

## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, February 23, 2021

**Time:** 7:00 p.m.

\*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: 145 633 2957 Password: 4wyBHYJVS42

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

**Audio conference:** 1-415-655-0001 Access Code: 1456332957##

***For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@co.eau-claire.wi.us](mailto: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:

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

1. Call to Order and confirmation of meeting notice.
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. 20-21/113** “Amending the 1982 Zoning District Boundary Map for Town of Pleasant Valley (Daniel P & Patricia L Green) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County presented the staff report. He stated the applicant is requesting to rezone 5.73 acres +/- of land from A-P (Agricultural Preservation) District to A-2 (Agriculture-Residential) District to provide a home site for his daughter. Matt reviewed an aerial map, site plan, environmental sensitive areas, soils, 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 Pleasant Valley recommended approval of the petition. Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning.

Dan Green, applicant, spoke in favor of the request and clarified where the potential building site would be located on the 5 acres.

No one else spoke in favor or against the petition.

**Action:** Motion by James A. Dunning to approve the Proposed Ordinance: File No. 20-21/113. Motion carried on a roll call vote: 5-0-0.

- b. A conditional use permit request for a duplex in the RH-Rural Homes district (Town of Pleasant Valley) CUP-0003-21 / Discussion – Action

The applicant withdrew their application prior to the meeting.

**Action:** Motion by James A. Dunning to table the conditional use permit request for a duplex in the RH-Rural Homes district. Motion carried on a roll call vote: 5-0-0.

- c. A conditional use permit request for a 122-lot planned unit development in the RH and A1 Districts (Town of Washington) CUP-0002-21 / **\*Postponed from 01/26/2021 & Withdrawn by Applicant\***

Action: Motion by Robin Leary to table the conditional use permit request for a 122-lot planned unit development in the RH-Rural Homes district. Motion carried on a roll call vote: 5-0-0.

5. Preliminary for Orchard Hills Plat / **\*Postponed from 01/26/2021 & Withdrawn by Applicant\***

The applicants withdrew their application prior to the meeting.

Action: Motion by Nancy Coffey to table the preliminary Plat of Orchard Hills. Motion carried on a roll call vote: 5-0-0.

6. Request to Amend “No Build Line”/“No Disturbance Area” on Lot 18 of recorded plat “Cedar Springs”. (Tunender/Gartmann) Town of Pleasant Valley / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the staff report for the request to amend the building pad location for lot 18 of the Plat of Cedar Springs. He provided background information relating to floodplain elevation for the lot and the no construction line. Mr. Grande concluded with a recommendation to approve the request based on the findings listed in the staff report. No one else spoke in favor or in opposition.

**Action:** Motion by Robin Leary to approve the request to Amend “No Build Line”/“No Disturbance Area” on Lot 18 of recorded plat “Cedar Springs”. Motion carried on a roll call vote: 5-0-0.

7. WCA Initial Summary of 2021-2023 Proposed State Biennial Budget – Discussion

Rodney Eslinger, Director of Planning and Development provided an overview of the Wisconsin Counties Association’s summary of the 2021-2023 proposed state budget. He highlighted areas of the budget which could provide additional funding sources to the department’s programs.

8. Review/Approval of February 9, 2021 Meeting Minutes / Discussion – Action

The committee reviewed the February 9th meeting minutes

**Action:** Motion by Dane Zook to approve the February 9, 2021 Meeting Minutes as presented. Motion carried on a roll call vote: 5-0-0.

9. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – March 23, 2021

10. Adjourn

**Action:** Meeting adjourned by unanimous consent at 7:58 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Rodney F. Eslinger". The signature is written in a cursive style with a large, stylized 'R' and 'E'.

Rodney Eslinger  
Clerk, Committee on Planning & Development