

## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, September 28, 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: 2592 843 9464 Password: wPteM5QXC23

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

**Audio conference:** 1-415-655-0001 Access Code: 25928439464##

***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, James A. Dunning, Nancy Coffey, Dane Zook,

Members Absent: Chair Smiar

Ex officio Present:

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 7:00 p.m. and staff confirmed the meeting was properly noticed.

### 2. Roll Call

Chairperson Gibson - Present, Supervisor Leary - Present, Supervisor Coffey - Present, Supervisor Dunning - Present, Supervisor Zook – Present, Chair Smiar –Absent

### 3. Public Comment **(15 minute maximum)** – None

### 4. Public Hearings

- a. A conditional use permit request to place a private cemetery in the A-2 Agriculture-Residential District (Town of Washington) CUP-0021-21. / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the request to establish a private cemetery in the A-2 District on the applicant's property. He noted that the applicants wish to create a 100 foot by 100-foot cemetery as their families' future burial grounds. He reviewed the location of the site within the Town of Washington. Jared said that he researched this matter against Wis. Stats. 157, and consulted with Corporation Counsel.

On September 16, 2021, the Town of Washington Town Board met and voted 5-0 to recommend approval of the conditional use request subject to the applicant providing a 10-foot easement to the private

cemetery from the public right of way and that the town would not be responsible for any future maintenance of the cemetery.

Staff concluded that the applicant's request for a conditional use permit for a private cemetery A-2 District complies with the code standards, is consistent with the purpose of the code and the standards for granting a conditional use. Jared recommended approval subject to the conditions in the staff report.

Amy Alpine and John Grub, owners, spoke in favor the request and stated that the cemetery would be for them, and their five children should they choose to be buried there. They don't intend for this to become commercial cemetery.

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

**ACTION:** Motion by Dane Zook to approve conditional use permit (CUP-0021-21) to establish a private cemetery on their property in the A-2 District subject to staff's recommended conditions. Motion carried on a roll call vote: 4-1-0.

**ACTION:** Motion to amend the original motion by Robin Leary to add the following conditions to the permit: The Town of Washington and Eau Claire County shall not assume management of or responsibility for the private cemetery and a minimum 10-foot-wide perpetual ingress/egress easement to provide access for visiting, maintenance, and upkeep over time. Motion carried on a roll call vote: 5-0-0.

**ACTION:** Second motion to amend the original motion by Jim Dunning to include the dimension of the cemetery as an area no larger than 100-feet by 100-feet. Motion carried on a roll call vote: 5-0-0.

b. **Proposed Ordinance: File No. 21-22/048** "Amending the 1982 Zoning District Boundary Map for Town of Washington" (John Kelly/Real Land Survey-Jeremy Skaw) / 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 the A-2, (Agricultural-Residential) District to C-2 (General Business) District for the purpose of developing four commercial lots. Mr. Michels gave the location of the proposed site within the Town of Washington. 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 September 16, 2021, and recommended approval of the request on a vote of 5-0 with the amendment to include C-3 District for the rezoning petition for the land lying west of the existing house. This area will be added to the Chippewa Valley Growers property, which is currently zoned C-3.

Jeremy Skaw, Surveyor with Real Land Survey, spoke in favor of the request and indicated that the development plans align with the towns future land use designation, and this is a infill request as they are other commercial zoning districts adjacent to his applicant's parcel.

John Kelly, property owner spoke in favor of the request.

Mark Gardner, neighbor to the south, opposed the access point to the proposed lots.

No one else spoke in favor or against the request.

**ACTION:** Motion by Jim Dunning to approve Proposed Ordinance: File No. 21-22/048 as presented. Motion carried on a roll call vote: 5-0-0.

c. **Proposed Ordinance: File No. 21-22/046** “Amending the 1982 Zoning District Boundary Map for Town of Union” (Mark Briggs) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report for the request. The applicant has petitioned to rezone 5 acres of land from the from A-1, Exclusive Agriculture District to the A-2 Agricultural Residential District to allow the property owners to construct pole shed with a residence on the property for themselves. The land uses in this area consist mainly of a few farmsteads, active ag. practices, and a few single-family residences. The property is accessed off Crescent Ave. Matt reviewed an aerial map with the topography overlay, site plan, and the current zoning and planning designations with the committee.

Mr. Michels reviewed staff findings with the committee and gave his recommendation of approval for the rezoning petition. The town board met on August 22, 2021, and recommended approval of the request.

Mark Briggs, owner, spoke in favor of the request.

No one else spoke in favor or against the request.

**ACTION:** Motion by Robin Leary to approve the Proposed Ordinance: File No. 21-22/046. Motion carried on a roll call vote: 5-0-0.

d. **Proposed Ordinance: File No. 21-22/051** “Amending the 1982 Zoning District Boundary Map for Town of Lincoln” (Brian C & Alison Spindler) / 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 Lincoln. 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 A1 District to the A2 District to create a 9-acre lot that will include the farmstead.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on September 13, 2021, and recommended approval.

No one else spoke in favor or against the request.

**Action:** Motion by Dane Zook to approve the Proposed Ordinance: File No. 21-22/051. Motion carried on a roll call vote: 5-0-0.

5. **Committee review – increasing exterior boundary of plat of Grandview Estates in Section 23, T27N-R10W, Town of Union (Sydorowicz) / Discussion – Action**

Jared Grande, Land Use Manager for Eau Claire County, provided an overview of the application for amending the exterior boundary of Grandview Estates. Mr. Grande also provided an explanation county

code relating to the request and gave the committee his recommendation. No one else spoke on the matter.

Action: Motion by Nancy Coffey to approve Subdivision Variance as presented. Motion carried on a voice vote: 5-0-0.

6. Committee review – A variance request of land suitability requiring a minimum contiguous buildable area of at least one-half of an acre in Section 3, T26N-R10W, Town of Union (Backstrom) / Discussion - Action

Jared Grande, Land Use Manager for Eau Claire County presented a report to the committee regarding the land suitability requirement to create a lot less than the required .5 acre of contiguous buildable area. Mr. Grande presented the maps showing the site location and the floodplain boundary.

Denni Backstrom spoke in favor of the request and indicated that the existing house has never been flooded. She said that hopefully their son someday would decide to live in the house. The owners plan to build a house on the vacant lot.

Action: Motion by Jim Dunning to approve the committee review request as presented. Motion carried on a voice vote: 4-1-0.

7. Staffing update

Rodney Eslinger, Director of Planning and Development updated the committee regarding the recruitment of the Conservation Technician II – Agronomist position.

8. Review of August bills / Discussion

The committee reviewed the August bills.

9. Review/Approval of September 14, 2021, Meeting Minutes / Discussion – Action

ACTION: Motion by Robin Leary to approve the September 14, 2021, committee meeting minutes as presented. Motion carried on a voice vote: 5-0-0.

10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – October 26, 2021
- b. ARPA Fund Request

11. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:38 p.m.

Respectfully Submitted,

  
Rodney Eslinger  
Clerk, Committee on Planning & Development