

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, January 24, 2023

Time: 7:00 p.m.

Location: Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

*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: 2596 593 1615

Password: 5RuunFmgj53

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

Audio conference: 1-415-655-0001 Access Code: 25965931615##

For those wishing to make public comment, you must e-mail Rod Eslinger at Rod.Eslinger@eauclairecounty.gov at least 60 minutes prior to the start of the meeting.

**Please mute personal devices upon entry*

Members Present: Robin Leary, James Dunning, Dane Zook, Todd Meyer

Members Absent: Nancy Coffey, Nick Smiar

Ex officio Present:

Staff Present: Rodney J. Eslinger, Matt Michels, Ben Bublitz

1. Call to Order and confirmation of meeting notice

Chair Leary called the meeting to order at 7 p.m. and confirmed with Director Eslinger that the meeting was properly noticed.

2. Roll Call – Members present are noted above. A quorum was present.

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

3. Review/Approval of December 13, 2022 Meeting Minutes / Discussion – Action

ACTION: Motion by Dane Zook to approve the December 13, 2022 committee meeting minutes with an amendment to the members present under roll call. Motion carried on a voice vote: 4-0-0.

4. Public Hearings

- a. **Proposed Ordinance: File No. 22-23/083** to rezone 7.14 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Angela Bowe Rev Trust. Applicant: Peter Gartman. Legal: A part of Lot 1 of CSM 2621, Volume 14, Pages 282-283, in the NW1/4 NE1/4, Section 19, T 26 N, R 8 W, Town of Washington, Eau Claire County, Wisconsin. RZN-0021-22.

Matt Michels, Senior Planner for Eau Claire County presented the staff report. He indicated the petitioner; Angela Bowe is requesting to rezone 7.14 acres from the AP (Agricultural Preservation) District to the A2 (Agriculture-Residential) District for the purpose of creating a lot that will contain the existing home on the property. He indicated that the remaining land will be put in an out lot with no intention of building on it. Michels presented a site location map with the property location within the Town of Washington. He also presented an aerial map, shared the soils and slopes maps, reviewed the current zoning and future land use designations, and discussed the adjacent land uses with the committee. He reviewed staff findings with the committee and recommended approval of the rezoning petition. The town board met on Thursday, January 19, 2023, and recommended approval of the request.

No one else spoke in favor or against the request.

ACTION: Motion by James A. Dunning to approve the Proposed Ordinance: File No. 22-23/083. Motion carried on a voice vote: 4-0-0

5. Committee Review – A subdivision variance request to create a flag lot, located in part of the NE ¼ of the SE ¼, Section 8, Township 26 North, Range 6 West, Town of Bride Creek, Eau Claire County, WI together with the West Half of the SW ¼ of Section 9, Township 26 North, Range 6 West, Town of Bridge Creek, Eau Claire County, Wisconsin. (Bauch) / Discussion – Action

Ben Bublitz, Land Use Manager for Eau Claire County presented the staff report to the committee regarding the variance request to create a flag lot for the purpose of creating a 20-acre lot to build a residence on. He reviewed the request with the committee and answered their questions. The Town of Bridge Creek approved the proposed land configuration at their meeting on August 30, 2022. Ben noted that the Highway Department is requesting that the driveway that is planned to serve the flag lot meet the 100-foot driveway spacing requirement on a county highway. Mr. Bublitz concluded by recommending approval of the request to create a flag lot as shown on the maps. Ben answered questions from the committee.

Cory Bauch, property owner, spoke in favor of the land division. He owns the 140 acres but is willing to separate a couple of lots off because he knows there is need in the community.

Pat Bethke, Town of Bridge Creek resident and Town Board Supervisor, spoke in favor of the request. He specifically mentioned that this proposal is consistent with the Town’s recently adopted comprehensive plan.

Gordie O’Brien, Police Chief for Augusta, also spoke in favor of the request. He noted one of the future lots would be purchased by Officer Nicks, who is the School Resource Officer in Augusta and it’s important to have lots available to be able to retain individuals like Mr. Nicks.

ACTION: Motion by Todd Meyer to approve the subdivision variance to create a flag lot as presented by the applicant and subject to the applicant meeting the highway driveway separation requirements. Motion carried on a voice vote: 4-0-0

6. Review of December bills / Discussion

The committee reviewed the December bills. Supervisor Zook inquired about the \$10,000 payment to Jacob’s Well Church. Director Eslinger indicated it was a refund of the financial assurance that was held for their stormwater management permit.

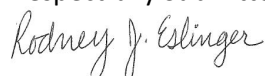
7. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting February 28, 2023

8. Adjourn

ACTION: Meeting adjourned by unanimous consent at 7:43 pm

Respectfully Submitted,



Rodney Eslinger

Clerk, Committee on Planning & Development