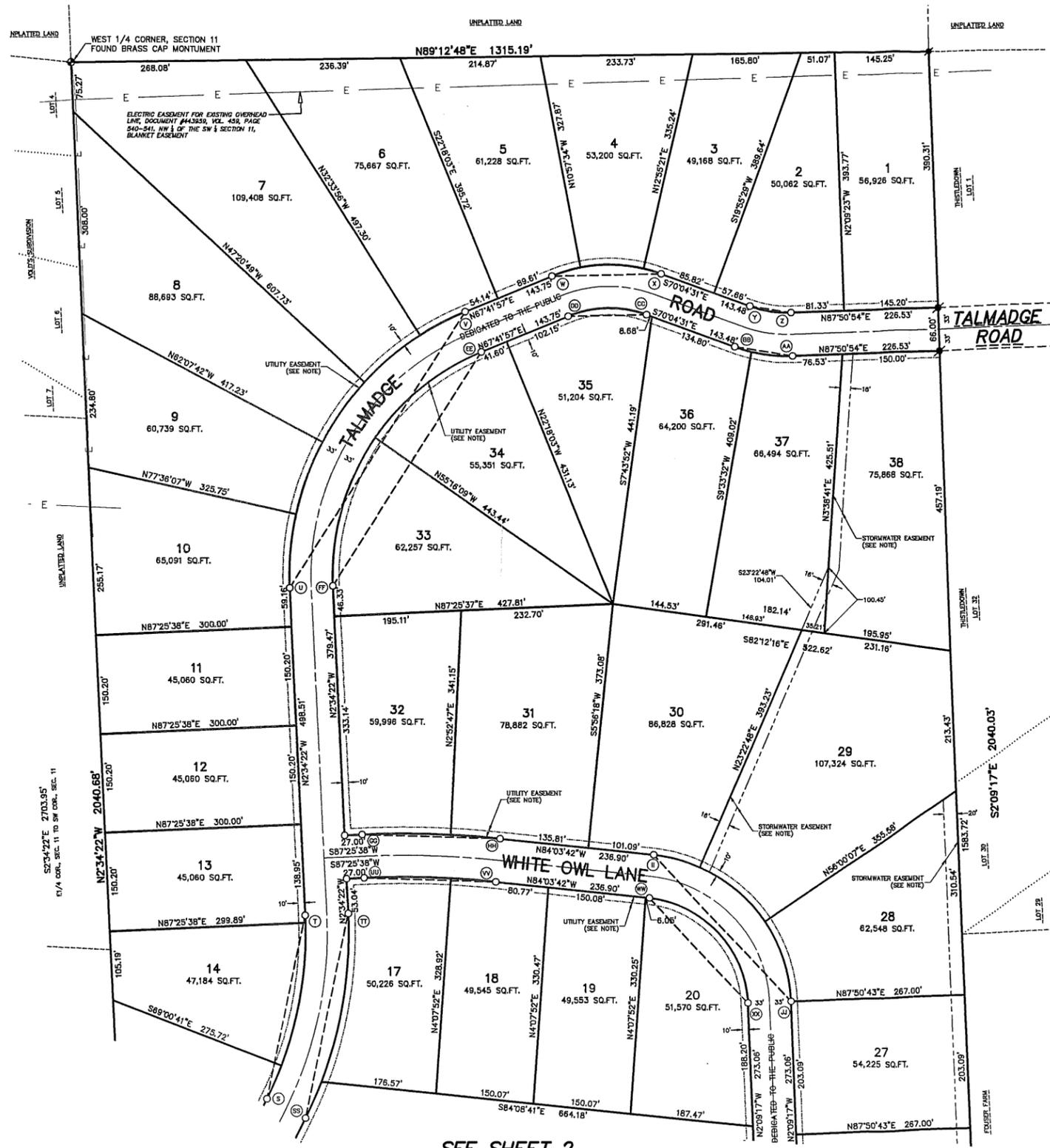
Notes:

- 1) In approving this plat, the Committee is approving a variance for the unusual shaped lots (2, 33, 34, and 35) (18.82.060 A.) Staff does not object, and recommends that the committee approve the development as submitted, with regard to the unusual shaped lots.
- 2) The surveyor should provide digital CAD files of the approved final plat to the Department of Planning and Development for its use.

Respectfully submitted:

Dean J Roth, PLS

Eau Claire County Surveyor
Land Records Division Supervisor
Department of Planning and Development
721 Oxford Avenue -Room 3344
Eau Claire, WI 54703-5481
Voice: 715-839-4742
FAX 715-831-5802
E-mail: dean.roth@co.eau-claire.wi.us



SURVEYOR'S CERTIFICATE:
 I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
 THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF TRILLIUM ESTATES LOCATED IN THE SW¼ OF THE SW¼ AND NW¼ OF THE SW¼, SECTION 11 AND THE SE¼ OF THE SE¼, SECTION 10, T26N, R9W, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN INCLUDING PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1342 RECORDED IN VOLUME 7, PAGE 105 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

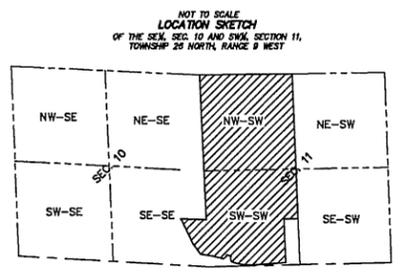
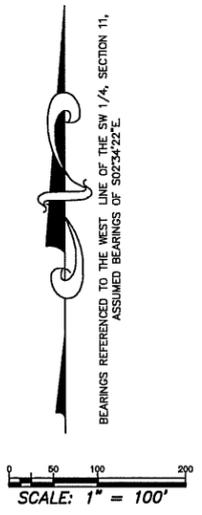
- BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11;
- THENCE N.89°12'48"E, 1315.19 FEET TO THE NORTHEAST CORNER OF SAID NW¼ OF THE SW¼;
- THENCE S.02°09'17"E, ALONG THE EAST LINE OF SAID NW¼ OF THE SW¼ AND SW¼ OF THE SW¼ 2040.03 FEET;
- THENCE S.88°37'27"W, 200.02 FEET;
- THENCE S.02°09'17"E, 615.66 FEET TO A POINT ON THE NORTH LINE OF C.T.H. "II";
- THENCE S.85°59'14"W, ALONG SAID NORTH LINE, 473.50 FEET;
- THENCE WESTERLY, ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, THE LONG CHORD WHICH BEARS N.82°02'33"W, 293.78 FEET AND HAVING A RADIUS OF 699.29 FEET;
- THENCE N.21°15'37"W, ALONG SAID NORTH LINE, 53.28 FEET;
- THENCE N.20°05'03"E, ALONG SAID NORTH LINE, 30.00 FEET;
- THENCE N.69°55'05"W, ALONG SAID NORTH LINE, 66.00 FEET;
- THENCE S.20°04'56"W, ALONG SAID NORTH LINE, 30.00 FEET;
- THENCE S.60°26'55"W, ALONG SAID NORTH LINE, 52.50 FEET;
- THENCE N.69°55'04"W, ALONG SAID NORTH LINE, 37.50 FEET;
- THENCE N.78°06'33"W, ALONG SAID NORTH LINE, 139.46 FEET;
- THENCE N.82°16'34"W, ALONG SAID NORTH LINE, 142.97 FEET TO THE EASTERLY LINE OF S.T.H. "93";
- THENCE N.37°42'27"W, ALONG SAID EASTERLY LINE, 179.64 FEET;
- THENCE NORTHWESTERLY, ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS N.25°11'57"W, 138.03 FEET AND HAVING A RADIUS OF 4712.70 FEET;
- THENCE N.26°02'17"W, ALONG SAID EASTERLY LINE, 236.72 FEET;
- THENCE NORTHWESTERLY, ALONG SAID EASTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS N.25°53'28"W, 23.32 FEET AND HAVING A RADIUS OF 4532.70 FEET;
- THENCE S.87°51'48"E, 363.25 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 11;
- THENCE N.02°34'22"W, ALONG SAID WEST LINE, 2040.68 FEET TO THE POINT OF BEGINNING.

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF CODY FILIPCZAK.
 THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF WASHINGTON IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2016
 PETER J. GARTMANN, P.L.S. No. 2279

NOTE:
 LOTS 15 AND 16 WERE NOT PART OF THE STORM WATER MANAGEMENT WITHIN THIS PLAT. LOTS 15 AND 16 WILL BE SUBJECT TO EAU CLAIRE COUNTY STORM WATER REVIEW AND APPROVAL WHEN THE LOTS ARE DEVELOPED.

- LEGEND**
- FND. 3/4" REBAR
 - FND. 1-1/4" REBAR
 - FND. 1" OUTSIDE DIAMETER IRON P
 - SET 1-1/4" x 18" REBAR
 - WEIGHING 4.30 POUND PER LINEAL
 - SET 1" OUTSIDE DIAMETER x 18" II
 - WEIGHING 1.13 POUND PER LINEAL
 - () AT ALL OTHER LOT CORNERS.
 - () RECORDED AS



UTILITY EASEMENT:
 IS FOR THE USE OF THOSE UTILITIES LISTED IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES, PEDESTALS OR ANY APPURTENANCES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER

STORMWATER EASEMENT:
 IS FOR THE BENEFIT OF ALL LOTS IN THIS PLAT. AFTER INSTALLATION OF STORMWATER FACILITIES WITHIN THIS PLAT (AS PER PLAN FILED WITH EAU CLAIRE COUNTY) THE ELEVATION OF THE GROUND WITHIN THESE EASEMENTS CAN NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM EAU CLAIRE COUNTY. NO IMPROVEMENT OR OBJECT MAY BE PLACED WITHIN THESE EASEMENTS THAT WOULD IMPEDE THE FLOW OF WATER.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

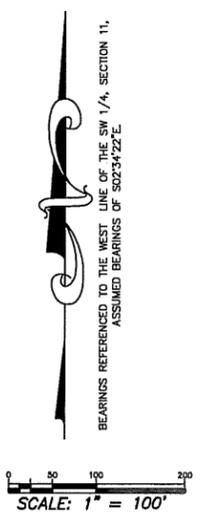
Certified _____, 20____

Department of Administration

SEE SHEET 2

PREPARED BY REAL LAND SURVEYING
 CADD No. 15193-PLAT

TRILLIUM ESTATES
 IN THE SW¼-SW¼ AND NW¼-SW¼, SECTION 11
 AND IN THE SE¼-SE¼, SECTION 10,
 TOWNSHIP 26 NORTH, RANGE 9 WEST,
 TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN
 INCLUDING PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 1342

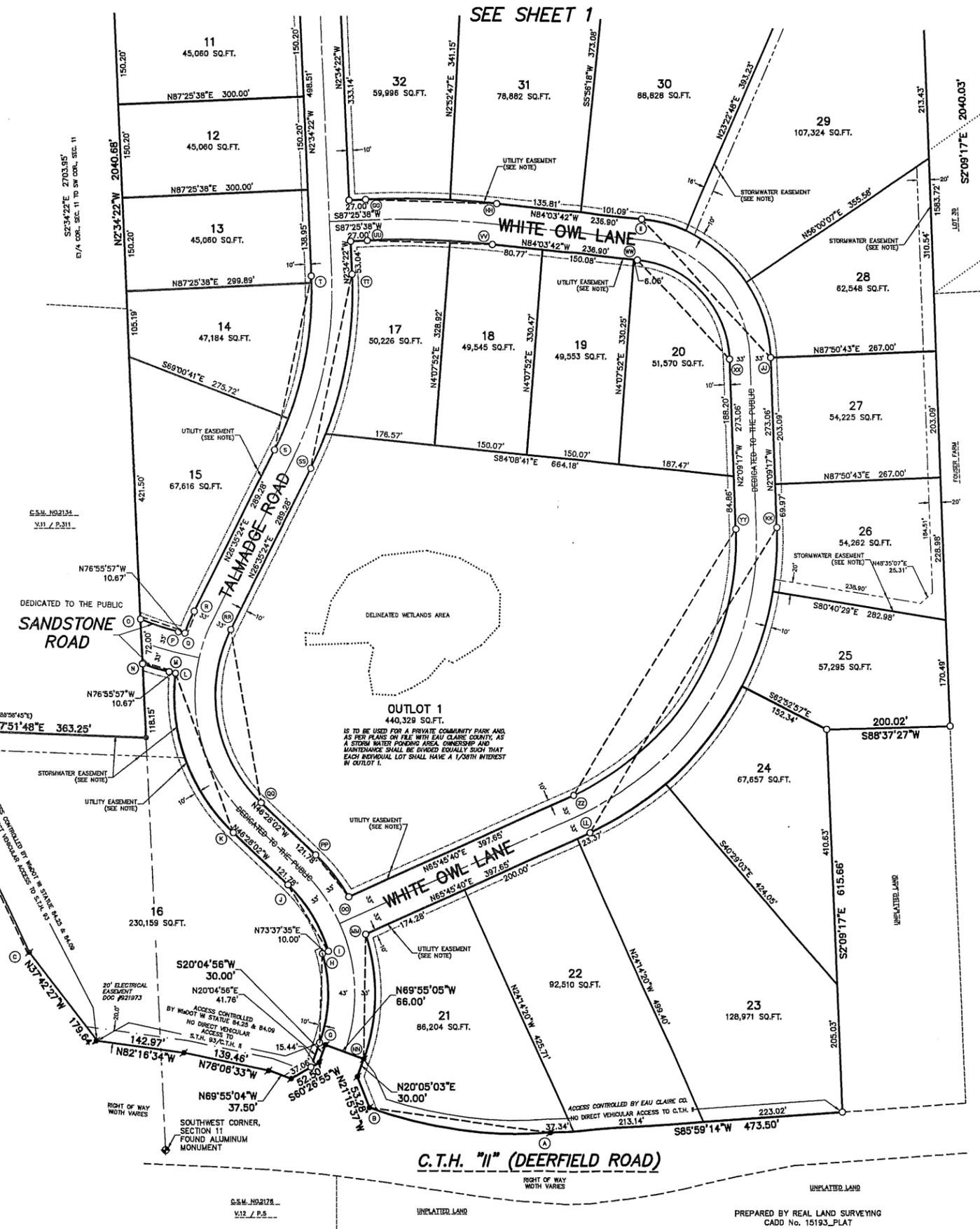


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 - SET 1" OUTSIDE DIAMETER x 18" I
 - WEIGHING 1.13 POUND PER LINEAL
 - AT ALL OTHER LOT CORNERS.
 - () --- RECORDED AS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

CMJM PROPERTIES LLC, GRANTORS TO
EAU CLAIRE ENERGY COOPERATIVE, GRANTEE
AT&T, A WISCONSIN CORPORATION, GRANTEE
CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES, NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, PRIOR OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

UTILITY EASEMENT:
IS FOR THE USE OF THOSE UTILITIES LISTED IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES, PEDESTALS OR ANY APPURTENANCES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER

STORMWATER EASEMENT:
IS FOR THE BENEFIT OF ALL LOTS IN THIS PLAT. AFTER INSTALLATION OF STORMWATER FACILITIES WITHIN THIS PLAT (AS PER PLAN FILED WITH EAU CLAIRE COUNTY) THE ELEVATION OF THE GROUND WITHIN THESE EASEMENTS CAN NOT BE ALTERED WITHOUT PRIOR APPROVAL FROM EAU CLAIRE COUNTY. NO IMPROVEMENT OR OBJECT MAY BE PLACED WITHIN THESE EASEMENTS THAT WOULD IMPEDE THE FLOW OF WATER.

TRILLIUM ESTATES
IN THE SW¼-SW¼ AND NW¼-SW¼, SECTION 11
AND IN THE SE¼-SE¼, SECTION 10,
TOWNSHIP 26 NORTH, RANGE 9 WEST,
TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN
INCLUDING PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 1342

CURVE TABLE								
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
A-B	21	295.98'	699.29'	024°15'03"	293.78'	S82°02'33"E	S69°55'01"E	N85°49'56"E
C-D	16	138.04'	4712.70'	001°40'42"	138.03'	N25°11'57"W	N24°21'36"W	N26°02'18"W
E-F	16	23.32'	4532.70'	000°17'41"	23.32'	S25°53'28"E	S25°44'37"E	S26°02'18"E
G-H	16	147.07'	231.15'	036°27'20"	144.61'	N01°51'15"E	N20°04'55"E	N16°22'25"W
I-J	16	126.66'	241.15'	030°05'37"	125.21'	N31°25'13"W	N16°22'25"W	N46°28'02"W
K-L	16	281.77'	303.00'	053°16'55"	271.73'	S19°49'34"E	S06°48'54"W	S46°28'02"E
M-N	16	44.90'	433.28'	005°56'16"	44.88'	S73°57'47"E	S70°59'39"E	S76°55'55"E
O-P	15	64.56'	367.28'	010°04'20"	64.48'	S71°53'44"E	S66°51'34"E	S76°55'54"E
Q-R	15	38.45'	303.00'	007°16'12"	38.42'	S22°57'18"W	S26°35'24"W	S19°19'12"W
S-T		288.59'	567.00'	029°09'46"	285.49'	N12°00'31"E	N26°35'24"E	N02°34'22"W
	15	55.43'	567.00'	005°36'05"	55.41'	N23°47'22"E		
	14	221.92'	567.00'	022°25'29"	220.50'	N09°46'35"E		
	13	11.25'	567.00'	001°08'12"	11.25'	N02°00'16"W		
U-V		531.06'	433.00'	070°16'19"	498.40'	S32°33'48"W	S67°41'57"W	S02°34'22"E
	10	113.14'	433.00'	014°58'15"	112.82'	S04°54'46"W		
	9	116.94'	433.00'	015°28'24"	116.58'	S20°08'05"W		
	8	111.71'	433.00'	014°46'53"	111.40'	S35°15'44"W		
	7	111.71'	433.00'	014°46'53"	111.40'	S50°02'37"W		
	6	77.57'	433.00'	010°15'53"	77.47'	S62°34'00"W		
W-X	A-B	171.71'	233.00'	042°13'32"	167.86'	S88°48'43"W	N70°04'31"W	S67°41'57"W
	5	46.12'	233.00'	011°20'29"	46.05'	S73°22'12"W		
	4	97.12'	233.00'	023°52'54"	96.42'	N89°01'07"W		
	3	28.48'	233.00'	007°00'08"	28.46'	N73°34'35"W		
Y-Z	2	64.35'	167.00'	022°04'35"	63.95'	S81°06'49"E	S70°04'31"E	N87°50'54"E
AA-BB		89.78'	233.00'	022°04'35"	89.22'	S81°06'49"E	S70°04'31"E	N87°50'54"E
	37	63.62'	233.00'	015°38'37"	63.42'	S84°19'48"E		
	36	26.16'	233.00'	006°25'58"	26.15'	S73°17'30"E		
CC-DD	35	123.07'	167.00'	042°13'32"	120.31'	S88°48'43"W	N70°04'31"W	S67°41'57"W
EE-FF		450.12'	367.00'	070°16'19"	422.43'	S32°33'48"W	S67°41'57"W	S02°34'22"E
	34	211.17'	367.00'	032°58'06"	208.27'	S51°12'54"W		
	35	238.94'	367.00'	037°18'13"	234.74'	S16°04'44"W		
GG-HH		212.06'	1427.52'	008°30'40"	211.86'	N88°19'02"W	N84°03'42"W	S87°25'38"W
	32	135.90'	1427.52'	005°27'16"	135.85'	N89°50'44"W		
	31	76.16'	1427.52'	003°03'24"	76.15'	N85°35'24"W		
II-JJ		333.08'	233.00'	081°54'24"	305.44'	N43°06'29"W	N02°09'17"W	N84°03'42"W
	30	73.57'	233.00'	018°05'29"	73.26'	N75°00'57"W		
	29	130.02'	233.00'	031°58'20"	128.34'	N49°59'03"W		
	28	129.49'	233.00'	031°50'35"	127.83'	N18°04'35"W		
KK-LL		611.64'	516.00'	067°54'58"	576.46'	N31°48'11"E	N65°45'40"E	N02°09'17"W
	26	103.39'	516.00'	011°28'48"	103.22'	N03°35'07"E		
	25	160.24'	516.00'	017°47'32"	159.59'	N18°13'17"E		
	24	201.72'	516.00'	022°23'54"	200.44'	N38°19'00"E		
	23	146.30'	516.00'	016°14'43"	145.81'	N57°38'19"E		
MM-NN	21	204.53'	307.15'	038°09'12"	200.77'	N01°00'20"E	N20°04'55"E	N18°04'16"W
OO-PP	O.L. 1	86.10'	307.15'	016°03'38"	85.82'	N38°26'13"W	N30°24'24"W	N46°28'02"W
QQ-RR	O.L. 1	302.20'	237.00'	073°03'25"	282.14'	S09°56'19"E	S26°35'24"W	S46°28'02"E
SS-TT		322.19'	633.00'	029°09'46"	318.72'	N12°00'31"E	N26°35'24"E	N02°34'22"W
	O.L. 1	60.56'	633.00'	005°28'55"	60.54'	N23°50'56"E		
	17	261.62'	633.00'	023°40'51"	259.77'	N09°16'04"E		
UU-VV		202.25'	1361.52'	008°30'40"	202.07'	N88°19'02"W	N84°03'42"W	S87°25'38"W
	17	132.98'	1361.52'	005°35'45"	132.92'	N89°46'29"W		
	18	69.28'	1361.52'	002°54'55"	69.27'	N85°31'09"W		
WW-XX	20	238.73'	167.00'	081°54'24"	218.92'	N43°06'29"W	N02°09'17"W	N84°03'42"W
YY-ZZ	O.L. 1	533.41'	450.00'	067°54'58"	502.73'	N31°48'11"E	N65°45'40"E	N02°09'17"W

OWNER'S CERTIFICATE OF DEDICATION:
 CMJM PROPERTIES LLC, AS OWNER, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.
 IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- TOWN OF WASHINGTON
 - EAU CLAIRE COUNTY
 - CITY OF EAU CLAIRE
 - DEPARTMENT OF ADMINISTRATION
 - DEPARTMENT OF TRANSPORTATION
- WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF _____, 2016

 CODY FILIPCZAK, MEMBER

STATE OF WISCONSIN
 COUNTY OF _____ SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2016, THE ABOVE NAMED CODY FILIPCZAK, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COMMON COUNCIL RESOLUTION:
 RESOLVED, THAT THIS THE PLAT OF TRILLIUM ESTATES, IN THE CITY OF EAU CLAIRE, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED: _____ (DATE) SIGNED: _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL, CITY OF EAU CLAIRE.

(SIGNATURE) _____
 DONNA A. AUSTAD, CITY CLERK

TOWN BOARD RESOLUTION:
 RESOLVED THAT THIS THE PLAT OF TRILLIUM ESTATES, IN THE TOWN OF WASHINGTON, IS HEREBY, APPROVED BY THE TOWN BOARD OF THE TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN.

DATE APPROVED: _____ MICHEAL PETERSON, TOWN CHAIRMAN

(SIGNATURE) _____ DATE: _____
 MICHEAL PETERSON, TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN.

(SIGNATURE) _____
 JANELLE HENNING, TOWN CLERK

EAU CLAIRE COUNTY PLANNING AGENCY:
 THIS PLAT KNOWN AS TRILLIUM ESTATES IS APPROVED BY THE EAU CLAIRE COUNTY PLANNING AGENCY ON THIS ____ DAY OF _____, 2016 THERE ARE NO OBJECTIONS TO THIS PLAT WITH RESPECT TO SUBTITLE III, THE SUBDIVISION CONTROL, OF TITLE 18 OF THE COUNTY CODE OF GENERAL ORDINANCES.

CERTIFIED TO THIS ____ DAY OF _____, 2016

APPROVED: _____
 LANCE J. GURNEY, DEPARTMENT MANAGER

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration 

PREPARED BY REAL LAND SURVEYING
 CADD No. 15193_PLAT

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN
 COUNTY OF EAU CLAIRE SS

I, JANELLE HENNING, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE TOWN OF WASHINGTON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS THE ____ DAY OF _____, 2016, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF TRILLIUM ESTATES IN THE TOWN OF WASHINGTON.

(SIGNATURE): _____ DATE: _____
 JANELLE HENNING, TOWN TREASURER

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN
 COUNTY OF EAU CLAIRE SS

I, GLENDA J. LYONS, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS ____ DAY _____, 2016, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF TRILLIUM ESTATES IN THE TOWN OF WASHINGTON.

(SIGNATURE): _____ DATE: _____
 GLENDA J. LYONS, COUNTY TREASURER

CONSENT OF CORPORATE MORTGAGEE:

CHARTER BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS THE PLAT OF TRILLIUM ESTATES AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE CMJM PROPERTIES LLC, OWNER OF SAID LAND.

IN WITNESS THEREOF, THE SAID CHARTER BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) _____ AND (PRINT NAME) _____

AT _____, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS ____ DAY OF _____, 2016

(SIGNATURE) _____ (SIGNATURE) _____
 (TITLE) _____ (TITLE) _____

STATE OF WISCONSIN
 COUNTY OF _____ SS

PERSONALLY APPEARED BEFORE ME THIS ____ DAY OF _____, 2016, THE ABOVE NAMED

(PRINT NAME) _____ AND (PRINT NAME) _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TRILLIUM ESTATES
 IN THE SW¼-SW¼ AND NW¼-SW¼, SECTION 11
 AND IN THE SE¼-SE¼, SECTION 10, T26N, R9W,
 TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN
 INCLUDING PART OF LOT 1, CSM NO. 1342

Planning & Development

The Department of Planning and Development is responsible for the professional development of long-range plans and equitable administration of codes and ordinances developed to promote the health, safety, and general welfare of citizens and visitors of Eau Claire County as well as preserve our natural resources and environs. Planning and Development is a multi-faceted department with six primary functions organized into six divisions and one functional area. The Land Use Controls Division administers a variety of land use and building codes. The Planning Division prepares land use reports, short and long term plans, ensures disaster preparedness through Emergency Management planning and coordination, and administers the recycling program. The Land Records Division maintains real property records and establishes and maintains the public land survey system. The Land Conservation Division administers land and water conservation programs. The GIS division develops and maintains our land records data into a series of electronic digital sources for the benefit of internal users, businesses and the general public. The Housing Division staffs the County Housing Authority and administers housing programs. A small group of support staff assists the divisions.

Programs & Services

1. Real Property Listing
2. Resurvey
3. GIS
4. Emergency Management Planning
5. Code Administration (Building and Land Use)
6. Land and Water Conservation
7. Planning
8. Solid Waste Management
9. Housing

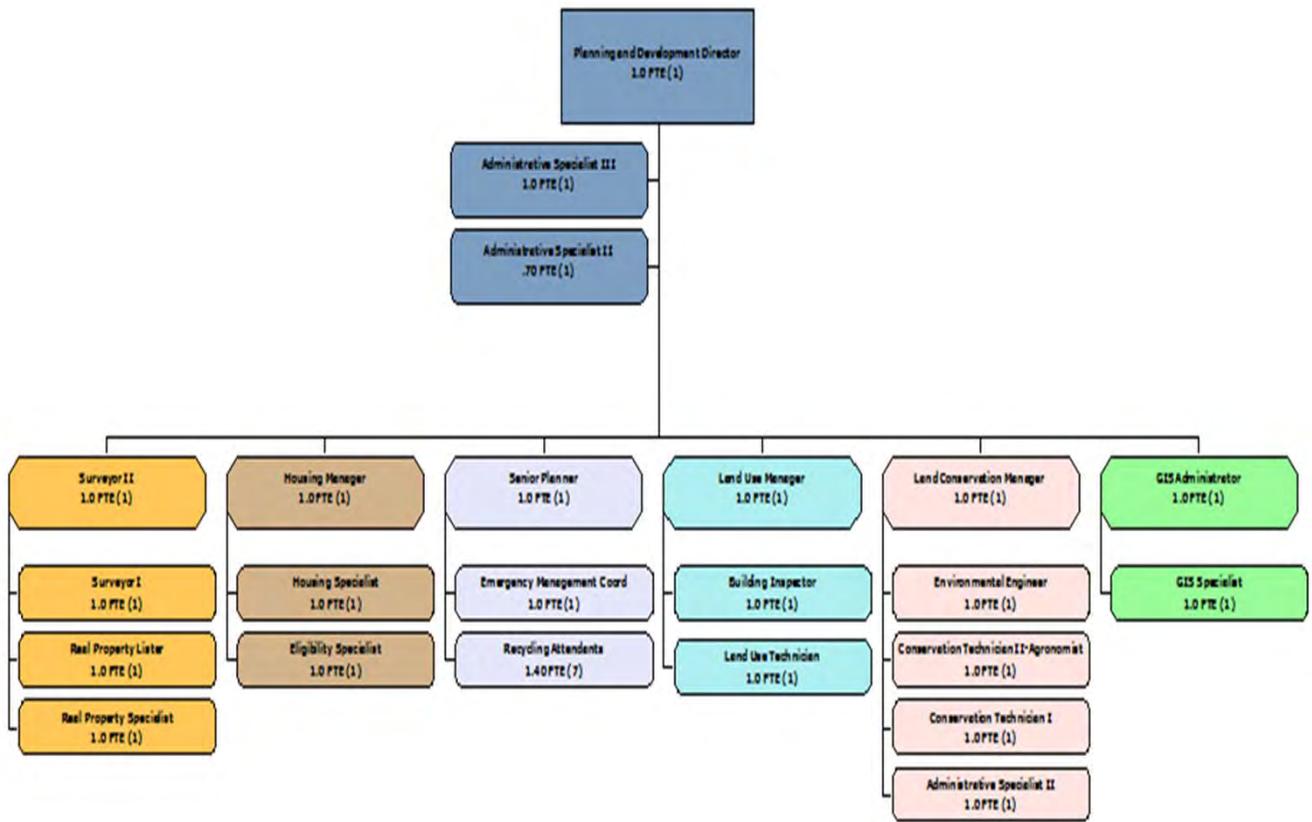
2017 Departmental Highlights/Summary

1. Development remains relatively strong in the residential and commercial markets resulting in revenues higher than budgeted amounts. Anticipated revenues from charges and fees are reflected in the 2017 budget, for an overall increase of 6% compared to 2016.
2. Recycling grant revenues are expected to be restored to 2015 levels as reflected in the 2017 budgeted for the Solid Waste program.
3. The Planning and Development Department is committed to a comprehensive revision of both the zoning and land division codes in 2017, which would be the first major revision to the code since 1983. Funding is included for contractual services within the 2017 budget to assist with this effort.
4. It is anticipated that the Housing Authority, will be split off from the Planning and Development Department in 2017. Consolidation of the Land Conservation division within the 3rd floor suite of the courthouse is planned in order to better serve the public and maximize efficiency of operations.

Overview of Expenditures and Revenues

	2015 Actual	2016 Budget	2016 Estimate	2017 Request	2017 Recommended	% Change
Expenditures:						
Personnel	\$ 1,766,164	\$ 1,894,063	\$ 1,788,050	\$ 1,832,920		
Services & Supplies	2,398,846	\$ 2,481,516	2,526,750	\$ 2,670,909		
Equipment	60,100	\$ 13,300	13,300	\$ 2,800		
Total Expenditures	\$ 4,225,110	\$ 4,388,879	\$ 4,328,100	\$ 4,506,629	\$ -	2.68%
Revenues:						
Federal/State Grants	\$ 1,996,862	\$ 2,072,263	\$ 2,111,863	\$2,158,582		
Charges & Fees	1,113,608	1,161,100	1,224,800	1,229,790		
Miscellaneous		-				
Fund Balance Applied	(3,665)	37,259	-			
Property Tax Levy	\$ 1,118,305	1,118,257	1,118,257	1,118,257		0.00%
Total Revenues	\$ 4,225,110	\$ 4,388,879	\$ 4,454,920	\$ 4,506,629	\$ -	

Staffing/Organizational Chart



Year	2011	2012	2013	2014	2015	2016	2017	% Change
FTE	20.76	20.56	20.56	20.56	23.10	23.10	22.90	

Program Financials

2017 Requested Program/Service	Real Prop. Listing Priority 1	Resurvey Priority 2	GIS Priority 3	Emer. Mngt. Priority 4	Code Admin Priority 5
Expenditures:					
Personnel	\$ 150,312	\$ 190,004	\$ 215,145	\$ 137,425	\$ 352,168
Service & Supplies	\$ 8,750	\$ 9,720	\$ 34,750	\$ 42,452	\$ 78,917
Equipment	\$ -	\$ 500		\$ 1,000	\$ 500
Total Expenditures	\$ 159,062	\$ 200,224	\$ 249,895	\$ 180,877	\$ 431,585
Revenues:					
Federal/State Grants	\$ -	\$ 18,500	\$ 32,500	\$ 81,000	
Charges & Fees	\$ 500	\$ 1,000	\$ 33,590	\$ 1,000	\$ 295,000
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Applied	\$ -	\$ -	\$ -	\$ -	\$ -
Property Tax Levy	\$ 158,562	\$ 180,724	\$ 183,805	\$ 98,877	\$ 136,585
Total Revenues	\$ 159,062	\$ 200,224	\$ 249,895	\$ 180,877	\$ 431,585
Mandated Service?	Yes	Yes	Yes	Yes	Yes
Committee Priority:	#1	#2	#3	#4	#5

2017 Requested Program/Service	Land&Water Conservation Priority 6	Planning Current & Long Priority 7	Solid Waste Management Priority 8	Housing Renter Prog. Priority 9	Totals
Expenditures:					
Personnel	\$ 411,665	\$ 80,989	\$ 76,825	\$ 218,387	\$ 1,832,920
Service & Supplies	\$ 191,350	\$ 9,200	\$ 1,233,175	\$ 1,062,595	\$ 2,670,909
Equipment	\$ 800				\$ 2,800
Total Expenditures	\$ 603,815	\$ 90,189	\$ 1,310,000	\$ 1,280,982	\$ 4,506,629
Revenues:					
Federal/State Grants	\$ 258,600		\$ 487,000	\$ 1,280,982	\$ 2,158,582
Charges & Fees	\$ 68,700	\$ 7,000	\$ 823,000	\$ -	\$ 1,229,790
Miscellaneous	\$ -	\$ -		\$ -	\$ -
Fund Balance Applied	\$ -	\$ -		\$ -	\$ -
Property Tax Levy	\$ 276,515	\$ 83,189	0	0	\$ 1,118,257
Total Revenues	\$ 603,815	\$ 90,189	\$ 1,310,000	\$ 1,280,982	\$ 4,506,629
Mandated Service?	Yes	Yes	Yes	No	
Committee Priority:	#6	#7	#8	#9	

2016 Approved Program/Service	Real Prop. Listing Priority 1	Resurvey Priority 2	GIS Priority 3	Emer. Mgmt. Planning Priority 4	Land Use Code Priority 5
Expenditures:					
Personnel	\$ 180,072	\$ 204,514	\$ 181,584	\$ 133,863	\$ 221,728
Service & Supplies	\$ 6,000	\$ 21,970	\$ 6,250	\$ 37,245	\$ 16,900
Equipment	\$ -				\$ 500
Total Expenditures	\$ 186,072	\$ 226,484	\$ 187,834	\$ 171,108	\$ 239,128
Revenues:					
Federal/State Grants	\$ -	\$ 50,000	\$ 1,000	\$ 77,100	
Charges & Fees	\$ 500	\$ 2,000	\$ 27,000	\$ 1,000	\$ 164,000
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Applied	\$ -	\$ -	\$ -	\$ -	\$ -
Property Tax Levy	\$ 185,572	\$ 174,484	\$ 159,834	\$ 93,008	\$ 75,128
Total Revenues	\$ 186,072	\$ 226,484	\$ 187,834	\$ 171,108	\$ 239,128
Mandated Service?	Yes	Yes	Yes	Yes	Yes
Committee Priority:	#1	#2	#3	#4	#5

2016 Approved Program/Service	Building Code Priority 6	Water Qual. Protection Priority 7	Land Cons. Planning Priority 8	Long Range Planning Priority 9	Current Planning Priority 10
Expenditures:					
Personnel	\$ 128,715	\$ 186,410	\$ 163,851	\$ 51,988	\$ 36,599
Service & Supplies	\$ 17,500	\$ 40,800	\$ 96,100	\$ 12,700	\$ 9,149
Equipment			\$ 800		
Total Expenditures	\$ 146,215	\$ 227,210	\$ 260,751	\$ 64,688	\$ 45,748
Revenues:					
Federal/State Grants	\$ -	\$ 101,300	\$ 144,754	\$ -	\$ -
Charges & Fees	\$ 120,000	\$ 28,200	\$ -	\$ 2,000	\$ 4,000
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Applied	\$ -	\$ -	\$ -	\$ -	\$ -
Property Tax Levy	\$ 26,215	\$ 97,710	\$ 115,997	\$ 62,688	\$ 41,748
Total Revenues	\$ 146,215	\$ 227,210	\$ 260,751	\$ 64,688	\$ 45,748
Mandated Service?	Yes	Yes	Yes	Yes	Yes
Committee Priority:	#6	#7	#8	#9	#10

2016 Approved Program/Service	Land Preservation Priority 11	Solid Waste Management Priority 12	Housing Renter Prog. Priority 13	Home Buyer/ Owner Prog. Priority 14	Totals
Expenditures:					
Personnel	\$ 92,923	\$ 90,457	\$ 166,179	\$ 55,180	\$ 1,894,063
Service & Supplies	\$ 41,950	\$ 1,119,202	\$ 1,052,562	\$ 3,188	\$ 2,481,516
Equipment	\$ 12,000				\$ 13,300
Total Expenditures	\$ 146,873	\$ 1,209,659	\$ 1,218,741	\$ 58,368	\$ 4,388,879
Revenues:					
Federal/State Grants	\$ 41,000	\$ 380,000	\$ 1,218,741	\$ 58,368	\$ 2,072,263
Charges & Fees	\$ 20,000	\$ 792,400	\$ -	\$ -	\$ 1,161,100
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance Applied		\$ 37,259	\$ -	\$ -	\$ 37,259
Property Tax Levy	\$ 85,873		\$ -	\$ -	\$ 1,118,257
Total Revenues	\$ 146,873	\$ 1,209,659	\$ 1,218,741	\$ 58,368	\$ 4,388,879
Mandated Service?	Yes	Yes	No	No	
Committee Priority:	#11	#12	#13	#14	

#1 Real Property Listing	Budget \$159,062	Levy \$158,562		FTE's 2.25
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Coordinate and maintain up to date and accurate assessment information for 17 municipalities. Integrate and monitor all real estate and personal property data into the Land Records software systems for assessment and taxation purposes to ensure Eau Claire County maintains an open and accountable process with equity in taxation. Oversee the assessment process - including those prescribed by the Department of Revenue - collaborating with state, county, municipal and private sectors.

OUTPUTS

			2014	2015	YTD2016
Number of municipalities property rolls finalized during the year:					
Number of municipality parcel data provided to Land Use Controls Division:					
Number of assessments repaired to balance tax roles:					
Performance Goal	Outcome Measures	Benchmark	2014	2015	YTD2016
Prepare and maintain accurate ownership and description information for all parcels of real property for 17 municipalities.	All yearly assessment data conforms to current standards set by the State and County and Chapter 70.09 requirements are met for 17 municipalities.	100%	100%	100%	71%
Seek innovative ways to provide information on parcels of real property to those requesting that information or service.	100% of the prior year's property/land splits are provided to the County's Digital Mapping Program (GIS) to benefit municipal assessors to assess property and for the benefit of everyone needing current parcel maps.	100%	100%	100%	50%
Collaborate to serve as the coordinator to the various taxing districts in the completion of the yearly assessment and taxation cycle	100% of the municipal Assessors approve their assessed values contained in an Assessment Roll produced by the County.	100%	100%	100%	71%
Eliminate invalid syntax within Assessment Role data to "clean" data from previous (DOS) conversion.	Number of "", "", and other characters reduced to zero.	Zero	New (NA)	New (NA)	New (NA)
Complete all splits and ownership changes for 2017 by January 31, 2018	All previous year changes completed within 1 month of year end.	100%	New (NA)	New (NA)	New (NA)
Adapt to internal and external staffing conditions by cross-training staff.	Real Property Specialist and Administrative Specialist trained to provide assistance to public, assessors or officials in subjects of Real Property issues, assessment and tax role preparation.	2	New (NA)	New (NA)	New (NA)

#2 Survey/Land Records	Budget \$200,224	Levy \$180,724	FTE's 2
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A Dependent Resurvey of the United States Public Land Survey System (PLSS) that comprises Eau Claire County. The Public Land Survey System is the backbone that supports our real estate and property ownership framework. A major component includes the perpetual maintenance of 2000 Eau Claire County corners, accessory survey monuments, together with all supporting documentation. An additional facet of the Land Records Division is to serve as the library of survey maps for the County. Filing and cataloging survey documents is an ongoing operation and preparing those survey documents for web research is a new, key component for this division.

OUTPUTS

			2014	2015	YTD2016
Number of PLSS Corners replaced by maintenance			24	11	14+
Number of PLSS Corners with Survey-grade Latitude/Longitude values determinec			36	36	36
Percentage of total County monuments perpetuated			4	2	4
Number of documents uploaded for web research			New(NA)	New (NA)	3300
Number of hits on Survey Maps research page (need not be unique as each hit represents additional research)			New(NA)	New (NA)	New (NA)
Performance Goal	Outcome Measures	Benchmark	2014	2015	YTD2016
Visit and verify each PLSS Corner and obtain the survey grade Latitude/Longitude for each monument.	2000 PLSS Corners will be perpetuated to standards of the United States Code, Title 43, Chapter 17; Wisconsin Statute 59.74 and the Wisconsin Administrative Code A-E 7. ~1250 are complete	750	25	20	36
Prepare the supporting documentation and base map for the County's Computerized Mapping and its use in the Geographic Information System (GIS).	Each of the correctly perpetuated PLSS Corners will serve as the framework from which to construct the base parcel maps in the County's Geographic Information System (GIS) and for tracking of parcels for the Real Property Program.	750	20	20	4
Continued stewardship of County PLSS monumentation which meets the requirements of Wisconsin Statute 59.74 by accurately perpetuating the location of 5% of all government corners monuments within the	Number of monuments visited, located, perpetuated and replaced (if needed) per year.	60	25	20	36
Innovate: New project started in 2016: Make filed survey documents available on the County website for research	Upload all filed map documents to website; 5550 total, with 3300 complete and new filings received continuously	5550 (3300 complete) plus new receipts	New (NA)	New (NA)	3300
Innovate: New project started in 2016: Make PLSS monument records available on the County website for research.	2000 documents/document folders will be available for web-researchers.	2000	New (NA)	New (NA)	New (NA)
Collaborate with State, County, City, Village and Town Highway/Road Departments to preserve/replace monuments affected by road work	All road projects provide notification to our office prior to the destruction of any monuments occurring during road work.	100%	100%	100%	In Progress

#3 Geographic Information System (GIS)		Budget \$187,834	Levy \$159,834	FTE's 2.50	
The Geographic Information System (GIS) Division is responsible for the production and improvement of county base maps including: Tax Parcel, 911 Street Centerline & Addressing, Supervisory Districts, Zoning and others. GIS technology helps Eau Claire County to streamline business practices while adhering to complex political and regulatory requirements. GIS mapping and analysis are a critical component of Farmland Preservation, Comprehensive Planning, Ground Water Protection, Emergency Management, Land Use and Zoning.					
OUTPUTS (As of 08/01/2016)					
			2014	2015	2016
Number of Parcel Splits, Combines, Plats and Annexations produced during year:			215	256	
Number of Addresses created or updated for 911			277	221	153
Eau Claire County Land Information Plan (2016-2018)				1	
Submit current boundaries of Municipalities, Wards, and Supervisory Districts to LTSB			1	2	2
Searchable survey documents uploaded to the GIS website					3453
Performance Goal	Outcome Measures		2014	2015	2016
The continued development and expansion of a countywide GIS to serve public and county needs and to comply with Wisconsin Land Information Program funding requirements.	Completed a Land Information Plan describing current status of county GIS and plans for 2016-2018. Received Strategic Initiative Grant and retained fees funding to further our GIS innovation and achieve goals of WLIP and public/county.		100%	100%	100%
Provide leadership in identifying and advancing GIS, data development, related infrastructure, training and education needs	The GIS Program's solutions will conform to Eau Claire County's Land Information Plan.		100%	100%	100%
Actively coordinate data-distribution, both online and through traditional data requests.	GIS Web Page receives an average of 10,000 pageviews per month, providing users access to GIS information and application services online.		100%	100%	
Innovate: Make survey documents available online, allowing 24-7 accesses to information.	Collaborated with the Land Records Division to make Survey Documents accessible to the public on the GIS website. In 2016 we uploaded, spatial referenced, and made searchable PLSS Tiesheets, Map of Surveys, and Section Breakdown.		na	na	100%
Innovate: Convert County GIS data to the new ESRI data standard LGIM (Local Government Information Model) and the Parcel Fabric editing solution.	The GIS Division used a WI DOA Strategic Initiatives Grant to convert our parcel data to ESRI's Parcel Fabric and the LGIM. The project improved workflow processes and will increase parcel geometric accuracy over time.		na	na	100%
The assignment of accurate addresses for new structures and make address corrections wherever necessary.	New addresses assigned are accurate.		100%	100%	100%
	100% of property address corrections are completed within 5 working days of notification of an addressing error.		100%	100%	100%
Participate in the Consolidated Boundary and Annexation Survey (CBAS) via Legislative Technology Services Bureau (LTSB) updating municipal data into the Census database	Twice a year, on or before January 15th and July 15, we will submit current boundaries of Municipalities, Wards, and Supervisory Districts to LTSB.		na	100%	100%

#4 Emergency Management Planning	Budget \$180,877	Levy \$98,877	FTE's 1.60
Emergency Management Planning provides planning, training, and exercise to clarify disaster response roles and issues relating to all community threats in preparation for development of response plans and agency protocols. With emergency service departments and community organizations, identify roles, resources, and management needs that exceed local capabilities during disaster response in order to locate disaster assistance through regional, state, and federal agencies.			
OUTPUTS			
	2014	2015	YTD2016
Number of media events to provide information on disaster preparedness:	6	9	3
Number of Emergency Operation Plans updated during the year: (13 ANNEXES)	13	13	13
Number of Emergency Off Site Plans updated per year:	6	5	9
Number of emergency response exercises that are supported during the year	4	4	0
Number of Hazard Mitigation Plan funding grant requests (updated every 5 years)	2	2	1
Number of HazMat Team spill responses:	0	0	0
Plan for two tabletop, drill or exercises per year	4	3	0

Performance Goal	Outcome Measures	Benchmark	2014	2015	YTD2016
Improve collaboration with residents and businesses of Eau Claire County by providing information on safety measures to mitigate, prepare for, respond to, and recover from disaster situations and supporting organizations that prepare for and respond to natural and man-made emergencies	100% Complete media campaigns annually as listed below - Tornado Awareness Campaign - EPCRA Outreach Campaign - Additional Outreach Campaigns To provide a minimum of two speaking engagements annually to improve public awareness with an evaluation tool before and after to measure change in hazard mitigation awareness.	5	120%	180%	60%
	Update 50% of County Departments COOP and COG plans each year, (100 % in each two year cycle)	13	N/A	N/A	New
	100% Support continuation of the hazardous materials spill response team contract to remain prepared for chemical spill incidents	100%	100%	100%	100%
Promote financial stability of EM program by completing grant applications (EPCRA and EMPG) to fund the EM program to offset and reduce levy impacts to the county.	100% complete grant application for consulting work on the county hazard mitigation plan	100%	100.0%	100.0%	100.0%
	100% Complete State and Federal grant programs to receive full eligible grant amount	100%	100%	100%	100%

Code Administration - Land Use and Building		Budget	Levy	FTE's	
		\$431,585	\$136,585	4.25	
Land Use Code: The land use controls division administers the County's land use codes. The land use code applies to all land and water located outside the limits of incorporated cities and villages in towns that have adopted county zoning. The land use code implements policies and objectives based in the county comprehensive plan. Land use regulations control the uses of land, the height and bulk of structures and dimensions of lots or building sites and yards.					
Building Code: The land use controls division also administers and enforces the one and two family dwelling and commercial building codes. The purpose of the program is to promote the development of quality housing, public buildings and places of employment and to protect the health, safety and welfare of the public and employees.					
OUTPUTS (Up to date as of 7/8/16)					
LAND USE CODE		2014	2015	YTD2016	
Land use permits issued:		372	362	179	
Conditional use permits requested:		35	20	15	
Variance and Appeals requested:		6	2	3	
Lots created (Certified Survey Map or Plat)		64	87	47	
Complaints received:		55	50	45	
Text amendments processed:		4	1	1	
Value of new construction in millions		\$27	\$130	\$24,432,442	
BUILDING CODE					
Building permits issued:		263	281	116	
Building permits issued for new dwellings:		85	111	45	
Commercial building permits issued:		49	49	10	
Number of complaints received:		25	28	12	
Value of new construction in millions (Residential/Commerical)		\$23	\$128	\$305,534	
OUTCOMES					
LAND USE CODE:					
Performance Goal	Outcome Measures	Benchmark	2014	2015	YTD2016
Work with County citizens to ensure the use of land and buildings are compatible with nearby existing and planned land uses to encourage property value growth and orderly development.	95 % of the land use permits will be reviewed for compliance with the County Code within 5 working days of filing the permit with the Department.	95%	99%	99%	98%
	100 % of the land use permit applications where the building setback is shown on the site plan to be within 15 feet of a required setback distance will be inspected within 3 working days, prior to issuance of the permit.	100%	100%	100%	100%
Reduce zoning violations to improve quality of life and preserve property values. Educate property owners on the land use requirements.	95 % of all complaints filed with the department will be inspected within 2 working days from the date of the complaint.	95%	90%	95%	95%
	90 % of all written compliance notices will be issued within 15 working days where staff has verified that a violation exists.	90%	90%	98%	97%
NEW - Innovate and Adapt Priority Comprehensive Zoning Code Update: Department will collaborate and involve community members and town officials in the process to rewrite the County's 34-year old zoning code in 2017.	Develop a new zoning ordinance that will continue to enforce the policies, goals and objectives of the County's comprehensive plan, along with meeting the township needs of while providing improved services to the community by creating an user friendly code with charts and easy to understand text.	Adopted Code			100% Complete in 2017

To better serve county residents, staff and the committee will review county land use and building codes on an annually basis to ensure they align with the goals and policies of local and county comprehensive plans, so that it protects property values, fosters both development and economical growth, while complying with local, state and federal law.					
To review fees annually to verify the fees corrected covered the administrative costs and services without putting a burden on the citizens of Eau Claire County.					
NEW - Improve Collaboration Priority Department staff organizes an annual meeting with Town Officials to discuss program updates and to provide a formula to exchange information on the Town/County partership.	Organize and participate in the Town/County Annual Forum	100%			Annual
To promote the development of quality housing, public buildings and places of employment. Value: Good Stewards of County Resources	95% of all Uniform Dwelling Code or Commercial building permit applications will be reviewed and issued within 5 working days after being filed with the department. 95 % of the required inspections for the Uniform Dwelling Code and Commercial Building Permits will be completed within 2 working days following the day of the notification	95%	95%	99%	99%
To provide quatitiy inspection services to the Housing Division for property owners seeking housing assistance. Value: Responsive to Our Citizens	90 % of the Housing Division inspection requests will be completed within five working days. 95 % of the violation notices for unsafe building conditions will be issued within 3 working days after being inspected by department. 95 % of the violations will be re-inspected within 30 working days after notice is given to confirm compliance with the enforcement orders.	90%	95%	98%	98%
		95%	95%	98%	98%
		95%	95%	95%	95%

Land and Water Conservation		Budget \$ 603,815	Levy \$ 276,515	FTE's 4.60	
Water quality protection, Land Conservation Planning, and Land Preservation are core tenets of Eau Claire County's Land Conservation Division. A comprehensive Land and Water Resource Management (LWRM) Plan outlines programming to protect and conserve the County's natural resources, reduce nutrient and sediment inputs into our waters, maintain productive agricultural lands, and preserve special habitats on the landscape. The LCD activities encompass several sub-programs including: Storm Water Planning/Permitting, Lake Rehabilitation, Groundwater Protection, Cost-Share to landowners, administration of State Ag & Urban Non Point Pollution Standards, Animal Waste Ordinance Administration, Nutrient Management Planning, Farmland Preservation Compliance, Wildlife Damage Program, Conservation Tree Sales, Land Stewardship, and other outreach activities. Many of these programs are mandated under the authority of Wisconsin Statute 92 as directed by the Land Conservation Commission.					
OUTPUTS					
	Goal	2014	2015	YTD 2016	
Number of landowner contacts:		400+	400+	150+	
Number of acres planned for Nutrient Management:		19,250	24,776	TBD	
Number of acres stabilized using cost-shared funds		n/a	n/a	TBD	
Pounds of Phosphorus Reduction achieved using cost share funds		n/a	n/a	TBD	
Number of erosion control & stormwater permits issued:		84	35	20	
Number of waste storage & abandonment permits issued:		0	2	1	
Number of acres controlled to allowable soil lost (T) through RUSLE 2:		45,000+	49,000+	TBD	
Number of notices placed for public meetings:		28	30	16	
Number of farms evaluated for conservation needs:		64	121	TBD	
Number of acres enrolled in Farmland Preservation Program (FPP)		51,970	52,588	TBD	
FPP tax credit dollars made available to landowners via LCD review		TBD	TBD	TBD	
Number of trees sold:		22,650	21,900	19,875	
Number of wildlife damage complaints addressed:		3	6	3	
Performance Goal	Outcome Measures	Benchmark	2014	2015	YTD 2016
To reduce sediment delivery and nutrient impacts to the water resources of Eau Claire County.	Percent of Eau Claire County Cropland in compliance with nutrient management performance standard.	additional 2 % annually	TBD	TBD	TBD
	Percent of Eau Claire County Cropland in compliance with Tolerable Soil Loss (T).	additional 2 % annually	TBD	TBD	TBD
	At least 80% reduction in Total Suspended Solids (TSS) on construction sites as a result of Stormwater and Erosion Control Permitting	at least 80% reduction	n/a	n/a	TBD
	Targeted Watershed Inventories completed on at least 1000 acres/year	1,000 acres	n/a	n/a	TBD
	Secure and Offer adequate cost share to correct and attain compliance on agricultural sites to obtain compliance	100%	n/a	n/a	100%
Promote and educate land owners and operators about the benefits of participating in long term soil and water conservation practices (and associated programs)	Collaborate with partners to provide at least 5 public outreach or education presentations / workshops.	5	100%	100%	100%
	Provide at least 50 one-on-one outreach or education contacts to Eau Claire County residents.	50	100%	100%	70%
	Review/revise at least 50 conservation plans each year to evaluate whether or not farmers are in compliance with FPP guidelines and state standards.	50	100%	100%	100%
	Maintain at least 95% satisfaction from County residents receiving LCD assistance or participating in LCD programs	95%	99%	100%	100%

*YTD2016 numbers reflect activity through June 30, 2016

Budget & Levy numbers reflect approved 2016 budget

Last Updated on 7/29/2016

Planning - Current and Long Range			Budget	Levy	FTEs	
			\$90,189	\$83,189	0.75	
Protect, preserve and promote the health, safety and general welfare of county residents by providing high-quality, efficient, professional planning services. This is accomplished by proactively assisting residents, townships, and other community stakeholders in the development of long-range plans and through the implementation, amendment, interpretation, and administration of existing plans and ordinances. Examples of long-range planning activities include development of comprehensive plans, outdoor recreation plans, farmland preservation plans.						
OUTPUTS						
Current Planning			2014	2015	YTD2016	
Number of land use codes assigned to all new and existing parcels			546	450	N/A	
Number of staff reports prepared			11	13	N/A	
Number of new and corrected land use codes input into the Assessment Office system			604	425	N/A	
Long Range Planning						
Eau Claire County Comprehensive Plan (includes amendments and updates)			4	1	N/A	
Eau Claire County Farmland Preservation Plan (updated every 5 years)			0	1	0	
Eau Claire County Land Records Modernization Plan (updated every 5 years)			0	1	0	
Eau Claire County Outdoor Recreation Plan (updated every 5 years)			0	0	1	
Other plans and reports on various issues as directed (ex: Bicycle-pedestrian plan)			2	1	1	
Performance Goal		Outcome Measures	Benchmark	2014	2015	YTD2016
Innovate and adapt to current community conditions and development trends by preparing, updating and amending the Eau Claire County and township comprehensive plans, the County Zoning Ordinance (Chapter 18), the Farmland Preservation Plan, the County Outdoor Recreation Plan, Land Information Plan, and other plans and reports as assigned in accord with required or otherwise appropriate intervals and within required timeframes. Utilize contemporary and progressive planning models and concepts in plan and code updates to provide more flexible and understandable tools for residents, developers, and decision makers to evaluate and build projects in an efficient and cost-effective manner.		Ensure that 100% of long range plans are consistent with statutory requirements and completed in the appropriate timeframes.	100%	100%	100%	100%
		Complete 100% of other plans and reports on long-range issues within a timeframe that does not exceed 1½ times the projected timeframe.	100%	100%	100%	100%
		Complete 100% of annual reports documenting consistency of development with the county's Comprehensive Plan and Farmland Preservation Plan, and the status of conditions that are intended to be protected, maintained or improved.	100%	100%	100%	100%
		Complete all assigned comprehensive code amendment tasks within projected timeframes, including support to steering committee, research, ordinance drafting, and public outreach/hearing processes	100%	N/A	N/A	N/A
		Explore and integrate at least two alternative housing choices for individuals of all incomes and abilities in the comprehensive code amendment	2			
Provide responsive customer service by responding to all telephone and email inquiries within the same business day, if possible, and no longer than 24 hours	All calls and emails answered within a timeframe of no more than 24 hours	100%	N/A	N/A	N/A	
Provide planning assistance to towns, villages, and cities in Eau Claire County through regular coordination, communication, and outreach. Establish, maintain, and enhance open communication and partnerships between the county and jurisdictions by providing timely information, support, and assistance when needed to ensure coordinated, consistent, high-quality development in the county.	Participate in the annual Towns/County Forum Participate in and provide technical assistance to at least one local jurisdiction each year on a project or plan amendment of mutual interest or jurisdiction (i.e. regional bike/pedestrian plan; comprehensive plan update, subarea plan, etc)	1 event	0	1	1	

* Other plan in progress includes Town of Washington comprehensive plan. Completed plans include Town of Otter Creek comprehensive plan & Land Info. Plan

#12 Solid Waste Management	Budget \$1,310,000	Levy \$0	FTEs 1.95
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PROGRAM OBJECTIVES: Work in collaboration with solid waste haulers and private and public community organizations to provide residents with high-quality, efficient solid waste disposal and recycling services as well as provide education and information on ways to reduce, reuse and recycle waste and hazardous materials with the objective of diverting reusable and recyclable materials from the waste stream and protecting the environment

OUTPUTS					
		2014	2015	YTD 2016	
Number of households participating in curbside recycling:		27,973	28,543	N/A	
Tons of recyclables collected and recycled:		7,423	7,684	N/A	
Cost per ton of recycling vs. state-wide average		150.98	157.61	N/A	
Pounds recycled per person vs. state-wide average		141.78	149.26	N/A	
Number of Clean Sweep events held per year:		4	4	1	
Number of households participating in Clean Sweep:		891	1012	N/A	
Pounds of household hazardous waste collected and disposed of in Clean Sweep:		63337	88030	N/A	
Cost per pound of hazardous waste recycling		\$0.32/lb	\$0.29/lb	N/A	
Pounds of waste medication collected and disposed of:		2000	1380	N/A	
Performance Goal	Outcome Measures	Benchmark	2014	2015	YTD 2016
Improve collaboration with outside entities and the community to encourage residents and businesses to reduce, reuse, and recycle waste, to compost organic waste, to properly dispose of household hazardous waste, and to use environmentally friendly alternatives to household hazardous waste. These efforts ensure compliance with statutory requirements and promote innovative, cost-effective programs to reduce recyclable and hazardous materials in the	All residents receive current up-to-date educational information about recycling	100%	95%	95%	N/A
	Partner with UWEC in at least one recycling-oriented event (i.e. the "Just Bag It" recycled materials fashion show)	# of events	new	new	N/A
	Partner with local jurisdictions to place recycling containers in parks and recreation areas. 2017 pilot program will be with the City of Altoona.	1 project	new	new	N/A
	Use multi-media technology and other sources to more effectively communicate with county residents	# of posts on Facebook	new	new	N/A
Ensure long-term fiscal stability of recycling program	Build and maintain undesignated fund balance to 30% of program budget by 12/31/18	30% of annual budget	23%	42%	65%
Increase the number of households in single-family, two-family, three-family and four-family dwelling units that are <u>recycling in Eau Claire County.</u>	95% of households in Eau Claire County participate in recycling	95%	77%	79%	81%
Provide citizens with a cost-effective, accessible and efficient program for the collection and disposal of recyclables through cooperative agreements with service providers and provide opportunities to dispose of hazardous waste at Clean Sweep events	All county residents have access to recycling services through curbside collection or rural drop-off sites	100%	100%	100%	100%
	Conduct at least two (2) Clean Sweep events annually	# of events	4	4	1

# Housing Programs		Budget	Levy	FTE's	
		\$1,280,982	\$0	3.00	
Provide rental housing, rent subsidies, loans and related assistance to lower income households to help them to live in safe, sanitary, accessible and affordable housing.					
OUTPUTS					
			2014	2015	2016 YTD
Process new applications			382	365	218
Inspect dwelling units			266	187	123
Loan down payment/closing cost funds to buyers			1	1	1
Loan rehabilitation funds			17	3	2
Provide financial assistance to construct new dwellings			0	1	1
Lease Housing Authority-owned units			270	268	135
Subsidize monthly rent payments to private landlords			2573	2418	1266
Brief applicants/participants about housing programs/issues			381	320	116
Performance Goal	Outcome Measures	Benchmark	2014	2015	2016 YTD
Seek and secure revenue alternatives to sustain program activities	Operate within current year administrative revenues	95%	n/a	n/a	n/a
	Complete all funding agency submissions by their applicable deadlines	100%	100.0%	100.0%	100.0%
Provide financial assistance to qualified households	Spend at least 95% of available renter funds	95%	102.2%	99.6%	99.8%
	Spend at least 95% of available buyer funds	95%	96.0%	100.0%	108.8%
	Spend at least 95% of available owner funds	95%	96.3%	112.7%	109.6%
House qualified households	Maintain 95% occupancy of Authority-owned units	95%	83.3%	82.7%	88.2%
Collaborate with other agencies to enhance assistance	Provide financial assistance for new home construction when available	100%	n/a	100.0%	100.0%
	Respond to requests for assistance and/or referrals within 24 hours of receipt	100%	n/a	n/a	n/a

Opportunities & Challenges

The Planning and Development Department will be launching a Comprehensive Code Revision process in 2017 to update and modernize our zoning and land division codes. Both codes are more than 30 years old and are not truly reflective of current and/or future land use trends or needs. Modernizing both codes will better align regulations with the comprehensive plan and allow Eau Claire County to become more responsive and supportive to economic development needs in the future. This project will command a significant amount of staff time and resources to be completed within the established goal timeframe of completion by the end of 2017.

Planning and Development is comprised of six unique divisions. It is anticipated that at least one division, the Housing Authority, will be split off from the Planning and Development Department in 2017. Consolidation of the Land Conservation division within the 3rd floor suite of the courthouse is also envisioned in 2017 to better serve the public and maximize efficiency within the overall department. Emergency Management will also be assessed in 2017 to determine if its current placement and location within the Planning and Development Department is the most logical and efficient arrangement.

Implementation efforts to implement the Eau Claire River Watershed Management Plan will begin in earnest in 2017. This multi-agency, multi-county collaborative effort takes a more comprehensive and proactive approach to improve water quality and enhance overall environmental health and recreation of this significant water resource for residents and visitors of Eau Claire County.

Meeting the technological demands for GIS products and services within the Planning and Development Department on behalf of all Eau Claire County government (along with other local units of government) is a continual challenge. Increased coordination and service provision is anticipated in 2017, including various county departments as well as the City of Eau Claire and City of Altoona, to ensure consistent and streamlined delivery of information and land information resources to the general public.

Summary of Requested Addbacks

Description	Department Requested	Administrator Recommendation	F & B Committee Recommendation
Reduction of 0.2 FTE Administrative Assts in conjunction with consolidation of LCD within P&D office suite		\$0	\$0

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE MINUTES

Tuesday, August 9, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1301/1302
Eau Claire, Wisconsin

Members Present: Gary Gibson, Jim Dunning, Stella Pagonis

Members Absent: Mark Olson, Gordon Steinhauer

Staff Present: Lance Gurney, Rod Eslinger

1. Call to Order

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

2. Public Input Session: None.

3. A variance request for depth to width ratio exceeding 4:1 in Section 24, T27N-R09W, Town of Ludington (Smith) / Discussion – Action

Rod Eslinger presented background information and the staff report for a variance request to exceed the depth to width ratio for a proposed 4-lot certified survey map in the Town of Ludington. The applicant originally proposed land divisions that would be in compliance with the ratio requirements, but the lots needed to be extended to meet the minimum lot size allowed by the Town of Ludington of 5 acres. The variance being sought is for Lots 2, 3 and 4. Staff are recommending approval due to existing patterns of development in the Town of Ludington and the variance is being sought in order to comply with the Town of Ludington requirements.

ACTION: Motion by Jim Dunning to approve the variance request. Motion carried, 3-0.

4. A request to amend the Interstate Development Plat to remove the 83 foot building setback line on lots 5 – 8, Section 29, T27-R08W, Town of Washington/ Discussion – Action

Rod Eslinger presented the background information and the staff report for a request to remove the 83 foot building setback line as recorded on the Interstate Development Plat for Lots 5-8. The original purpose of the increased setback denoted on the plat was to accommodate the extension of a new road to the south of the plat to the east to accommodate additional development. The Town of Washington now deems this restriction and plan unnecessary and an unnecessary burden on lots 5-8 of the Interstate Development plat and has been requested by the property owners of the aforementioned plat to remove the additional setback requirement. The request has been reviewed by the Town of Washington, City of Altoona (extraterritorial jurisdiction), and Wisconsin Department of Transportation. The removal of the additional setback will result in a standard rear-yard setback of 25 feet. Staff is recommending approval based on the agreement by the Town of Washington and in light of the fact that the existing easement will not serve its intended purpose.

ACTION: Motion by Stella Pagonis to approve the variance request. Motion carried, 3-0.

5. 2017 Register of Deeds Budget / Discussion – Action

Cappy Christensen presented the Register of Deeds 2017 budget. Revenues were reviewed, noting that 2015 and 2016 revenues are exceeding budget estimates. 2017 projections were then discussed. Distribution of recording fees were discussed: \$15-Gen Fund, \$8-Land Records, \$7-State.

ACTION: Motion by Stella Pagonis to approve the 2017 budget. Motion carried, 3-0.

6. 2017 Planning & Development Budget Items / Discussion – Action
Lance Gurney presented a draft P&D Budget, noting the document was not yet complete due to a few updates that were still needed in some program areas. Mr. Gurney noted the number of program areas have been decreased, consolidating numerous previous program areas. Program rankings were reviewed, along with current and projected revenues and expenditures. Mr. Gurney requested the Committee to closely review the new performance management goals and measures and provide feedback prior to the next scheduled committee meeting on August 23rd. No action was taken on the budget at this time.

7. Draft Shoreland Overlay Protection Ordinance / Discussion
Rod Eslinger presented a draft of the update to the Shoreland Zoning regulations in compliance with recently amended state statutes which must be adopted by October 1, 2017. Mr. Eslinger highlighted a few components of the amendments that have been addressed with the proposed draft ordinance. Mr. Eslinger also noted that the proposed repeal and recreate also will remove the provisions from the general zoning chapter and will create a separate chapter as Title 20 of the Eau Claire County Code.

8. July Bills were reviewed.

9. Review/Approval of July 12, 2016 Meeting Minutes / Discussion – Action

ACTION: Motion by Jim Dunning to approve the minutes as submitted. Motion carried, 3-0.

10. Proposed Future Agenda Items / Discussion
P&D Budget finalization

11. Gary Gibson adjourned the meeting at 7:51 p.m.

Respectfully submitted,

Lance Gurney
Clerk, Committee on Planning & Development