

**Department of Planning and Development**

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

Office Use Only

Date Application Accepted:	8/26/26
Accepted By:	Ben
Receipt Number:	085190
Town Hearing Date:	9/14/26
Scheduled Hearing Date:	9/22/26

CONDITIONAL USE PERMIT APPLICATION

Property Owner Name: Helge E. Vestnes	Owner Phone #: 715 797 6414
Owner Mailing Address: W1741 Easterson Rd. Eleva WI 54738	
Owner Email Address: hevestnes@gmail.com	

Agent Name:	Agent Phone #:
Agent Mailing Address:	
Agent Email Address:	

SITE INFORMATION

Site Address: W1745 Easterson Rd. Eleva WI 54738			
Property Description: SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 6, T 25 N, R 09 W, Town of Pleasant Valley			
Zoning District:		Code Section(s):	
Overlay District: Check Applicable ☐ Shoreland ☐ Floodplain ☐ Airport ☐ Wellhead Protection ☐ Non-Metallic Mining			
Computer #(s):			
or 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.			
☐ Complete attached information sheet	☒ Site Plan Drawn to Scale	☒ Confirmed with the Town their submittal deadline and process.	☒ Provide \$600.00 application fee (non-refundable). Send application to landuse@eauclairecounty.gov 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 Vestnes Date 8/25/26

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 18.103.070 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).

Primary use: commercial kitchen for bakery business.

Secondary use if possible: small store front for sale of baked goods.

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

Description of the type of business activity:

Commercial kitchen for bakery business and if possible a small store front for sale of baked goods.

Equipment used in the business activity:

Commercial ovens, commercial refrigerator, commercial freezers, 30 quart mixer, and small kitchen appliances.

Days and hours of operation: Monday thru Saturday. 4am - 6pm.

Number of employees: 0

Nuisance abatement measures that will be implemented: Negligible

Noise abatement measures:

Vibration abatement measures:

Dust control measures: Venting

Measures to control fumes or odors: Fans and venting in accordance with Eau Claire health department commercial kitchen regulations.

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)

Existing pole barn, red metal siding, green metal roofing.

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.

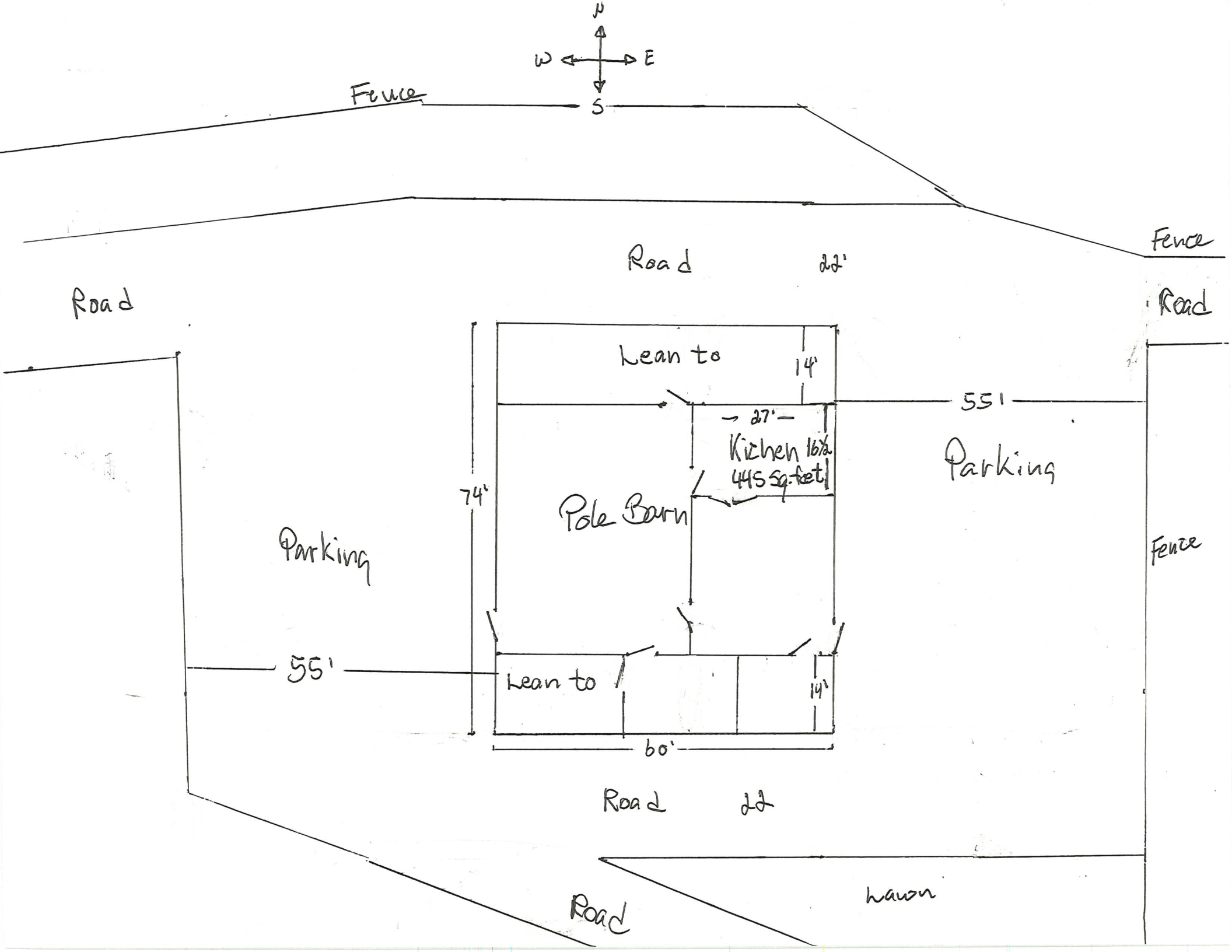
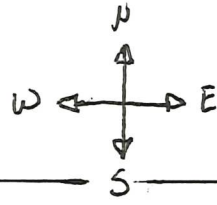
Other features or characteristics (signs, fences, outdoor display areas, etc.)

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

☒ Show parcel and building dimensions of all existing and proposed structures	☐ Landscape and screening plans
☐ Show all signs, fences and other features that may be regulated by zoning	☐ Show the well and septic system
☒ Site access, driveway, and nearest road (labeled)	☒ Parking areas with spaces
☐ Drainage plans including the erosion control plan	☐ Show all navigable water ways, wetlands, floodplains, slopes in excess of 20%, and any other unique limiting condition of the property
☐ 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.	
☐ The location of any equipment that will be used	

☐ **FOR ALL NON-AGRICULTURAL ACCESSORY STRUCTURES**

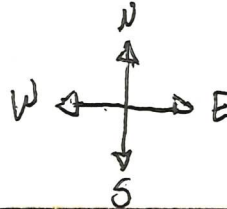
☐ Show floor plan, including attics
☐ Show scaled building elevations
☐ Show color scheme
☐ Provide information addressing 59.69 (5e) with substantial evidence supporting your request



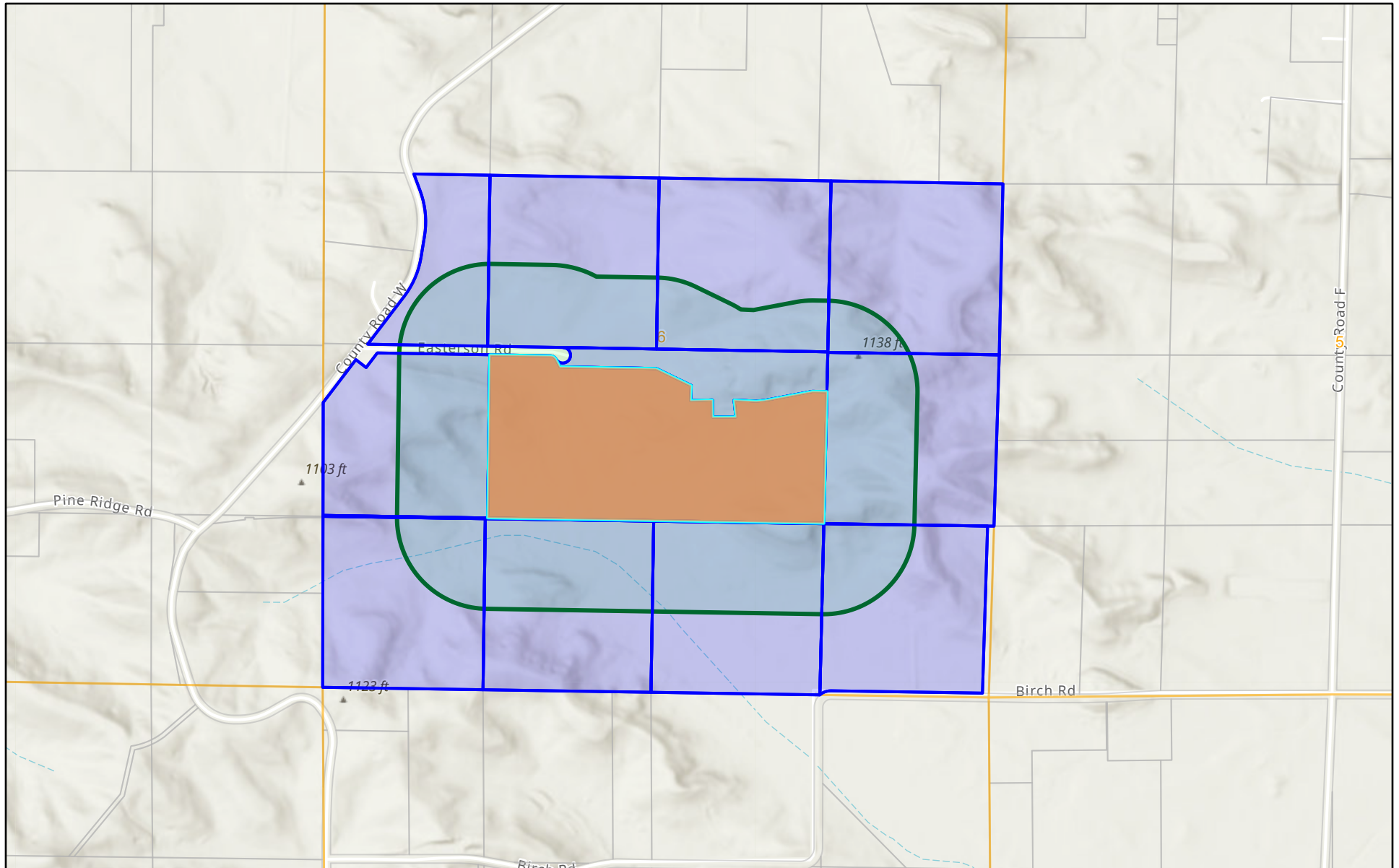


Beacon™

Eau Claire County, WI

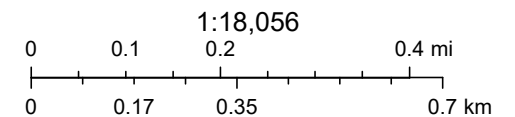


Public Notification



8/26/2026, 9:02:25 AM

-  County Boundary
-  Section
-  Tax Parcel



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Eau Claire County, WI

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Surrounding Property Owners

Name	Address	City State Zip
DEWAYNE C & JOYCE E HAZEN FAM TRUST	W1065 COUNTY ROAD HH	EAU CLAIRE WI 54701-9637
LEI GUO	S7650 S DAVIS DR	EAU CLAIRE WI 54701-9296
KURT SEEMAN TRUST	535 FAIRFAX ST	ALTOONA WI 54720-1057
POORE FAM LIV TRUST	S10995 COUNTY ROAD W	ELEVA WI 54738-9229
THOMAS THORSON	W 980 BIRCH RD	ELEVA WI 54738-9002