

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, May 9, 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: 2593 420 7714

Password: dPf5BYr3dF5

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

Audio conference: 1-415-655-0001 Access Code: 25934207714##

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

Members Absent: Nancy Coffey

Ex officio Present:

Staff Present: Rodney J. Eslinger, Ben Bublitz

Others Present: Supervisor Russel, Janelle Henning (remote)

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 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 April 25, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the April 25, 2023 meeting minutes.

ACTION: Motion by Todd Meyer to approve the April 25, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 4-0-0.

5. File No. 23-24/010 regarding the following changes to the Eau Claire County Code:

To Repeal Title 18 Zoning and Title 20 Shoreland Protection Overlay District Of The Code: To Create Title 18 Of The Code: Land Use and Development

Comprehensive Zoning Code Update Summary

<https://www.eauclairecounty.gov/home/showpublisheddocument/50157>

Comprehensive Zoning Code Update Public Hearing Draft. Ordinance No. 23-24/010

<https://www.eauclairecounty.gov/home/showpublisheddocument/50159>

Chair Leary opened the public hearing and asked for staff's presentation.

Rodney Eslinger, Director of Planning and Development introduced ordinance File no. 23-24-010, a comprehensive revision to Title 18 and presented the history and background on the existing zoning code. He also reviewed with the board the timeline for adoption. He noted that after the County Board adopts the Land Use and Development ordinance, each town will have one year to adopt the new ordinance by resolution. Should a town fail to adopt the revision after one year, neither the existing or the new ordinance will be in effect in those towns.

The County's project consultant, Jason Valerius, AICP, of MSA Professional Services provided a presentation that explained the project process and schedule, project purpose, and he reviewed with the ordinance non-policy and policy changes with the committee. Mr. Valerius discussed improvements that were made to the ordinance, such as putting similar materials in one place, adding use tables and graphics, replacing paragraphs with lists, and updating expired context. The policy changes covered general themes, (allows flexibility for staff to approve things not clearly covered by the text), use regulations (chicken and ducks licensed by the Health Department, clarified camping standards, and updated the wind and solar regulation to align with state code), development standards (align road setback with the Highway Department, added landscaping and tree preservation standards, and updated the sign ordinance), subdivision regulations (clarified road standards, added a conservation subdivision ordinance, encouraged community well and septic's if lots are smaller than 1.5 acres), several new zoning districts (AC-R District, PUD, I-L, use table), plans to improve the usability of the ordinance (added table, charts and illustrations). Mr. Valerius concluded by stating there were several sections of the ordinance with no substantive changes.

Pat Smith, 2228 Peterson Ave, Eau Claire, Chippewa Valley Home Builders Association President, expressed concerns with the Subdivision regulation that required a shared drinking water system and/or a shared wastewater treatment system for lots smaller than 1.5 acres. Mr. Smith would rather see the ordinance to encourage community wells and septic, but he didn't want them required.

Paul Holzinger, 704 Mitscher Ave., Eau Claire, Owner of Holzinger Homes LLC, Past President Chippewa Valley Home Builders Association, spoke against requiring shared community wells and septic for lots less than 1.5. He stated it could increase the cost to development, it could encourage annexations, and said more research is needed around the issue. He concluded that he could support the ordinance if it encouraged community wells and septic.

Christina Thrun, 2832 8th Street, Eau Claire, Executive Officer of the Chippewa Valley Home Builders Association, spoke against requiring community wells and septic. She noted that Midwest studies have shown regulations increase the cost of a lot and new home build by \$88,500. She indicated that she has talked with an engineer, and she stated that this issue hasn't been fully vetted. She encouraged the county to consult with experts if they were to move forward with the requirement.

Neil Haselwander, 3705 Freedom Drive, Eau Claire, Haselwander Bros Inc., stated he was concerned that the ordinance requirement for community wells and septic will impact the affordability of new homes. He offered past examples of developments with private onsite septic systems on 20,000

square foot lots and compared it to one acre of corn field, both delivering the same amount of nutrients into the ground.

Scott Rogers, 101 N. Farwell, Eau Claire Vice President Governmental Affairs, Eau Claire Area Chamber of Commerce, stated there is a housing shortage in Eau Claire and by requiring community wells and septics will further impact housing affordability. By requiring community wells and septics the cost per unit will increase.

No one else spoke in favor or against the request.

ACTION: Motion by Todd Meyer to postpone the hearing to the May 23, 2023 meeting to allow addition time for public comment. Motion carried on a voice vote: 4-0-0.

6. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting May 23, 2023

7. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:32 pm.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development