

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, January 26, 2021

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: **145 514 0900** Password: **bRmFnex9A24**

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

Audio conference: 1-415-655-0001 Access Code: **1455140900##**

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: Choose an item., Choose an item.

Ex officio Present: Nick Smiar

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

1. Call to Order and confirmation of meeting notice.

Chairperson Gibson called the meeting to order at 7 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)**

Click here to enter text.

4. Public Hearings

- a. **Proposed Ordinance: File No. 20-21/101** “Amending the 1982 Zoning District Boundary Map for Town Brunswick” (Trudy Valleau/Todd Husom) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County presented the staff report. 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. Matt reviewed an aerial map, site plan, the current zoning and planning designations, floodplain map, and adjacent land uses with the committee. Mr. Michels noted that the similar development patterns exist on adjacent lots in the neighborhood. The town of Brunswick supported the request. Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning.

Trudy Valleau, applicant, spoke in favor of the request.

No one else in favor or in opposition of the petition.

Action: Motion by James A. Dunning to approve the Proposed Ordinance: File No. 20-21/101. Motion carried on a roll call vote: 5-0-0.

- b. **Proposed Ordinance: File No. 20-21/102** “Amending the 1982 Zoning District Boundary Map for Town of Lincoln” (Randy Volbrecht/Eric Knauf) / Discussion – Action

Matt Michels presented the staff report to the committee. The applicant has petitioned to rezone 73.45 acres of land from the from A-P, Agricultural-Preservation District to the A-3 Agricultural District to allow the applicant to divide the property into to lots to construct a single-family home on each lot. There will not be any further land division of the parcel due to access and the environmental features on the property. The land uses in this area are primarily ag. in nature. The property is accessed off of County Highway D. Matt reviewed an aerial map, site plan, the current zoning and planning designations, with the committee. Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. The Town of Lincoln Town Board met on January 12, 2021 and recommended approval.

Eric Knauf, agent for the applicant, spoke in favor of the request.

Randy Volbrecht, property owner, spoke in favor of the request and confirmed that he had already secure driveway access approval from the County Highway Department.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve the Proposed Ordinance: File No. 20-21/102. Motion carried on a roll call vote: 5-0-0.

- c. **Proposed Ordinance: File No. 20-21/105** “Amending the 1982 Zoning District Boundary Map for Town Washington” (LaVerne Stewart/Craig Wurzer/Orchard Hills) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the petition to the committee. The applicant is requesting to rezone 215 acres of property from the from A-1, Exclusive Agricultural District to the R-H, Rural Homes District to allow the development of a 117-lot residential subdivision. Matt noted that the northerly 19 acres of the applicant’s property is already zoned RH and therefore is not considered with this application. This property is located in portions of sections 8 and 9 of T26N-R9W, Town of Washington. Matt reviewed the site characteristics, aerial maps, proposed site development plan, proposed conservation easements, the current zoning and planning designations, and adjacent land uses with the committee. He summarized the town and the county’s rural transition descriptions and polices with the committee. He also reported on the County’s Farmland Preservation Plan as it relates to the request. A short video of the property was presented. Mr. Michels reviewed his staff findings with the committee and gave his recommendation to approve the rezoning. The Town of Washington Town Board recommended approval of the request on a vote of 5-0.

Paul Holzinger, builder and a Orchard Hills development team member, spoke in favor of the proposed rezoning petition.

Mark Erickson, owner of Everyday Surveying and Engineering, LLC., spoke in favor of the proposed rezoning petition.

Brian Binczak, neighbor and lives at 1815 Susan Drive, spoke in opposition of the rezoning petition. Mr. Binczak presented a power point presentation that outlined the neighborhood's concerns over the proposed Orchard Hills Development in the Town of Washington. The main stated concerns included safety, inadequate traffic analysis, high density development in a rural atmosphere, and the development proposal lacked sufficient information.

Other neighbors that spoke in opposition to the rezoning petition:

Jim Fey, 1113 Rainetta Drive

John Sleizer, Lot 4 of CSM V. 12, Pg. 143 off Rainetta Drive

Leslie Duff, 5440 Woodcrest Highland Road

Tina Ball, 5999 Cater Road

Brad Flores, 1109 Rainetta Drive

Drew Brandenburg, 5505 Woodcrest Highland Road

Cynthia Hunt, 2125 Andrew Drive

Marc Hagel, 1129 Rainetta Drive

Glenn Reynold, 55335 Mischler Road

No one else spoke in favor or against the request.

Action: Motion by Dane Zook to approve the Proposed Ordinance: File No. 20-21/105. Motion failed on a roll call vote: 2-3-0.

- d. A conditional use permit request for a 122-lot planned unit development in the RH and A1 Districts (Town of Washington) CUP-0002-21 / Discussion – Action

Jared Grande recommended that the matter be postponed to February 23, 2021 committee meeting based on the outcome of the vote of the rezoning petition by the County Board at its meeting on February 17, 2021.

Action: Motion by Robin Leary to postpone the conditional use permit request for a residential planned unit development to the committee's regularly scheduled meeting on February 23, 2021. Motion carried on a roll call vote: 5-0-0.

- e. A conditional use permit request to contractor's offices and storage yards in the C3 District (Town of Washington) CUP-0001-21 / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the conditional use permit request for a contractor's office and storage yard in the C-3 Highway Business District. He reviewed the application materials, site plan, zoning, and location map with the committee. On January 21, 2021, the Town of Washington Town Board met to discuss this request and recommended approval of the request.

Staff concluded with a recommendation of approval subject to the conditions outlined in the staff report and stated the request complies with the standards for granting a conditional use permit and is consistent with the purpose of the code.

Tony Tanner, applicant and owner, spoke in favor of the request.

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

Action: Motion by Nancy Coffey to approve the conditional use permit. Motion carried on a roll call vote: 5-0-0.

- f. A conditional use permit request for housing the elderly and handicapped in the A-2 District (Town of Brunswick) CUP-0021-20 / Discussion – Action

Jared Grande, Land Use Manager, introduced the request for housing the elderly and handicapped in the A-2 District. Mr. Grande presented the background information regarding the request. He indicated that the applicant's mother would reside in the manufactured home that is proposed to be placed on the property. He noted that there are wetlands in the area where the home is proposed to be placed and that it would need to meet the wetland setbacks. The Town of Brunswick approved the conditional use permit request at its meeting on December 8, 2020. Staff reviewed the application request and recommended approval subject to the conditions in the staff report.

Larry Wertz, applicant and owner, spoke in favor of the request. Mr. Wertz indicated that the manufactured home was a 2021 and cost \$70,000. He said that the home would be served by a new septic and well.

Supervisor Zook and Leary asked questions regarding the well and septic.

Mark Jensen, neighbor, expressed concern over what happen in the event the property is sold and whether a second address would be assigned to the property.

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

Action: Motion by Dane Zook to approve the conditional use permit. Motion carried on a roll call vote: 5-0-0, subject to the applicant having to properly abandon one of the wells and POWTS on the property within 60 days upon removal of the manufactured home.

- g. A conditional use permit request to amend existing conditional use permit CUP-0019-19 to include a new parcel and proposed freestanding sign (Town of Union) CUP-0023-20 / Discussion – Action

Jared Grande presented the request to the committee regarding the amendment to conditional use permit #CUP-0019-19 to add another parcel into the planned unit development and for a second free standing sign in the C-2 District. Mr. Grande presented the background information regarding the request. The request includes the Menards new employment center into an existing building on the parcel to be included in the PUD. The Town of Union recommended approval of the amendment at its town board meeting on January 12, 2021. Staff reviewed the application request and recommended approval subject to the conditions in the staff report.

Nick Brenner, agent for the applicant, spoke in favor of the request. Mr. Brenner clarified for the committee the reason for moving the existing employment center out of its current location and into the new building. He also noted that the signs will be over 1,000 feet apart.

No one else spoke in favor or in opposition.

Action: Motion by James A. Dunning to approve the conditional use permit. Motion carried on a roll call vote: 5-0-0.

- h. A conditional use permit request for a Columbarium in the Town of Union (Town of Union) CUP-0022-20
WITHDRAWN

The applicant withdrew the conditional use permit request prior to the meeting. No discussion was held on the matter.

5. Preliminary for Orchard Hills Plat / Discussion – Action

Jared Grande recommended that the matter be postponed in conjunction with the CUP request to February 23, 2021 committee meeting.

Action: Motion by Nancy Coffey to postpone the Preliminary Plat for Orchard Hills to the February 23, 2021 Planning and Development Committee meeting. Motion carried on a roll call vote: 5-0-0.

6. 2020-2040 Eau Claire County Comprehensive Plan / Discussion – Action

Matt Michels, Senior Planner, explained that the amendment was a simple text amendment. He noted the Corporation Counsel requested amendment to the ordinance because the original ordinance did not reference title 19 of the County Code. Corporation Counsel wanted the committee to reaffirm its previous decision with the proper reference to the County Code before it was presented to the board.

Action: Motion by James A. Dunning to approve the amendment to the File no. 20-21/087 - 2020-2040 Eau Claire County Comprehensive Plan. Motion carried on a roll call vote: 5-0-0.

7. Review/Approval of December 8, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the December 8, 2020 meeting minutes.

Action: Motion by Robin Leary to approve the December 8, 2020 Planning & Development Committee meeting minutes as presented. Motion carried on a roll call vote: 5-0-0.

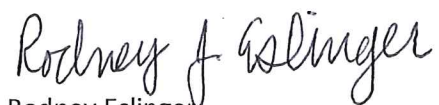
8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – February 9, 2021

9. Adjourn

Action: Meeting adjourned by unanimous consent at 10:13 p.m.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development