



**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:** Travis Quella – Bob’s House for Dogs, LLC

**Applicant:** Owner

**Application Number:** CUP-0014-24

**Legal Description:** The East Half of the North Half of the Northeast Quarter of the Northwest Quarter of Section 3, Township 25 North, Range 9 West, Town of Pleasant Valley, Eau Claire County, Wisconsin.

**Zoning District:** A-2 Agriculture-Residential

**Site Address:** E 3015 County Road HH, Eleva, WI 54738

**Purpose:** an amendment to permits CUP2007-22 and CUP-0014-16 to increase the size of the existing animal kennel facility, and to allow a maximum of 12 cats to be added to the existing facility.

**Date Received:** 12/11/2024

To view the application materials, click on link below.

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

**Department of Planning and Development**

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

**Office Use Only**

Date Application Accepted:	12/11/2024
Accepted By:	Ben B.
Receipt Number:	079368
Town Hearing Date:	01/14/2025
Scheduled Hearing Date:	01/13/2025

**CONDITIONAL USE PERMIT APPLICATION**

Property Owner Name: Travis Quella	Phone# 715-225-3343
Mailing Address: E20255 ND Loop Augusta WI 54722	
Email Address: travis.bobhousefordogs@gmail.com	

Agent Name: Bob's House for Dogs, LLC.	Phone# 715-878-4505
Mailing Address: E3015 County Road HH Eleva, WI 54738	
Email Address: director@bobshousefordogs.org	

**SITE INFORMATION**

Site Address: E3015 County Rd HH	
Property Description: NE ¼ NW ¼ Sec. 03, T25 N, R9 W, Town of Pleasant Valley	
Zoning District:	Code Section(s):
Overlay District: Check Applicable	<input type="checkbox"/> Shoreland <input type="checkbox"/> Floodplain <input type="checkbox"/> Airport <input type="checkbox"/> Wellhead Protection <input type="checkbox"/> Non-Metallic Mining
Computer #(s): or PIN #(s):	1801822509032100003

**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 checked="" type="checkbox"/> Complete attached information sheet	<input checked="" type="checkbox"/> Site Plan Drawn to Scale	<input checked="" type="checkbox"/> Confirmed with the Town their submittal deadline and process.	<input checked="" 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

Date

12.10.2024

**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).

See attached

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

Description of the type of business activity:

Non-profit dog and cat rescue and adoption facility

Equipment used in the business activity:

N/A

Days and hours of operation: No specific business hours. Staff on site 7am to 9 pm daily.

Number of employees: Please see attached

Nuisance abatement measures that will be implemented: Please see attached

Noise abatement measures: Please see attached

Vibration abatement measures: N/A

Dust control measures: N/A

Measures to control fumes or odors: N/A

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

N/A



☒ 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)

The exterior style and color will match the existing Bob's House as well as the shed it is being attached to. The construction will be standard 16" on center, dimensional lumber framing.

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.

300 yards or less of sandy loam or other suitable material for new parking area

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

There is an existing 7' brown, chain link fence which encloses one acre of property which is connected to the main facility by a narrow chain link run.

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

<input checked="" type="checkbox"/> Show parcel and building dimensions of all existing and proposed structures	<input checked="" type="checkbox"/> Landscape and screening plans
<input checked="" type="checkbox"/> Show all signs, fences and other features that may be regulated by zoning	<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
<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
<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	

☐ FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES

- |  |
|--|
| <input type="checkbox"/> Show floor plan, including attics   |
| <input type="checkbox"/> Show scaled building elevations   |
| <input type="checkbox"/> Show color scheme   |
| <input type="checkbox"/> Provide information addressing 59.69 (5e) with substantial evidence supporting your request |

## **Description of Proposed Use**

Bob's House for Dogs received a conditional use permit in 2007 #CUP2007-22.

We started operations in early 2010.

Bob's House for Dogs applied for and received an amended conditional use permit in 2014 #CUP2014-16.

This amended version changed the allowable number of animals from 12 to 20.

We have served as a foster care and adoption facility for dogs since our opening and have rehomed hundreds of dogs to new owners. Certain dogs have lived out their days at Bob's House due to their unique circumstances.

We plan to build an addition to the existing facility (See please attached or previously submitted plans).

It is important to note from the onset that we WILL NOT increase the number of dogs at our facility.

Our biggest change will be the addition of homeless cats. We would like to cap the maximum amount of cats at 12. Our board members did a significant amount of research into the best practices of keeping and adding cats in a colony.

The dogs and cats will never come into contact with each other based on our design plans.

Many people have wondered why we are doing this expansion if we are not increasing the number of dogs.

First off, the addition of cats plays a large role. This alone necessitates expansion.

Secondly, the below listed reasons specific to operational efficiency and efficacy are critical.

- A large kitchen area to prepare food, give medications, store food and wash dishes (currently done in a mechanical room and small tub which doubles as a dog wash)
- Increase storage space
- A dedicated surgery recovery room (because of the age and medical needs of our average resident)
- Office and meeting space
- Isolate the dogs from people coming and going (barking abatement)

We have done a lot with less. We are proud of that, but over time we have learned what has been lacking.

We expect very little increase in vehicle traffic. We may have one more person at the facility at any given time compared to our current operations (paid staff or volunteer).

We have never had signage and do not intend to in the future.

We will still be by appointment only for prospective adopters.

Please see attached plans with measurements for full details. In general summary, the new building will be the approximate length of the existing Bob's House and the same width.

The 8' overhang of the existing building will be removed and the space will become part of the new building.

The NE corner of the new building will be connected to the existing outbuilding by a walkway.

Builder Pabich Homes has been in contact with Russ Ryan of the Health Department regarding the septic. It is hoped that an extension can be used, but if required, a new septic will be installed per the wishes of the department.

Sincerely,

Travis Quella – Founder

715 225 3343



# BOB'S HOUSE FOR DOGS BUILDING ADDITION

E3015 CTY RD HH  
ELEVA, WI 54738

L&P PROJECT NO: 24046

- GENERAL**
- G100 TITLE SHEET, SHEET INDEX, PROJECT LOCATION MAPS
  - G101 EGRESS PLAN, CODE ANALYSIS
  - G102 BUILDING COMPONENTS

- CIVIL**
- C200 SITE PLAN

- ARCHITECTURAL**
- A200 DEMOLITION FLOOR PLAN
  - A201 DEMOLITION ROOF PLAN
  - A300 PROPOSED FLOOR PLAN
  - A301 WALL TYPES, DOOR TYPES, FRAME TYPES, WINDOW TYPES, SCHEDULES
  - A302 PROPOSED ROOF PLAN
  - A400 EXTERIOR ELEVATIONS
  - A500 BUILDING SECTIONS
  - A600 INTERIOR ELEVATIONS
  - A700 PROPOSED REFLECTED CEILING PLAN

- STRUCTURAL**
- S100 STRUCTURAL DESIGN NOTES



3 VICINITY MAP  
N.T.S.



2 EAU CLAIRE COUNTY MAP  
N.T.S.



1 STATE MAP  
N.T.S.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**PROJECT CONTACTS:**

OWNER COMPANY  
BOB'S HOUSE FOR DOGS  
BOB'S HOUSE FOR DOGS  
715.478.4000  
ARCHITECT / STRUCTURAL ENGINEER  
LIEN & PETERSON ARCHITECTS, INC.  
WILLIAM BOETTCHER  
715.478.4000  
715.478.7500

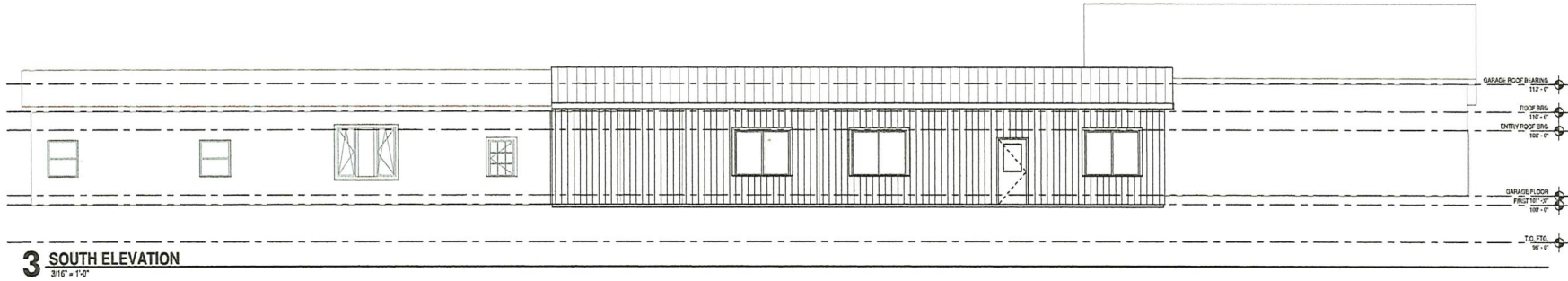
LIEN & PETERSON ARCHITECTS, INC. ARCHITECTS  
4675 ROYAL DRIVE  
EAU CLAIRE, WI 54701  
715-435-7500  
admin@ldlp.com  
EMAIL

BOB'S HOUSE FOR DOGS  
BUILDING ADDITION  
E3015 CTY RD HH  
ELEVA, WI 54738

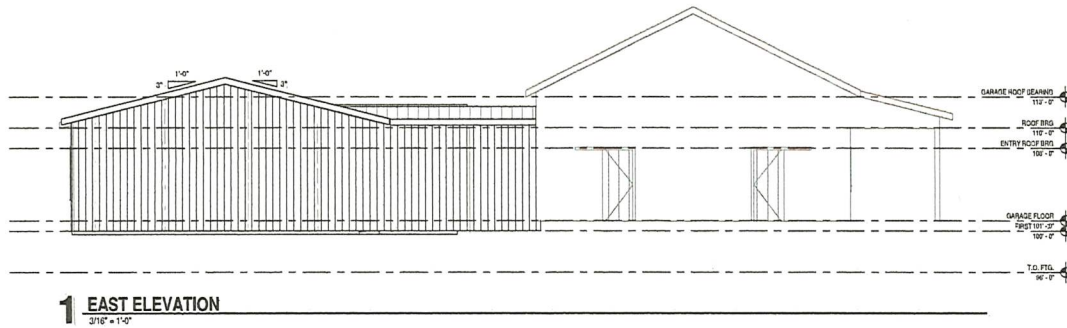
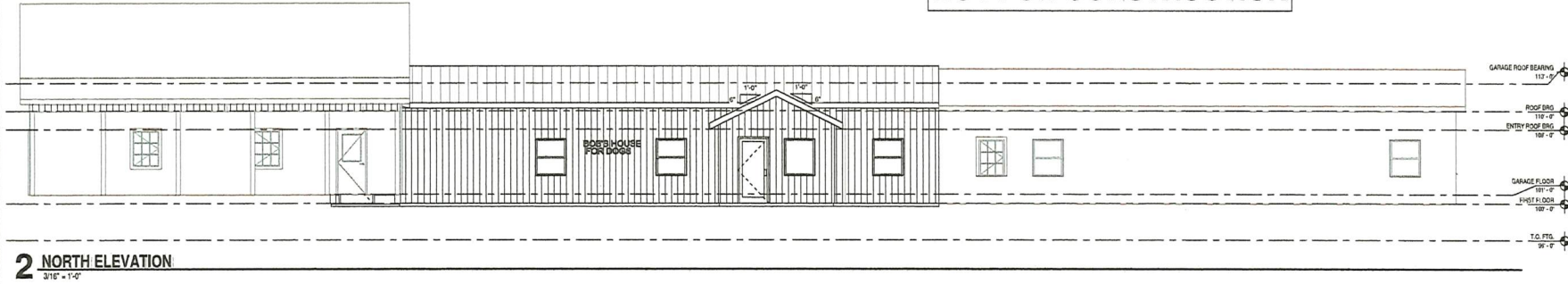
TITLE SHEET, SHEET  
INDEX, PROJECT  
LOCATION MAPS

REVISIONS  
NO. DATE  
08.16.2024  
G100  
L&P PROJECT # 24046





**PRELIMINARY  
NOT FOR CONSTRUCTION**



**L&P**  
ARCHITECTS  
ENGINEERS

**LIEN & PETERSON ARCHITECTS, INC**  
4675 ROYAL DRIVE  
EAU CLAIRE, WI 54701  
715-835-7500  
admin@2djp.com

**BOB'S HOUSE FOR DOGS  
BUILDING ADDITION**  
E3015 CITY RD HH  
ELEV A, WI 54738

EXTERIOR ELEVATIONS

NO.	DATE

08.16.2024




**A400**

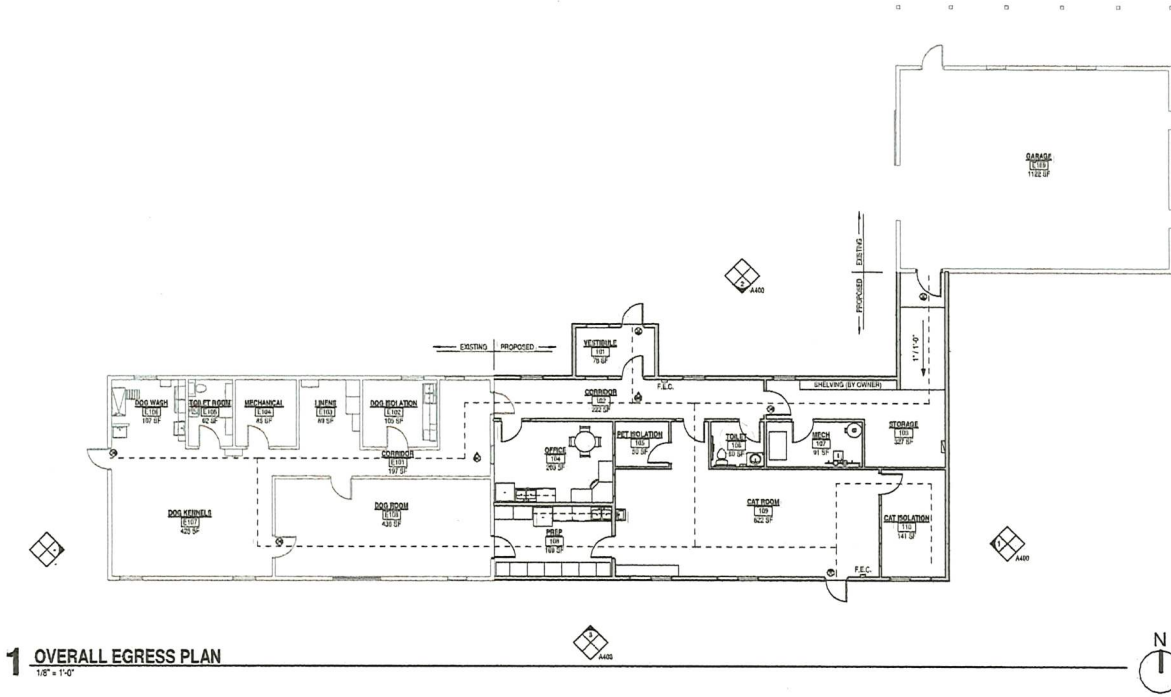
L&P PROJECT # 24046

**PRELIMINARY  
NOT FOR CONSTRUCTION**

CODE ANALYSIS		
BUILDING CODE#	IBC 2015	
ACCESSIBILITY CODE	ICC-ANSI A117.1-2009	
CONSTRUCTION TYPE	SB	
OCC/IMPACT GROUP	B	
OCCUPANT LEAD	21	
ALLOWABLE BLDG HT & SF	3	8,800
AREA INCREASE	NA	
PROMISED BLDG HT & SF	1 STORY	2,100 SF
FIRE SUPPRESSION	NONE	
MAX. TRAVEL DISTANCE	20'	
EXIT# (REQ'D PROVIDED)	2	2 EA.
WORK AREA	2,100 S.F.	
PARKING (REQ'D PROVIDED)	NA	
TOILET ROOM (REQ'D PROVIDED)	1	1 EA.

**CODE LEGEND**

-  EXIT LIGHT  
 - - - - PATH OF EGRESS  
 FIRE EXTINGUISHING CABINET  
 AND EXTINGUISHER  
 BRACKET-MOUNTED FIRE  
 EXTINGUISHER



# 1 OVERALL EGRESS PLAN

**LIEN & PETERSON ARCHITECTS, INC**  
4675 ROYAL DRIVE  
EAU CLAIRE, WI  
TELEPHONE 715-835-7500  
EMAIL [admin@ldlp.com](mailto:admin@ldlp.com)

**ARCHITECTS**  
**L & P**  
**ENGINEERS**

**BOB'S HOUSE FOR DOGS  
BUILDING ADDITION**  
E3015 CTY RD HH  
ELEVA, WI 54738

GRESS PLAN, CODE  
NAYLSIS

REVISIONS:	
NO.	DATE

SHEET DATE  
08.16.2024

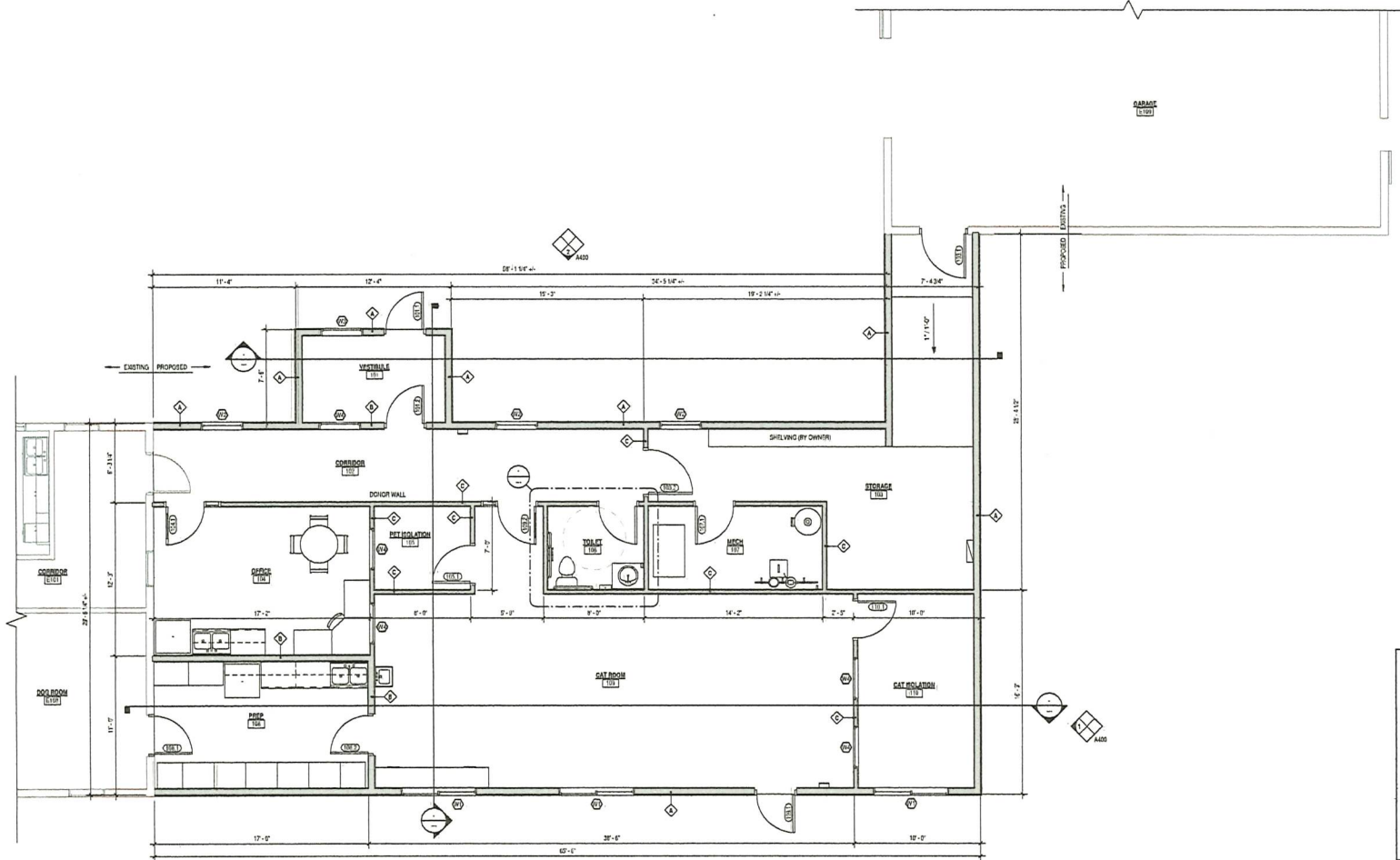
G101

L&amp;P PROJECT #: 24046

PRELIMINARY  
NOT FOR CONSTRUCTION

GENERAL FLOOR PLAN NOTES:  
A. INTERIOR AND EXTERIOR DIMENSIONS  
B. EXTERIOR STUD WALLS: FACE OF EXTERIOR SIDE OF STUD  
C. OPENING EDGES OF OPENING  
D. INTERIOR STUD WALLS: FACE OF STUD, NORMAL  
E. WOOD BLOOMING  
F. PROVIDE 1/2" WOOD BLOOMING FOR ALL WALL AND JOINTS  
G. MOUNTED PRODUCTS AND EQUIPMENT INDICATED ON DIMENSIONS  
H. PROVIDE CORNER GUARD PROTECTION AT ALL OUTSIDE CORNERS  
I. DOOR FRAMES SHALL BE LOCATED 1/2" FROM ADJACENT WALL  
J. WALLS 6" THICKNESS NOTED  
K. SPIN @ WALLS TO HAVE CONTROL JOINTS @ 30'-0" O.C. MAX. TYP.  
L. REQUIRED ADA CLEARANCES AT ALL DOORWAYS INDICATED WITH DASHED LINES

KEYED FLOOR PLAN NOTES:



FLOOR PLAN LEGEND:	
ROOM NAME	ROOM TAG
DOOR TAG	DOOR TAG
ELEVATION TAG	ELEVATION TAG
SECTION TAG	SECTION TAG
WINDOW TAG	WINDOW TAG
WALL TAG	WALL TAG
ELEVATION DATUM	ELEVATION DATUM
EXT. LIGHT	EXT. LIGHT

ARCHITECTS  
**L&P**  
ENGINEERS  
LIEN & PETERSON ARCHITECTS, INC.  
4675 ROYAL DRIVE  
EAU CLAIRE, WI 54701  
715-835-7500  
admin@ldp.com

BOB'S HOUSE FOR DOGS  
BUILDING ADDITION  
E3015 CITY RD HH  
ELEVIA, WI 54738

PROPOSED FLOOR PLAN

REVISIONS
NO. DATE

08.16.2024

A300

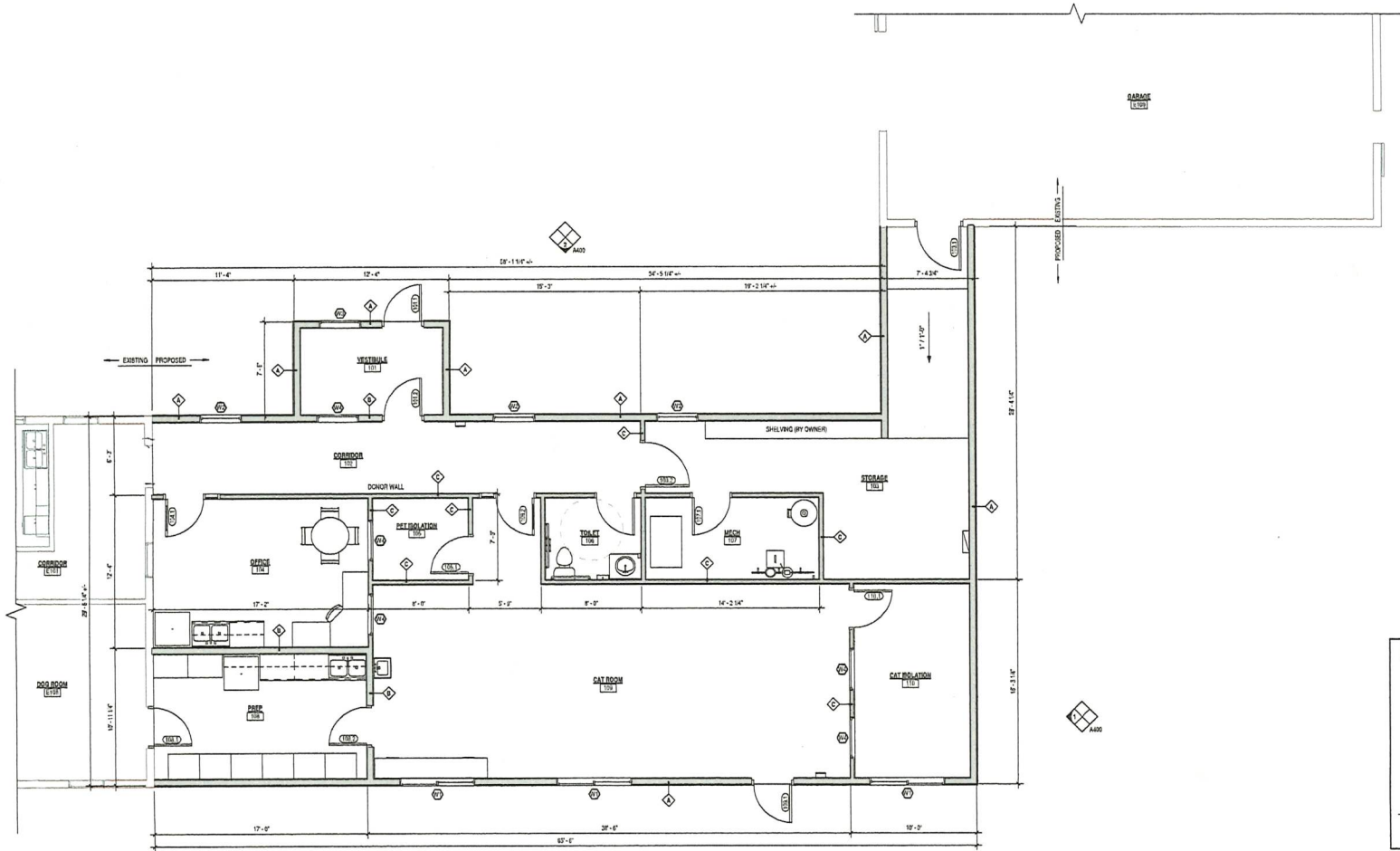
1/2" PROJECT # 24046

8/16/2024 10:09:15 AM

PRELIMINARY  
NOT FOR CONSTRUCTION

GENERAL FLOOR PLAN NOTES:  
A. INTERIOR AND EXTERIOR DIMENSIONS  
B. EXTERIOR STUD WALLS: FACE OF EXTERIOR SIDE OF STUD  
C. EXTERIOR EDGES OF STUD  
D. INTERIOR STUD WALLS: FACE OF STUD, NOMINAL  
E. WOOD BLOOMING  
F. PROVIDE SOLID WOOD BLOOMING FOR ALL WALL AND SOFFIT  
G. MOUNTED PRODUCTS AND EQUIPMENT INDICATED ON DRAWINGS  
H. PROVIDE CORNER GUARD PROTECTION AT ALL OUTSIDE CORNERS  
I. DOOR FRAMES SHALL BE LOCATED 4" FROM ADJACENT WALL  
J. UNLESS OTHERWISE NOTED  
K. OPEN @ WALLS TO HAVE CONTROL JOINTS @ 20' @ O.C. MAX. TYP.  
L. REQUIRED ADA CLEARANCES AT PLUMBING FIXTURES INDICATED WITH  
DASHED LINES.

KEYED FLOOR PLAN NOTES:



FLOOR PLAN LEGEND:	
ROOM NAME	ROOM TAG
DOOR	DOOR TAG
ELEVATION	ELEVATION TAG
SECTION	SECTION TAG
WINDOW	WINDOW TAG
WALL	WALL TAG
ELEVATION DATUM	ELEVATION DATUM
EXT. LIGHT	EXT. LIGHT

ARCHITECTS  
**L&P**  
ENGINEERS

LIEN & PETERSON ARCHITECTS, INC.  
4675 ROYAL DRIVE  
EAU CLAIRE, WI 54701  
715-835-7500  
admin@ldp.com

BOB'S HOUSE FOR DOGS  
BUILDING ADDITION  
E3015 CITY RD HH  
ELEVIA, WI 54738

PROPOSED FLOOR PLAN

DATE: 08.16.2024  
A300  
L&P PROJECT # 24046



## E3015 County HH

Created by: Quella, T





## CONDITIONAL USE PERMIT #CUP2007-22

On Tuesday, July 24, 2007 the Eau Claire County Committee on Planning and Development approved the issuance of a conditional use permit for an animal kennel to foster dogs for adoption, Town of Pleasant Valley, Eau Claire County, Wisconsin and subject to the following conditions:

1. The site plan that was submitted with the application shall be revised to include the following: the location of the driveway and access to the kennel; the location of a parking lot as required by the code; the location of the fenced area; and the location of any facilities that may be used for animal waste management such as dumpsters or other storage areas. The revised site plan shall be submitted to the Department of Planning and Development and shall be attached to and made a part of the permit.
2. A floor plan, drawn to scale, shall be drawn up for the kennel and submitted to the Department of Planning and Development showing the following: location and size of kennels; aisles between kennels; storage facilities for animal waste; other storage facilities for food and other materials used in the operation of the kennel; any office space and/or reception area; space for washing or grooming animals; and bathroom facilities.
3. The kennel is to be used as an adjunct to Humane Association kennels. Boarding of dogs for private individuals or breeding of dogs for sale shall not be allowed. A new conditional use permit shall be required for boarding of dogs for private individuals or breeding dogs for sale.
4. An animal waste management plan shall be submitted to the Land Conservation Division of the Department of Planning and Development.
5. The hours of operation during which clients who may adopt dogs can visit the property shall be from 8:00 am – 8:00 pm by appointment only, Monday through Sunday. The hours that dog may be allowed outside in the fenced area for exercise shall be between 8:00 am and 8:00 pm daily and the caretaker shall supervise the dogs at all times. Individual dogs may be allowed outside under supervision by the owner or other caretaker one-at-a-time at any hour for sanitary purposes.
6. All lighting shall be shielded and deflected in such a way that light does not encroach on neighboring parcels.
7. Any signs shall meet the requirements of Section 18.26.020.E of the Zoning Code. All new signs shall require the issuance of a land use permit by the Planning Department.
8. The applicant shall obtain all other necessary permits and approvals including but not limited to a land use permit, commercial building permit, and sanitary permit.
9. The owner shall allow staff from the Eau Claire County Department of Planning and Development 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.
11. No more than 12 dogs shall be allowed in the kennel at any given time.
12. There shall be at least one caretaker on the premises at all times during the hours of operation. Caretakers may include volunteers who have agreed to work for the kennel and the owners of the property.

Under Section 18.21.080 of the county zoning code, a conditional use permit shall lapse and become void one year after the approval of the committee unless a certificate of occupancy has been issued or a land use permit has been issued.

Under Section 18.21.090, this permit is subject to revocation or modification of or further conditioning by the Committee if:

A. The Committee finds that there has been noncompliance with any of the conditions established above.

B. The Committee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing and heard in the following manner.

## CONDITIONAL USE PERMIT # CUP-0014-16

On Tuesday, November 15, 2016, the Eau Claire County Committee on Planning and Development approved the issuance of a conditional use permit to amend CUP2007-22 to allow for 20 dogs onsite for Bob's House in the A-2 District in the Town of Pleasant Valley, Eau Claire County, Wisconsin, and subject to the following conditions.

1. The site plan that was submitted with the application shall be revised to include the following: the location of the driveway and access to the kennel; the location of a parking lot as required by the code; the location of the fenced area; and the location of any facilities that may be used for animal waste management such as dumpsters or other storage areas. The revised site plan shall be submitted to the Department of Planning and Development and shall be attached to and made a part of the permit.
2. A floor plan, drawn to scale, shall be drawn up for the kennel and submitted to the Department of Planning and Development showing the following: location and size of kennels; aisles between kennels; storage facilities for animal waste; other storage facilities for food and other materials used in the operation of the kennel; any office space and/or reception area; space for washing or grooming animals; and bathroom facilities.
3. The kennel is to be used as an adjunct to Humane Association kennels. Boarding of dogs for private individuals or breeding of dogs for sale shall not be allowed. A new conditional use permit shall be required for boarding of dogs for private individuals or breeding dogs for sale.
4. An animal waste management plan shall be submitted to the Land Conservation Division of the Department of Planning and Development.
5. The hours of operation during which clients who may adopt dogs can visit the property, shall be from 8:00 a.m. – 8:00 p.m. by appointment only, Monday through Sunday. The hours that dog may be allowed outside in the fenced area for exercise shall be between 8:00 a.m. and 8:00 p.m. daily and the caretaker shall supervise the dogs at all times. Individual dogs may be allowed outside under supervision by the owner or other caretaker one-at-a-time at any hour for sanitary purposes.
6. All lighting shall be shielded and deflected in such a way that light does not encroach on neighboring parcels.
7. Any signs shall meet the requirements of Section 18.26.020.E of the Zoning Code. All new signs shall require the issuance of a land use permit by the Planning Department.
8. The site plan that was submitted with the application shall be attached to and made a part of the permit.
9. No more than 20 dogs shall be allowed in the kennel at any given time.
10. There shall be at least one caretaker on the premises at all times during the hours of operation. Caretakers may include volunteers who have agreed to work for the kennel and the owners of the property.



11. 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.
12. 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.
13. 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.

Under Section 18.21.080 of the county zoning code, a conditional use permit shall lapse and become void one year after the approval of the committee unless a certificate of occupancy has been issued or a land use permit has been issued.

Under Section 18.21.090, this permit is subject to revocation, modification, or further conditions by the committee if:

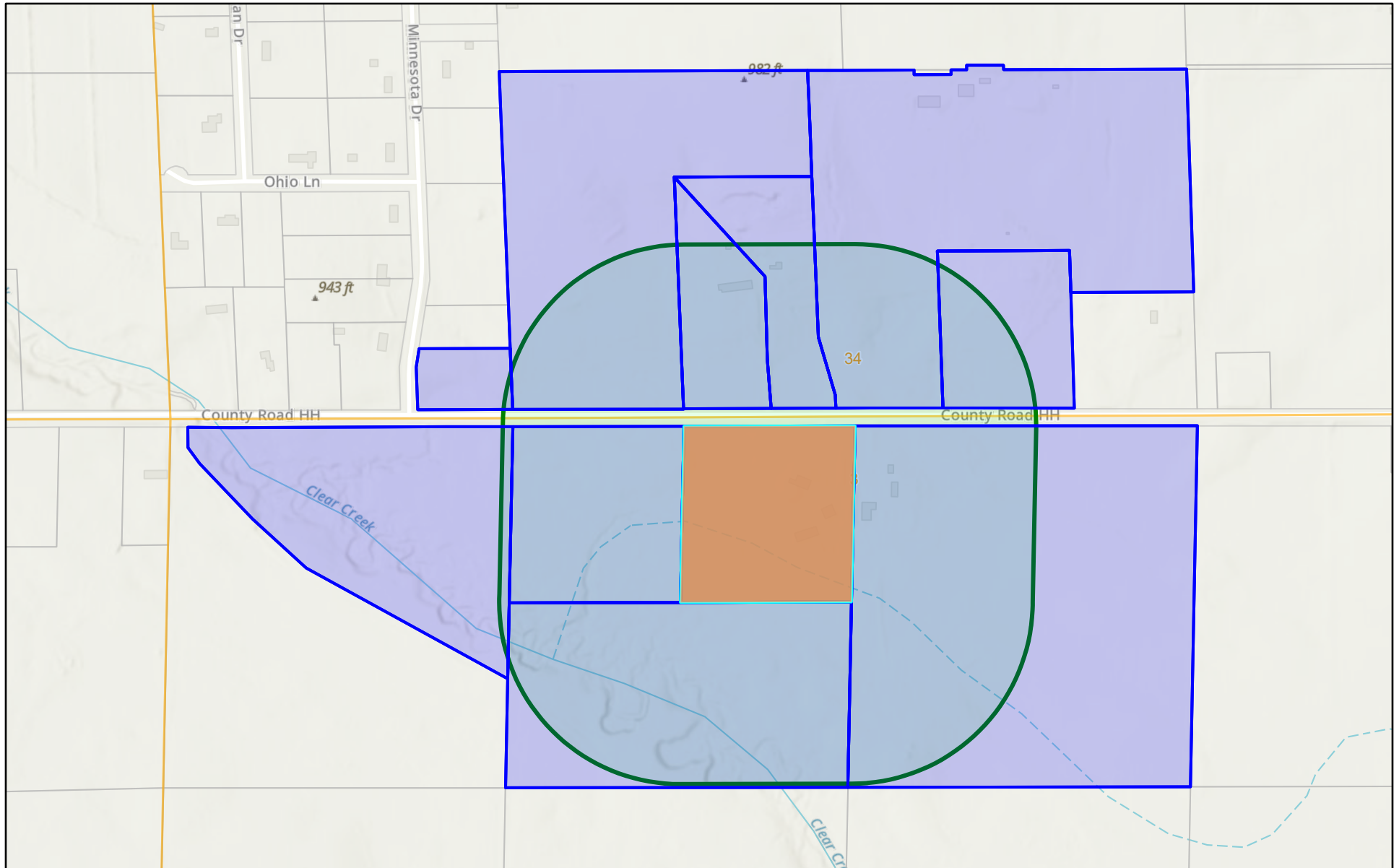
- A. The committee finds that there has been noncompliance with any of the conditions established above.
- B. The committee finds that the use for which this permit is hereby granted is so exercised as to be substantially detrimental to persons or property in the neighborhood of the use. Any such revocation shall be preceded by a public hearing, and heard in the manner described below.

Whenever, in the opinion of the Land Use Supervisor, or the committee, the conditions required of this conditional use permit have been violated, the Land Use Supervisor shall call a hearing to be held on the matter of revocation of said permit by providing notice of a hearing as described in the Eau Claire County Zoning Code. In addition, the owner of the property, as described by the most current tax rolls of Eau Claire County, shall be served by mail with an order to show cause.




After the revocation hearing has been conducted, the committee may revoke or modify the original permit, or deny the revocation.



# Public Notification



12/18/2024, 11:06:04 AM

 County Boundary  Tax Parcel  
 Section

1:9,028  
0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

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

Eau Claire County, WI

Esri, NASA, NGA, USGS, FEMA | Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

FirstName LastName	Address	City State Zip
WAYNE C & CONSTANCE J ROINESTAD	E 3065 COUNTY ROAD HH	ELEVA WI 54738-9017
BETH PALCHIK	E2853 COUNTY ROAD HH	ELEVA WI 54738
CANDYCE LUND	S9530 COUNTY ROAD I	ELEVA WI 54738-9161
DEPT NATURAL RESOURCES STATE OF WISCONSIN	PO BOX 7921	MADISON WI 53707-7921
CALEB ZIEGLER	E3150 COUNTY ROAD HH	ELEVA WI 54738-9018
CHRISTOPHER SEBESTA	S10229 MINNESOTA DR	ELEVA WI 54738
CHRISTIAN FLATEN	S 10095 MINNESOTA DR	ELEVA WI 54738-2201
JEFFREY JACKSON	E3130 COUNTY ROAD HH	ELEVA WI 54738-9018