

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, October 26, 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://eau Claire County.webex.com> Meeting ID: **2593 597 9432** Password: **n3hQBb6xWp3**

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

Audio conference: 1-415-655-0001 Access Code: **25935979432##**

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, James A. Dunning, Dane Zook, Nancy Coffey

Members Absent:

Ex officio Present: Nick Smiar

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 – Present

3. Public Comment (**15 minute maximum**) - None

4. Public Hearings

a. **Proposed Ordinance: File No. 21-22/052** “Amending the 1982 Zoning District Boundary Map for the Town of Union” (Josh & Denni Backstrom) / 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-1 to R-H and A-2 Districts for the purpose of developing two lots. Mr. Michels gave the location of the proposed site within the Town of Union. 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 October 12, 2021, and recommended approval of the request on a vote of 3-0.

Denni Backstrom, property owner spoke in favor of the request and indicated that they have received approval for the well and septic on the lots.

No one else spoke in favor or against the request.

ACTION: Motion by Robin Leary to approve Proposed Ordinance: File No. 21-22/052 as presented. Motion carried on a roll call vote: 4-1-0.

b. Proposed Ordinance: File No. 21-22/056 “Amending the 1982 Zoning District Boundary Map for the Town of Washington” (Deborah Bowe) / 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 to R-H for the purpose of dividing the property into two lots to build an additional a single-family detached residence. 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 October 21, 2021, and recommended approval of the request on a vote of 4-0.

Debra Bowe, property owner spoke in favor of the request. She addressed the restrictive covenants for the development with the committee. She indicated that the additional lot would allow her daughter to build next to her.

Greg Lentz, Alex King, Paul Woita, and Bill Kramer spoke in opposition to the request.

No one else spoke in favor or against the request.

ACTION: Motion by Dane Zook to approve Proposed Ordinance: File No. 21-22/056 as presented. Motion carried on a roll call vote: 4-1-0.

c. Proposed Ordinance: File No. 21-22/057 “Amending the 1982 Zoning District Boundary Map for the Town of Brunswick” (Anderson Trust, Trustees: Loren & Emilie Anderson) / 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 9 acres from the A-P to A-2 for the purpose of dividing off the farmstead and adjacent land to use as a hobby farm. Mr. Michels 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. Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning.

He noted that the town board met on October 12, 2021, and recommended approval of the request on a vote of 3-0.

Loren Anderson, property owner spoke in favor of the request.

No one else spoke in favor or against the request.

ACTION: Motion by Robin Leary to approve Proposed Ordinance: File No. 21-22/057 as presented. Motion carried on a roll call vote: 5-0-0.

d. **Proposed Ordinance: File No. 21-22/061** “Amending the 1982 Zoning District Boundary Map for the Town of Pleasant Valley” (Mertinke Trust/Peter Gartmann) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the petition to the committee. The applicant is requesting to rezone 64 acres of property from the from A-2, Agriculture Residential District to the R-H, Rural Homes District to allow the development of a residential subdivision. This property is located in the Town of Pleasant Valley. Matt reviewed the site characteristics, aerial maps, proposed site development plan, the current zoning and planning designations, and adjacent land uses with the committee. He summarized the town and the county’s rural residential polices with the committee. Mr. Michels reviewed his staff findings with the committee and gave his recommendation to approve the rezoning. The Town of Pleasant Valley Town Board recommended approval of the request on a vote of 3-0.

Speaking in Favor:

Doug Mertinke, property owner spoke in favor of the request. He provided the history of the parcel and felt the property location would benefit a residential development.

Dan Hanson, Town Chair Town of Pleasant Valley, stated that the town board supported the petition because it was consistent with the town’s residential planning designation and noted the items from the town’s letter that was previously sent to the board members.

John Gyorfi, E1747 Drinkman Drive, spoke in favor of the request.

Jake Tanner, spoke in favor of the request.

Sean Bohan, P.E. and owner of Advanced Engineering Concepts, representing the applicant, spoke in support of the proposed rezoning petition.

Pete Gartmann, Surveyor and owner of Real Land Surveying, agent for the applicant, spoke in support of the petition.

Speaking against:

Brandon Dohms, S 9037 Lowes Creek Road, spoke in opposition of the rezoning petition. Mr. Dohms explained that the planned density is not consistent with the existing development pattens and would support a development under the A-2 zoning district.

Wilma Nelson, S 9060 Lowes Creek Road, spoke in opposition of the petition. Her concerns were 42 lots were too many for the property, well and sewer questions, safety, and increased traffic.

Lisa Gillette, E 3374 Cedar Road, spoke in opposition of the request. She stated there is lots of semi-traffic on Cedar Road going to and from the grain bins off Balsam Road. There are no bike paths or walkways and she stated that there should be four-way stop at Lowes Creek and Cedar Road.

No one else spoke in favor or against the request.

ACTION: Motion by Robin Leary to approve Proposed Ordinance: File No. 21-22/061 as presented. Motion carried on a roll call vote: 3-2-0.

e. **Proposed Ordinance: File No. 21-22/062** “Amending the 1982 Zoning District Boundary Map for the Town of Washington” (Trudy Horlacher/Josh Smith) / 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 on 20.5 acres from the A-P to A-3 to allow the applicant to develop a residence and rent the farmland to a local farmer. 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 October 21, 2021, and recommended approval of the request on a vote of 4-0.

Josh Smith, agent/applicant spoke in favor of the request. He indicated that he lives nearby and would like to build a home on the property.

No one else spoke in favor or against the request.

ACTION: Motion by James A. Dunning to approve Proposed Ordinance: File No. 21-22/062 as presented. Motion carried on a roll call vote: 5-0-0.

f. A conditional use permit (CUP-0022-21) request to review a permit issued in 2003 for nonmetallic mining. (Mathy Construction Company/Milestone Materials) Town of Brunswick. / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the background information regarding the conditional use permit review of file number CUP-0022-21. He indicated that this request was a five-year review of the original mining permit that was issued in 2003. The site is in good standing with the department. He recommended that the committee approve the five-year review of CUP-0023-21.

Candy Anderson, agent for Milestone Materials spoke in favor of the request.

No one else spoke in favor or against the request.

ACTION: Motion by Nancy Coffey to approve the conditional use permit request to review a permit issued in 2003 for nonmetallic mining. Motion carried, 5-0-0.

g. A conditional use permit (CUP-0023-21) request to review a permit issued in 1995 for nonmetallic mining. (Robert Riekemann/Milestone Materials) Town of Brunswick. / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County presented the background information regarding the conditional use permit review of file number CUP-0023-21. He indicated that this request was a five-year review of the original mining permit that was issued in 1995. The site is in good standing with the department. He recommended that the committee approve the five-year review of CUP-0023-21.

Candy Anderson, agent for Milestone Materials spoke in favor of the request.

No one else spoke in favor or against the request.

ACTION: Motion by Robin Leary to approve the conditional use permit request to review a permit issued in 1995 for nonmetallic mining. Motion carried, 5-0-0.

h. A conditional use permit (CUP-0024-21) request for the cumulative area of all accessory structures to exceed 1,200 square feet (4,600 total square feet requested). / Discussion – Action

Jared Grande presented the staff report and explained the applicant’s request. He noted that the Town recommended approval of the conditional use permit. Supervisor Coffey inquired about the living conditions in the accessory structure. Mr. Grande clarified the accessory dwelling unit requirements for the committee.

Staff concluded that the applicant’s request for a conditional use permit for the cumulative area of all accessory structures 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.

Andrew Virata, property owner spoke in favor of the request and clarified that the structure will primarily be for his elderly parents to stay in when they come for visits.

No one else spoke in favor or against the request.

ACTION: Motion by Jim Dunning to approve the conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet (4,600 total square feet) subject to recommended condition by staff. Motion carried, 5-0-0.

5. ARPA Funding Proposals / Discussion

Rod Eslinger, Director of Planning and Development gave the committee an overview of the ARPA Fund requests that the department has forwarded to the ARPA Fund Task Force.

6. Review of September bills / Discussion

The committee reviewed the September bills.

7. Review/Approval of September 28, 2021, Meeting Minutes / Discussion – Action

The committee reviewed the September 28, 2021 committee meeting minutes.

ACTION: Motion by Nancy Coffey to approve the September 28, 2021 committee meeting minutes as presented. Motion carried on a voice vote: 5-0-0.

8. Proposed Future Agenda Items / Discussion

a. Next scheduled meeting – November 16, 2021

9. Adjourn

ACTION: Meeting adjourned by unanimous consent at 9:56 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 and title.

Rodney Eslinger
Clerk, Committee on Planning & Development