

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, May 25, 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: 145 330 0228 Password: 84K6EbNRwMn

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

Audio conference: 1-415-655-0001 Access Code: 1453300228##

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:

Staff Present: Rodney Eslinger, Matt Michels, Jared Grande, Ben Bublitz, Liz Fagen

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)

None

4. Public Hearings

- a. **Proposed Ordinance: File No. 21-22/007** “Amending the 1982 Zoning District Boundary Map for Town of Lincoln” (Mary, Joseph, Gretchen & Joyce Hoffman) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He indicated the petitioner is requesting to amend the zoning of the current property from A-2 and the AP Districts to the A3 District to allow division of the existing cabin and outbuildings on 5 acres from the remainder of the property. Mr. Michels gave the location of the proposed site within the Town of Lincoln. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on May 10, 2021, and recommended approval of the request on a vote of 3-0.

Joe Hoffman, joint property owner, spoke in favor of the request. He clarified for the committee the purpose of the rezoning petition that he and his family want to separate the cabin from the acreage.

No one else spoke in favor or against the request.

ACTION: Motion by Nancy Coffey to approve the Proposed Ordinance: File No. 21-22/007. Motion carried on a roll vote of 5-0-0.

b. **Proposed Ordinance: File No. 21-22/008** "Amending the 1982 Zoning District Boundary Map for Town of Brunswick" (Donald Jaquish/Jerry Ripley) / 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 Brunswick. 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 AP District to the A3, Agriculture District for the purpose of establish a commercial grain drying, cleaning, and storage facility and corn hybrid research facility onsite.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on January 12th and recommended approval of the request on a vote of 3-0.

Jerry Ripley, of Ayres Associates agent for the property owner, spoke in favor of the request. He verified that the purpose of the rezoning is for a grain storage facility along with a research facility for seed production.

No one else spoke in favor or against the request.

ACTION: Motion by Robin Leary to approve the Proposed Ordinance File No. 21-22/008. Motion carried on a roll call vote: 5-0-0.

c. **Proposed Ordinance: File No. 21-22/002** "Amending the 1982 Zoning District Boundary Map for Town of Otter Creek" (Lance & Katie Wier/Wayne & Carla Kostka/Peter Gartmann) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. The applicant is requesting to rezone 10.72 acres of property from the from A- 3 Agriculture District to the A-2 Agricultural Residential District to divide the existing farmstead from the remainder of the land, and 8.05 acres and 8.98 acres from A-3 Agricultural District to the A-P, Agriculture Preservation District as outlot to conserve the existing agricultural and wooded property. He gave the location of the proposed site within the Town of Otter Creek. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses. The remaining land will keep the AP zoning classification and will remain in ag. use.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on May 17, 2021, and recommended approval of the request.

Carla Kostka, an owner, spoke in favor of the request to rezone the land back to the AP District due to the fact the land sale fell through.

No one else spoke in favor or against the request.

ACTION: Motion by James A. Dunning to approve the Proposed Ordinance File NO. 21-22/002. Motion carried on a roll call vote: 5-0-0.

d. **Proposed Ordinance: File No. 21-22/011** “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 4-1-0.

Speaking in favor:

Mark Erickson, P.E. and owner of Everyday Surveying and Engineering, LLC. and was representing the development team, presented a PowerPoint presentation in support of the proposed rezoning petition.

Micheal May, P.E. & PTOE – Traffic Analysis and Design (TADI), gave an overview of his traffic impact analysis for the development.

Tony Birrittieri of Peterson Onsite, spoke on the community wastewater treatment systems that are proposed for the development. Each system would serve 30-40 single family residences. He noted that his company is a consulting, design, installation, and oversight firm that would be involved in every step of the project.

Sharon Masek, Professional Hydrogeologist and Geologist, spoke about the groundwater flow in the development and the importance of having a community wastewater treatment system that would discharge polished wastewater before its released to the dispersal field. She also felt that the storm water plan is a criteria element of the development.

Paul Holzinger, an Orchard Hills development team member, spoke in favor of the proposed rezoning petition. He noted the rezoning plan complies with the Town and County Comprehensive plans. Paul noted that the Town of Washington supported the petition twice. He also mentioned the development would serve a housing shortage need.

Kevin Anderson, President of the Chippewa Valley Home Builders Association, spoke in favor of the development.

LaVerne Stewart, property owner spoke in favor and provided an historical background of how the area developed around his property since he had owned it. He noted he actually developed some of the land himself.

Christopher Fullarton, neighbor to the said development, gave his support to the rezoning.

Speaking in opposition:

Brian Binczak, 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:

Matt O'Meara, 1121 Kathryn Drive

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

Mike O'Meara, 5115 Mischler Drive

Tina Ball, 5999 Cater Road

Marc Hagel, 1129 Rainetta Drive

Cynthia Hunt, 2125 Andrew Drive

Brad Flores, 1109 Rainetta Drive

Leslie Duffy, 5440 Woodcrest Highland Road

Stephanie Fey, 1133 Rainetta Drive

Keith Zehms, 1130 Kathryn Drive

Elizabeth Ivankovic, 5001 William Court

The committee members had several follow up questions for the applicant's development team relating to the function of the community septic system(s), testing and oversight of the community septic systems, traffic patterns/study, storm water design, and the proposed trail system. Questions were responded to by Michel May, Tony Birrittieri, and Mark Erickson of the development team.

No one else spoke in favor or against the request.

ACTION: Motion by Dane Zook to approve the Proposed Ordinance File No. 21-22/011. The motion failed on a roll call vote: 2-3-0.

- e. A conditional use permit request for a 125-lot planned unit development in the R-H Rural Homes and A-1 Exclusive Agricultural Districts (Town of Washington) CUP-0008-21 / Discussion – Action

Due to the fact that the motion to approve the rezoning petition failed, the conditional use hearing for the planned unit development was postponed to the committee's regularly scheduled on June 22, 2021.

ACTION: Motion by James A. Dunning to postpone the conditional use permit request CUP-0008-21 to June 22, 2021. Motion carried on a roll call vote: 5-0-0.

5. Preliminary of Orchard Hills Plat / Discussion – Action

Due to the fact that the motion to approve the rezoning petition failed, the preliminary plat of Orchard Hills discussion/action was postponed to the committee's regularly scheduled meeting on June 22, 2021.

Action: Motion by Robin Leary to postpone the discussion/action on the Preliminary Plat of Orchard Hills to the committee's regularly scheduled meeting on June 22, 2021. Motion carried on a roll call vote: 5-0-0

6. Review "2017 Wisconsin Act 67" – Conditional Uses / Discussion

Jared Grande and Rod Eslinger reviewed Wisconsin Act 67 with the committee as it relates to Conditional Uses.

7. P&D 1st quarter financial report / Discussion

Rodney Eslinger, Director of Planning and Development presented the 2021 first quarter fiscal report to the committee.

8. Review of April bills / Discussion

The committee reviewed the April bills.

9. Review/Approval of April 27, 2021, Meeting Minutes / Discussion – Action

The committee reviewed the April 27, 2021, meeting minutes.

Action: Motion by Nancy Coffey to approve April 27, 2021, Committee on Planning and Development meeting minutes as presented. Motion carried on a voice vote: 5-0-0.

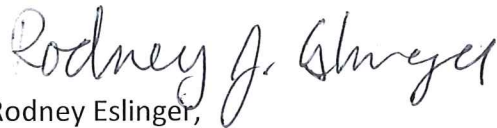
10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – June 8, 2021

11. Adjourn

Action: Meeting adjourned by unanimous consent at 10:50 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rodney J. Eslinger". The signature is written in black ink and is positioned above the printed name.

Rodney Eslinger,
Clerk, Committee on Planning & Development