

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, February 28, 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 431 8915

Password: 3EGgRc3jXD2

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

Audio conference: 1-415-655-0001 Access Code: 25964318915##

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: James Dunning, Dane Zook, Nancy Coffey, Todd Meyer

Members Absent: Robin Leary

Ex officio Present: Chair Nick Smiar

Staff Present: Rodney Eslinger, Matt Michels, Ben Bublitz, Dean Roth

1. Call to Order and confirmation of meeting notice.

Vice Chair Dunning called the meeting to order at 7 pm and confirmed with Director Eslinger that the meeting was properly noticed.

2. Roll Call – Members present are noted above. A quorum was present.
3. Public Comment **(15 minute maximum)** - None
4. Review/Approval of January 24, 2023 Meeting Minutes / Discussion – Action

ACTION: Motion by Todd Meyer to approve the January 24, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 4-0-0.

5. Public Hearings

- a. **Proposed Ordinance: File No. 22-23/0089** to rezone 7.45 +/- acres from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Debra Dehnke. Applicant: Wade Dehnke. Legal: Part of the SE ¼ of the SE ¼ of Section 13, Township 26 North, Range 8 West, and part of the SW ¼ of the SW ¼ of section 18, Township 26 North, Range 7 West, Town of Lincoln, Eau Claire County, Wisconsin. RZN-0001-23

Matt Michels, Senior Planner for Eau Claire County presented the staff report to the committee. He indicated the petitioner is requesting to rezone 7.45 acres from the A-P District to the A-2 District for the purpose of dividing off the existing farmstead from the remainder of the property. Mr. Michels gave the location of the proposed site within the Town of Lincoln, presented aerial, soil, and slopes maps, the current zoning and planning designations, and reviewed the adjacent land uses with the committee. He reviewed staff findings with the committee and recommended approval of the rezoning petition. He noted that the town board met on February 13, 2023, and recommended approval of the request.

Supervisor Zook inquired if the buildings will be torn down.

Wade Dehnke, son of the owner, spoke in favor of the request. He said that he will be constructing a new home and shop on the property and will raise cattle. He will be removing buildings that are no longer of value.

No one else spoke in favor or against the request.

ACTION: Motion by Nancy Coffey to approve the Proposed Ordinance: File No. 22-23/089. Motion carried on a voice vote: 4-0-0.

- b. A conditional use permit concerning a request for a planned unit development (PUD) to allow for five commercial businesses and structures on a single lot. Owner: John Kelly. Legal: Lot 2 CSM 3604, Vol 20, P 221, #1198748, Town of Washington, Eau Claire County, Wisconsin. CUP-0001-23

Ben Bublitz, Land Use Manager for Eau Claire County presented the staff report to the committee regarding the commercial planned unit development request in the C2 and C3 Districts. The PUD will be part of a condominium plat, where units 1-4 are zoned C2 and unit 5 is zoned C3. As proposed, each unit will have one commercial use subject to the allowable uses of the underlying zoning district. Mr. Bublitz reviewed the site plans with the committee and indicated that each unit will be served by a well and septic. The PUD will have two stormwater features. The site will be accessed via a private access off Prill Road. He presented the location and site maps, the aerial, and the outside parking area with the committee. The Town of Washington Town Board considered this matter on February 16, 2023, and recommended approval subject to three conditions.

Staff concluded that the applicant's request for a conditional use permit for a commercial planned unit development complies with the code standards, is consistent with the purpose of the code and the standards for granting a conditional use. Mr. Bublitz recommended approval subject to the conditions in the staff report along with the Town's recommended conditions.

Jeremy Skaw of Real Land Surveying, representing the applicant, spoke in favor of the application. He addressed the Town's recommended conditions regarding effective screening and the Declaration of Covenants.

John Kelly, applicant and property owner, spoke in favor of the request. He indicated that each building will be post framed with a steel exterior. Each building will be a single tenant building with the uses following the zoning code. He indicated that common area will be grassed and will be maintained by the condo association.

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

ACTION: Motion by Dane Zook to approve the conditional use permit (CUP-0001-23) request for a planned unit development (PUD) to allow five commercial units on a single lot as recommended by staff along with the Town of Washington's three recommended conditions: 1. Effective screening along the lot's boarder with the residential zoning district. 2. The Condominium Declaration of Covenants include the zoning uses the applicant will not allow on the units zoned C2 and C3 districts. 3. Town approve the private access. Motion carried on a voice vote: 4-0-0

6. Preliminary Plat for Juniper Ridge/ Discussion – Action

Dean Roth, County Surveyor, reviewed the preliminary plat staff report with the committee. He described the location of the proposed subdivision within the Town of Pleasant Valley and went over the plat details. Mr. Roth answered questions from the committee.

Cody Filipczak, co-owner of Highclere Properties spoke in favor of the plat. He noted that there is a demand in the housing market for larger lots and this development will offer that. The lots range from 5 to 13 acres. He also mentioned that the property is not good for agricultural use.

Jeremy Skaw of Real Land Surveying, spoke in favor of the development. He clarified for the committee that there is a buildable area on each lot.

No one else requested to speak on the Preliminary Plat of Juniper Ridge.

ACTION: Motion by Dane Zook to approve the Preliminary Plat of Juniper Ridge as recommended by staff.
Motion carried on a voice vote: 4-0-0.

7. Review of January bills / Discussion

The committee reviewed the January bills.

8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting March 28, 2023

9. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:02 pm.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development