

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, August 25, 2020

Time: 7:00 p.m.

*via remote access **ONLY**.

*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

Join WebEx Meeting: <https://eauclairecounty.webex.com> Meeting ID: **145 942 3706** Password: KgfjqKKQ338

*Meeting audio can be listened to using this Audio conference dial in information.

Audio conference: 1-415-655-0001 Access Code: **145 942 3706**

For those wishing to make public comment, you must e-mail Rod Eslinger at

Rod.Eslinger@co.eau-claire.wi.us at least 30 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.

**Please mute personal devices upon entry*

Members Present: Gary Gibson, Robin Leary, Nancy Coffey, James A. Dunning, Dane Zook

Members Absent:

Ex officio Present: Nick Smiar

Staff Present: Rodney Eslinger, Jared Grande

1. Call to Order and confirmation of meeting notice

Chairperson Gibson called the meeting to order at 7:05 pm and confirmed that the meeting was properly noticed.

2. Roll Call

Chairperson Gibson – present, Supervisor Leary – present, Supervisor Coffey – present, Supervisor Dunning – present, Supervisor Zook – present.

3. Public Comment (15-minute maximum)

None

4. Public Hearings

- a. **Proposed Ordinance: File No. 20-21/050** “Amending the 1982 Zoning District Boundary Map for the Town of Brunswick” (Trudy K. Valleau & Todd Husom) / Discussion – Action

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented the staff report to the committee. He stated the applicant is requesting to rezone 30.8 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agriculture-Residential) District to divide the existing home and surrounding property and allow for creation of two (2) additional agricultural-residential lots. Rod reviewed an aerial map, site plan, the current zoning and planning designations, floodplain map, and adjacent land uses with the committee. Mr. Eslinger noted that the rezoning will not have impacts on agriculture in the area as there is residential uses already on adjacent lots.

Rod reviewed staff findings with the committee and gave his recommendation to approve the rezoning. The town board met on August 4th and recommended approval of the request (3-0 vote)

Trudy Valleau, applicant, spoke in favor of the request and indicated that she connected with her neighbors to let them know the property was going to be sold. Ms. Valleau stated there are 28 of the 32 properties in the area that are smaller than what they are proposing for their three lots. She noted that she hired Jerry Ripley from Ayres and Associates to survey the property and complete a flood study to ensure there was adequate area to build on.

Jerry Ripley, applicant's surveyor, spoke in favor of the request and gave background of the flood study and its purpose.

Joseph and Sara Phillips, neighbors at W2545 Cedar Road, spoke in opposition to the request. They stated the asking price of the property was too high.

Jon Rau, neighbor at W2530 Cedar Road, spoke in opposition to the request. He noted the following issues with the rezoning request: dangerous corner to access the north lot, development would be too close to the existing tributary, low hanging power lines in the area are a safety concerns, neighbors weren't properly notified of the town meeting, \$14,000 per acre is too high, and he was concerned with the proposed shared access of lots 2 and 3.

Katie and Ryan Scholze, neighbors at W2531 Cedar Road, spoke in opposition to the request. Their concerns where they were not properly notified by the town, safety, there could be increased traffic, crime, noise pollution, environmental impacts of additional development, and shooting of guns could impact the properties in the future.

Aaron Nordby, neighbor at W2504 Cedar Road, spoke in opposition to the request. His concerns where with possible flooding impacts, inaccurate date for the town board meeting, and overall disturbance from the development would be impactful to the area.

Jerry Ripley explained that the town board moved their meeting from 11th, which was an election date to August 4th. He stated that market rate is driving the price of land to be high and that lots will each the minimum contiguous buildable area as required by code.

No one else spoke in favor or against the request.

Action: Motion by Dane Zook to approve the Proposed Resolution: File No. 20-21/050. Motion carried on a roll call vote: 5-0-0.

b. **Proposed Ordinance: File No. 20-21/052** "Amending the 1982 Zoning District Boundary Map for the Town of Union" (Benjamin Parr) / Discussion – Action

Mr. Eslinger, Director of Planning and Development for Eau Claire County presented the staff report to the committee. The request is to rezone four (4) acres from RH (Rural Homes) to A-2 to divide an existing home and outbuildings and additional property purchased from the property owner to the west to create a 5-acre lot for the applicant to reside and operate an existing building contracting business as a cottage industry. In addition, the applicant wishes to divide the second existing home and adjacent property on a on (1) acre lot and wishes to create four (4) additional one (1) acre lots to the north and south of the second existing home. The proposed development will require a subdivision plat.

Rod reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses with the committee. He noted that the rezoning will results in additional three buildable RH lots, but the property is in the rural transition planning area. There is existing residential uses adjacent to this proposed rezoning area.

Mr. Eslinger concluded with staff findings with the committee and gave his recommendation to approve

the rezoning. The town board met on August 13th and recommended approval of the request (3-0 vote).

Ben Parr, applicant/owner, spoke in favor of the request and indicated that he already purchased the additional land from the neighbor to the west that would allow the development as shown. He also noted that this is a step to help him get his contractor's business properly permitted.

Pete Gartmann, surveyor for the applicant, spoke in favor and addressed the committee regarding the land division.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve the Proposed Resolution: File No. 20-21/052. Motion carried on a roll call vote: 5-0-0.

- c. **Proposed Ordinance: File No. 20-21/051** "Amending the 1982 Zoning District Boundary Map for the Town of Clear Creek" (Wade Morse) / Discussion – Action

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented the staff report to the committee. The applicant is requesting to rezone 5.65 acres of property from the from A-P District to the A-2 District to sell the property to construct a single-family residence and pole shed. Rod reviewed an aerial map, site plan, soils, environmental features, the current zoning and planning designations, and adjacent land uses with the committee. He noted that the buildable area would be on the north portion of the proposed area to be rezoned.

Mr. Eslinger reviewed staff findings with the committee and gave his recommendation to approve the rezoning. The town board met on August 10th and recommended approval of the request.

No one else spoke in favor or against the request.

Action: Motion by Dane Zook to approve the Proposed Resolution: File No. 20-21/051. Motion carried on a roll call vote: 5-0-0.

- d. **Proposed Ordinance: File No. 20-21/053** "Amending the 1982 Zoning District Boundary Map for the Town of Brunswick" (Donald D. & Eunice M. Jaquish – Jaquish Family Trust) / Discussion – Action

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented the staff report to the committee. Mr. Eslinger reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses with the committee. He noted that the rezoning will not have impacts on agriculture in the area as there is a seed business already on the property.

Rod reviewed staff findings with the committee and gave his recommendation to approve the rezoning following the Town of Brunswick's recommendation to support I1 zoning on the north lot only. The town board met on August 4th and recommended approval of the request.

Peter Gartmann, surveyor for the applicant, spoke in favor and clarify the reason for the petition with the committee.

Martin Trager, Realtor, spoke in favor of the request and indicated that the sellers have a buyer for the remaining farmhouse and ag. land.

No one else spoke in favor or against the request.

Action: Motion by James A. Dunning to approve the Proposed Resolution: File No. 20-21/053. Motion carried on a roll call vote: 5-0-0.

- e. A conditional use permit request for a fuel sales/storage yard including two 45,000-gallon LP tanks, additional fuel storage tanks, office building, truck shop and associated parking lot(s.) in the I-1 Non-Sewered Industrial District. (Eau Claire Cooperative Oil Company) Town of Union / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the request for a fuel sales/storage yard including two 45,000-gallon LP tanks, additional fuel storage tanks, office building, truck shop and associated parking lot(s.) in the I-1 Non-Sewered Industrial District. He reviewed the application materials, site plan, zoning, and future plans of the facility with the committee.

On August 13, 2020, the Town of Union Town Board met to discuss this request and recommended approval of the request.

Staff concluded that the request for a conditional use permit request complies with the code standards for a fuel sales/storage yard including two 45,000 gallon LP tanks, additional fuel storage tanks, office building, truck shop, and associated parking lot(s) in the district, is consistent with the purpose of the code and the standards for granting conditional use application. Mr. Grande recommended approval subject to the conditions in the staff report.

Joe Alf, Darrel Christy and Trent Schmidt all spoke in favor of the request.

No one else spoke in favor of or against the request.

Action: Motion by Robin Leary to approve the conditional use permit request as presented. Motion carried on a roll call vote: 5-0-0.

5. Committee review of CUP2011-21 for Bluegold Real Estate LLC (Agent: Karen Tomesh) condition #2 for the use of Building "B" and determining compliance with the Planned Unit Development Standards / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented a report to the committee regarding the use of Building B as a temporary daycare for school aged children for the upcoming school as an option in the event all virtual learning is needed. Karen Tomesh spoke in favor of the request and indicated that Fred Dahlke issued the temporary building permit for the use. No one else spoke in favor or against.

Action: Motion by Nancy Coffey to approve the committee review request as presented. Motion carried on a roll call vote: 5-0-0.

6. Request to Amend "Building Pad Location" on Lot 32 Thistledown. (Shook/Knauf) Town of Washington / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, provided an overview of the application to amend the building pad location on lot 32 of the Plat of Thistledown. No one else spoke on the matter.

Action: Motion by James A. Dunning to approve the amendment as presented. Motion carried on a roll call vote: 5-0-0.

7. **Proposed Ordinance: File No. 20-21/059** changes to Title 15 – Buildings and Construction of the Eau Claire Count Code / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the ordinance to amend Title 15 – Building and Construction. He noted that the county will relinquish the County’s commercial building authority to the state of the Wisconsin. The change is necessary as the administration of the program has required additional resources to keep up the program coupled without being adequately compensated for the services rendered. The effective date of the ordinance will be January 1, 2021.

Action: Motion by Nancy Coffey to approve the Proposed Ordinance: File No. 20-21/059. Motion carried on a roll call vote: 5-0-0.

8. Review/Approval of August 11, 2020 Meeting Minutes / Discussion – Action

Action: Motion by Robin Leary to approve the August 11, 2020 meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

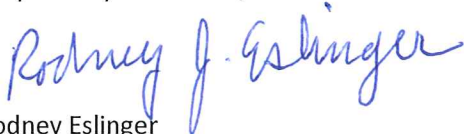
9. Proposed Future Agenda Items / Discussion

- a. Continuation of the Joint meeting with Budget and Finance and Planning and Development – at 5 pm – September 8, 2020
- b. Next scheduled meeting – September 8, 2020
- c. Census Update

10. Adjourn

Action: Meeting adjourned by unanimous consent at 9:13 p.m.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development