



**Eau Claire County  
DEPARTMENT OF PLANNING  
AND DEVELOPMENT**  
**Eau Claire County Courthouse - Room 3344  
721 Oxford Avenue  
Eau Claire, Wisconsin 54703-5212  
(715) 839-4741**

Building Inspection  
839-2944  
Emergency Management  
839-4736  
Geographical Information Systems  
839-4730  
Land Conservation  
839-6226  
Land Records  
839-4742  
Land Use Management  
839-4743  
Planning  
839-5055  
Recycling  
839-2756

December 18, 2024

## **Notice of Application Received**

The Eau Claire County Department of Planning and Development has received the following application for a conditional use permit scheduled for the Committee on Planning and Development on 1/14/2025

**Owner:** Helge & Rachel Vestnes

**Applicant:** Owner

**Application Number:** CUP-0012-24

**Legal Description:** Lot 2 CSM 3625 (Vol 20 P 269 #1202658), Town of Pleasant Valley, Eau Claire County, Wisconsin.

**Zoning District:** A-P Agricultural Preservation

**Site Address:** W 1745 Easterson Road, Eleva, WI 54738

**Purpose:** To modify CUP2006-57 to add a living space in the existing religious retreat center

**Date Received:** 12/5/2024

To view the application materials, click on link below.

[Planning and Development | Eau Claire County \(eauclairecounty.gov\)](http://eauclairecounty.gov/Planning-and-Development)



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Office Use Only

cup-6012-24

Date Application Accepted:	12/05/2024
Accepted By:	Ben B.
Receipt Number:	
Town Hearing Date:	01/13/2025
Scheduled Hearing Date:	01/14/2025

## CONDITIONAL USE PERMIT APPLICATION

Property Owner Name:	Helge E & Rachel Vestnes	Phone#	715 797-6414
Mailing Address:	W1741 Easterson Rd. Eau Claire, WI 54738		
Email Address:	hevnestnes@gmail.com		

Agent Name:	Phone#
Mailing Address:	
Email Address:	

### SITE INFORMATION

Site Address:	W1745 Easterson Rd. Eau Claire, WI 54738		
Property Description:	1/4	1/4 Sec.	06 T 25 N, R 09 W, Town of Pleasant Valley
Zoning District:	AP	Code Section(s):	
Overlay District:	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining		
Check Applicable			
Computer #(s):			
PIN #(s):			

### GENERAL APPLICATION REQUIREMENTS

Applications are due by 12:00 PM of the Tuesday three weeks prior to the Planning and Development Committee meeting. All information from the checklist below must be included. The department is allowed 10 working days after submitting an application to determine if an application is approved, conditionally approved or denied.			
<input type="checkbox"/> Complete attached information sheet	<input type="checkbox"/> Site Plan Drawn to Scale	<input type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input type="checkbox"/> Provide \$550.00 application fee (non-refundable). Send application to <a href="mailto:landuse@eauclairecounty.gov">landuse@eauclairecounty.gov</a> or to the address above.

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

Owner/Agent Signature Helge E Vestnes

Date 12/5/24

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

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

## **STANDARDS FOR CONDITIONAL USE PERMITS**

The Committee on Planning and Development has the authority to grant conditional use permit only when the standards are met. The conditional use permit standards are located in Section 18.21.060 of the Eau Claire County Code. Those standards are as follows:

- A. The proposed use is in conformance with the purpose of the zoning district in which it is located.
- B. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted.
- C. That adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.
- D. Adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use.
- E. Adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result.
- F. Soil conditions are adequate to accommodate the proposed use.
- G. Proper facilities and access points are provided which would eliminate any traffic congestion or hazard which may result from the proposed use.

## SUPPLEMENTAL INFORMATION FOR A CONDITIONAL USE PERMIT

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

### WRITTEN DESCRIPTION OF THE PROPOSED USE:

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

Applying to change the use of the North-West part of the ground level to a apartment.

Modification CUP 2006-57

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

Description of the type of business activity:

Equipment used in the business activity:

Days and hours of operation:

Number of employees:

Nuisance abatement measures that will be implemented:

Noise abatement measures:

Vibration abatement measures:

Dust control measures:

Measures to control fumes or odors:

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

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

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

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.

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

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

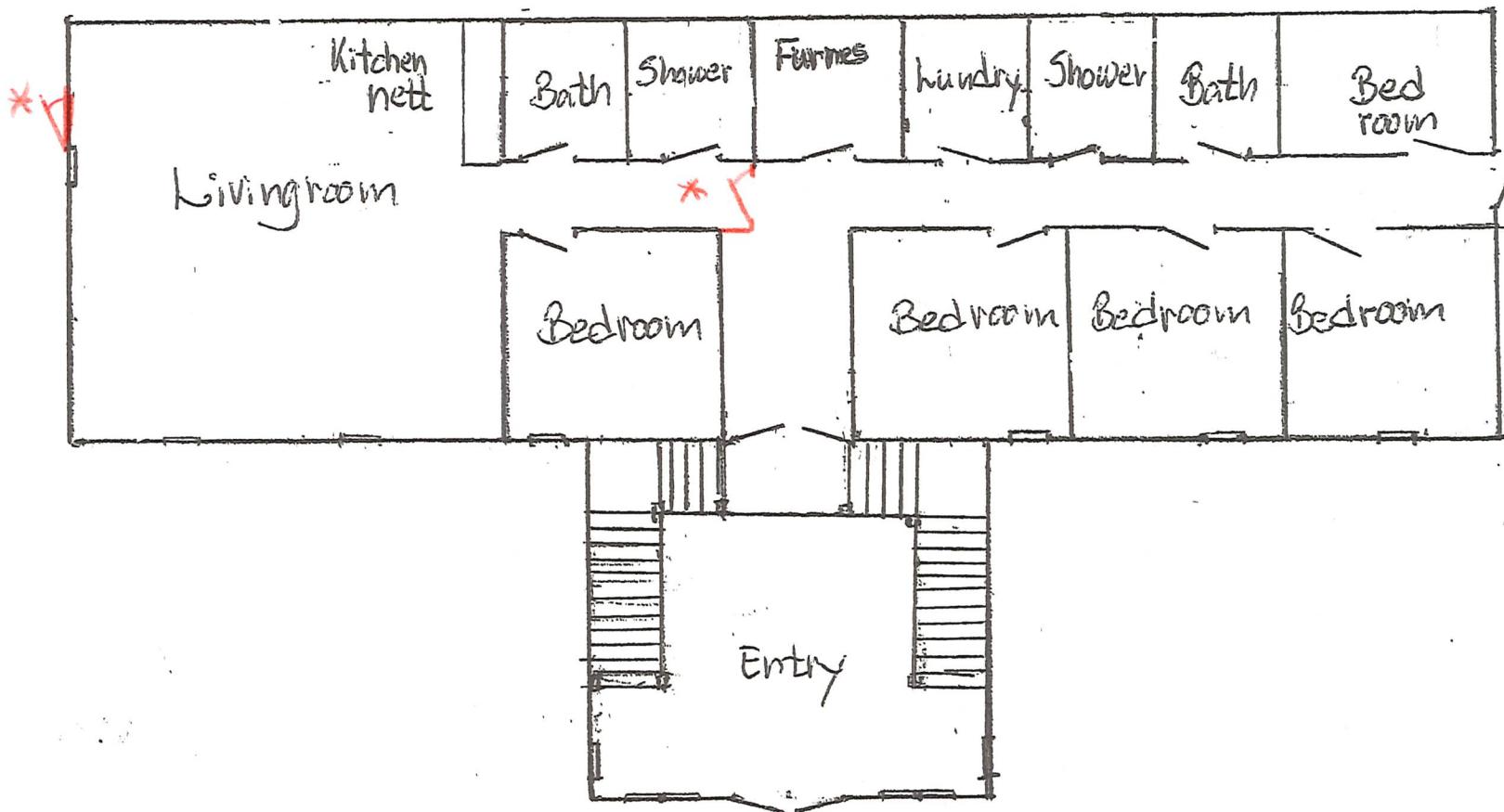
<input type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures	<input type="checkbox"/> Landscape and screening plans
<input type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning	<input type="checkbox"/> Show the well and septic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

**FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES**

- Show floor plan, including attics
- Show scaled building elevations
- Show color scheme
- Provide information addressing 59.69 (5e) with substantial evidence supporting your request

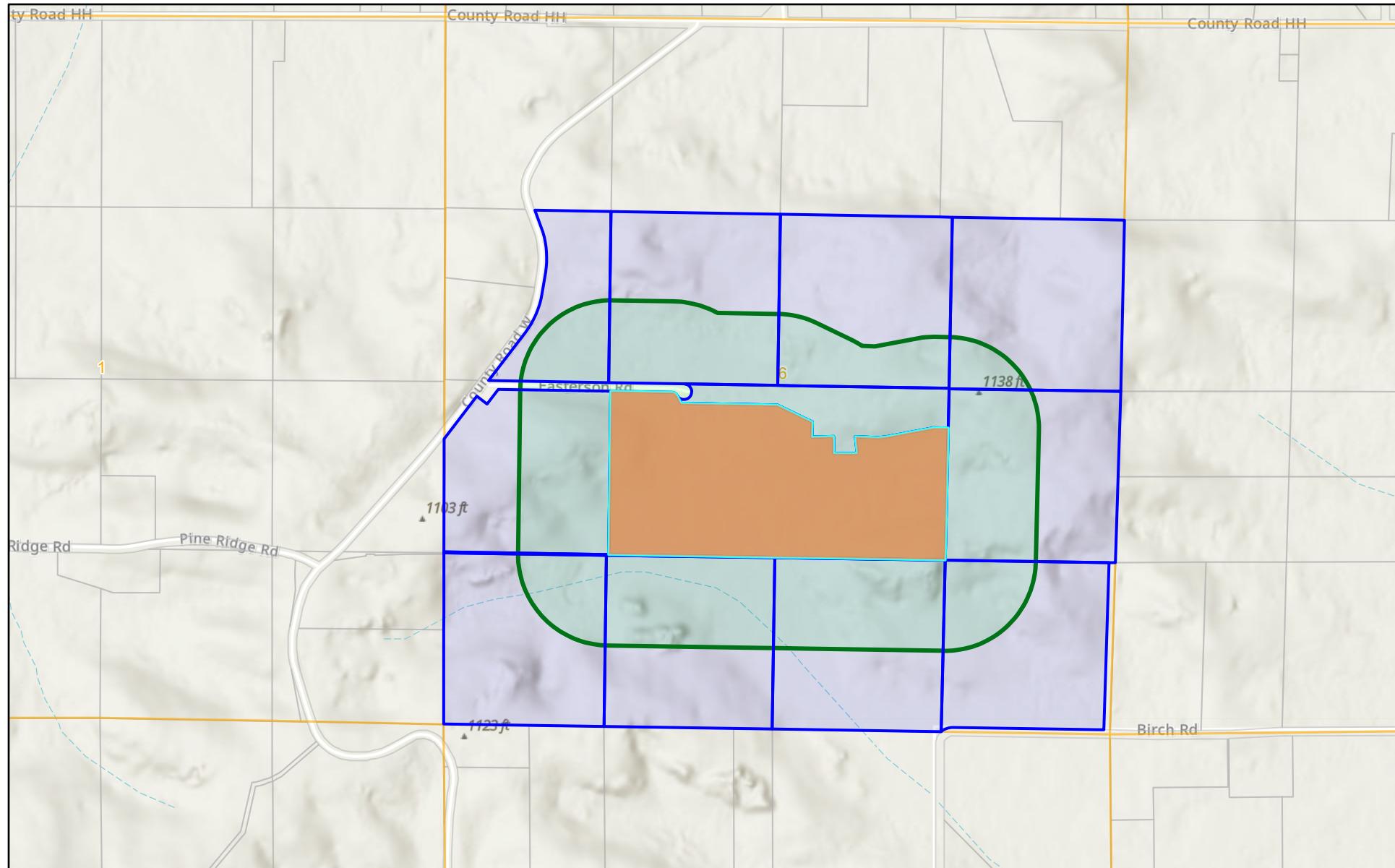
# Ground floor of Pleasant Valley Christian Center

- \* Two new doors and a short wall to be installed upon approval of the new apartment





# Public Notification



12/5/2024, 12:39:25 PM

County Boundary  Tax Parcel

Section

1:18,056

0 0.1 0.2 0.4 mi  
0 0.17 0.35 0.7 km

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Eau Claire County, WI

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FirstName LastName	Address	City State Zip
DEWAYNE C & JOYCE E HAZEN FAMILY TRUST	W1065 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
LEI GUO	S7650 S DAVIS DR	EAU CLAIRE WI 54701-9296
JOHN D & RUTH M POORE	S 10995 COUNTY ROAD W	ELEVA WI 54738-9229
THOMAS THORSON	W 980 BIRCH RD	ELEVA WI 54738-9002
KURT SEEMAN TRUST	535 FAIRFAX ST	ALTOONA WI 54720-1057