

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, January 28, 2020

Time: 7:00 p.m.

Location: Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

Members Present: Gary Gibson, Robin Leary, James A. Dunning, Joe Knight

Members Absent: Nancy Coffey

Staff Present: Rodney J. Eslinger, Matt Michels, Jared Grande

1. Call to Order and confirmation of meeting notice

Chairperson Gibson called the meeting to order at 7 p.m. and confirmed that the meeting was properly noticed.

2. Public Comment (15 minute maximum)

Jeff Iverson, resident of Clear Creek, spoke on the proposed wind farm and he stated his concerns.

3. Public Hearings

- a. **Proposed Ordinance: File No. 19-20/080** "Amending the 1982 Zoning District Boundary Map for the Town of Union" (Jean Amundson/Real Land Surveying) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He gave the location of the proposed site within the Town of Union of US Highway 12. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses. He indicated the petitioner is requesting to amend the zoning of the current property from A-2, Agricultural Residential District to the I-1, Nonsewered Industrial District. Matt noted that there was no mapped wetlands or floodplain on the parcel. He noted that there a residence on the adjacent parcel.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met in December and recommended approval of the request.

Joe Alf, agent for the applicant, noted that the initiation uses will include two 45,000 gallons LP tanks along with a warehouse to store petroleum products.

Supervisor Knight inquired regarding screening to the residence on the adjacent property. Mr. Alf noted that he wouldn't be opposed to providing screening along the shared property line.

No one else spoke in favor or against the request.

Action: Motion by James A. Dunning to approve Ordinance No. 19-20/080 as presented. Motion carried: 4-0-0

- b. **Proposed Ordinance: File No. 19-20/083** "Amending the 1982 Zoning District Boundary Map for the Town of Brunswick " (Daniel & Lisa Sommerfeld) / Discussion – Action

Matt Michels presented the staff report. He reviewed the requested rezone location within the county, aerial map, topo map, soils, site plan, current zoning, planning designation, and adjacent land uses with the committee. This request is to rezone 5 acres from the A-P, Agricultural Preservation District to A- 2 Agricultural Residential District.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the Town of Brunswick Town of Board met in December and recommended approval of the request.

Lisa Sommerfeld, the applicant and owner, spoke in favor of the request. She indicated that they plan to continue farming the proposed lot that isn't lawn or has improvements upon it.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve Ordinance No. 19-20/083 as presented. Motion carried: 4-0-0

- c. **Proposed Ordinance: File No. 19-20/088** "Amending the 1982 Zoning District Boundary Map for the Town of Washington" (Kyle Brown-Kullman) / Discussion – Action

Matt Michels indicated the request is to rezone 5.21 acres from the AP, Agricultural Preservation District to the A-2, Agricultural Residential District for the purpose of constructing a home. He gave the location of the proposed site within the county and reviewed several land use maps with the committee.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the Town of Washington met in January and recommended approval of the request.

Thomas Brown-Kullman, agent and grandson of the owner, spoke in favor of the request. He stated that he plans to build a house in the woods. He noted that he plans to disturb as little crop land as possible with the driveway and home construction. He farms with his grandfather and plans to take over the family farm in the future.

No one else spoke in favor or against the request.

Action: Motion by Joe Knight to approve Ordinance No. 19-20/088 as presented. Motion carried: 4-0-0

- d. A conditional use permit request for an amendment of the existing Planned Unit Development (CUP-0002-17) to change the site plan to accommodate and expansion in the C-2 General Business District. (John Menard & Nick Brenner) Town of Union / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the staff report to amend the planned unit development. The reason for the amendment is because the applicant is changing the originally approved site plan. He noted provided background of the initial request. Mr. Grande informed the committee the location of the proposed site within the town of Union, aerial map, site plan, current zoning, and adjacent land uses.

Jared presented his recommendation to the committee and recommended approval of the requested. Mr. Grande recommended adding the following condition to his conditions outlined in his staff report: the structure height is allowed up to 41 feet per 18.13.035 D. of the County Code; structure height is the mean

height level between eaves and the ridge of gable, hip, and gambrel roofs. He noted that the town reviewed the request at their meeting on January 14th and that the town recommended approval.

Nick Brenner, Real Estate Representative for Menards Inc., spoke in favor of the request.

No one else spoke in favor or against the request.

Action: Motion by James A. Dunning to approve conditional use permit request as amended (including the additional condition by Mr. Grande). Motion carried: 4-0-0

4. Register of Deeds Update by Cappy Christenson / Discussion

Cappy Christenson, Register of Deeds, gave her last update to the committee. She stated that she is seeing increased activity with recordings, deeds, birth certificates and marriage certificates. Cappy is retiring from the County on February 7th after 41 years with the County. The committee wished her well in her retirement.

5. Title 18 Zoning update / Discussion

Jared Grande presented an update to the committee on the comprehensive zoning update. He anticipated that the project will be completed in May of this year. He reviewed the consultant's update with the committee.

6. Broadband Forward Ordinance / Discussion – Action

Rodney J. Eslinger, Director of Planning and Development, present the Broadband Forward Ordinance to the committee. He provided background on the ordinance and gave a brief overview of the history of the Broadband Committee.

Action: Motion by Robin Leary to approve Ordinance as presented. Motion carried: 4-0-0

7. Review of December bills / Discussion

The committee reviewed the bills.

8. 2020 Meeting Schedule Change / Discussion – Action

Mr. Eslinger presented the updated 2020 committee meeting schedule.

Action: Motion by Joe Knight to approve 2020 Meeting Schedule Change as presented. Motion carried: 4-0-0

9. Review/Approval of December 17, 2019 Minutes / Discussion – Action

The committee reviewed the December 17, 2019 meeting minutes.

Action: Motion by James A. Dunning to approve December 17, 2019 Minutes as presented. Motion carried: 4-0-0

10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – February 25, 2020

11. Adjourn

Action: Meeting adjourned by unanimous consent at 8:22 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Rodney J. Eslinger". The signature is written in a cursive, flowing style.

Rodney J. Eslinger
Clerk, Committee on Planning & Development