

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, June 13, 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: 2603 665 8290

Password: Rs34nAJ3678

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

Audio conference: 1-415-655-0001 Access Code: 26036658290##

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, Todd Meyer, Nancy Coffey

Members Absent: Robin Leary

Ex officio Present: Chair Smiar

Staff Present: Rodney J. Eslinger, Ben Bublitz

1. Call to Order and confirmation of meeting notice

Acting Chair Dunning 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.

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

4. Review/Approval of May 23, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the May 23, 2023 meeting minutes.

ACTION: Motion by Nancy Coffey to approve the May 23, 2023 committee meeting minutes as presented.

Motion carried on a voice vote: 4-0-0

5. Public Hearings

a. **Proposed Ordinance: File No. 23-24/013** rezone 3.38 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Dale Rodman. Applicant: Jeremy Skaw.

Legal: Lot 1 of Certified Survey Map # 898, recorded in Volume 5, Pages 7-8 # 636460, Town of Pleasant Valley, Eau Claire County, WI. RZN-0003-23

Rodney J. Eslinger, Director of Planning and Development for Eau Claire County presented the staff report to the committee. He updated the committee as to the location of the rezoning petition within the town. He reviewed with the committee an aerial map, the zoning and future land use map, and a soil map of the property to be rezoned. He noted that this rezoned is adjacent to the proposed Juniper Ridge subdivision off County Highway HH. Mr. Eslinger said the Town of Pleasant Valley Town Board reviewed the rezoning petition at their meeting on June 12, 2023, and voted to recommend approval of the petition. Mr. Eslinger concluded his presentation by recommending that the committee approve the rezoning petition based on the following findings: 1.) the request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive

Plan, and the Future Land Use Map. 2.) the property is surrounded by A-2 zoning, including the future Juniper Ridge subdivision. 3.) the property to be rezoned is developed with a farmstead, with the remaining property being wooded, and no tillable land will be impacted with this rezoning.

Jeremy Skaw of Real Land Surveying, spoke in favor of the request. He said the area to be rezoned was going to be combined with adjacent land already zoned A-2 that would result in a 8.8 acre lot and would fix the dual zoning lot issue.

Christine Rodman, property owner, joined the meeting remotely after the public hearing ended.

No one else spoke in favor or in oppose to the rezoning petition.

ACTION: Motion by Todd Meyer to approve the Proposed Ordinance: File No. 23-24/013. Motion carried on a voice vote: 4-0-0

- b. A conditional use permit concerning a request for the noncommercial raising of animals (up to 10 goats) in the RH zoning district. Owner: Alicia McElroy. Legal: Lot 4, Sixth Assessor's Plat, Town of Seymour, Eau Claire County, Wisconsin. CUP-0005-23

Ben Bublitz, Land Use Manager for Eau Claire County presented the staff report to the committee. He shared the location map, an aerial map, and topographic map of the property with the committee. Ben explained that the applicant was requesting a conditional use permit to raise goats on property zoned RH to control the spread of buckthorn on their 7-acre property. He reviewed the county's requirements for the noncommercial raising of animals with the committee. The Town of Seymour Town Board reviewed the application at their June 12th town board meeting voted to recommend approval of the request, subject of the conditional use permit being reviewed by the committee after one year.

Mr. Bublitz concluded by indicating that the conditional use application for raising up to 10 goats on the 7 acres property appears to be consistent with the standards for keeping livestock in the RH District and that the applicant has an approved nutrient management plan by the Land Conservation Division.

Matt and Alicia McElroy, owners and applicants, spoke in favor of the request and indicated that they would maintain the goats in small paddocks with the intention of control the spread of buckthorn on their property. They felt the property is larger enough to maintain the 10 goats. Matt noted he has some family experience with raising goats. He indicated that he was going to convert an old camper to be used as a goat shelter that would be capable of being moved around the property.

Speaking in favor of the McElroy's request were:

Joe Knight, 5555 Northwood Court

Cody and Erica Fiedler, 729 Bauer Ave.

Speaking in opposition of the McElroy's request were:

Erica Bednar, 805 Bauer Ave. – Concerned about the fencing.

Al Jarocki, 5453 North Shore Drive – Concerned about the fencing and this is not a farm community.

Cindy Oslon and Dan Miller, 7088 178th Street, CF (owners of a vacant lot on Lake Altoona) – Not a farm community and goats are noisy.

Jim Brovcek, 5449 North Shore Drive – Concerned about goats getting out of their fenced environment.

Jim Kuhling, 5457 North Shore Drive – Concerned about fencing.

Linda Parfit, 5565 North Shore Drive – Concerned about fencing.

ACTION: Motion by Todd Meyer to postpone action on the applicant's conditional use permit request for the noncommercial raising of animals (up to 10 goats) in the RH zoning district to the committee's June 27, 2023 meeting to allow the applicant addition time to address the fencing concerns raised by the neighbors.

Motion carried on a voice vote: 4-0-0.

6. Committee Review– A request to reduce the contiguous buildable area of lot from 21,780 square feet to 3,489 square feet. Lot located in part of the NW ¼ of the SW ¼, Section 4, Township 26 North, Range 6 West, Town of Bridge Creek, Eau Claire County, Wisconsin. (Kinderman/Gartmann) / Discussion – Action

Ben Bublitz, Land Use Manager for Eau Claire County presented the staff report to the committee. He shared the location map, an aerial map, topographic map of the property, and the site drawings provided by the applicant. Ben explained that the applicant was requesting a subdivision request to create a lot with a contiguous buildable area of 3,498 square feet. Mr. Bublitz indicated that the property is currently an out lot of the 1983 assessor plat of Lake Eau Claire. He indicated that historically the property was retained by the bar owner across the road. Ben said that if the request is approved that the owner would like to construct a small family cabin on it. He indicated that the applicant has secured approvals from the County Highway Department for an access and a variance for a reduced the building setback off County Highway ND. He also indicated that Chad Berge, Land Conservation Manager okayed the buildable area. He concluded by noting that there is a suitable area on site for a septic system.

Vicki and Dennis Kinderman provided additional historical background of the lot. She said that her parents owned the property, and she grew up in the area. Vicki indicated that her parents later sold the properties to her brother-in-law. Her brother-in-law recently sold the bar and the Kinderman's purchased the out lot at that time. She stated their intentions are to create a generational space for their family. Dennis provided additional clarification on the septic system design and indicated that it will be provided with a pre-treatment tank.

Brandon and Tammy Andries, owners of the adjacent lot to the east of the Kinderman's out lot spoke against the variance. They were concerned with the drainage from the Kinderman out lot onto their lot, having the driveway and improvements placed so close to their property would result in a loss of privacy and they were concerned with the overall disturbance of 7,000 square feet. Brandon was unclear how they met a hardship.

Supervisor Coffey indicated she could not support the request, but if the committee approved it she requested that the last sentence from Chad Berge's email dated May 30th be included in the motion as follows: "A condition be made that a preconstruction meeting be held with the landowner and contractor prior to grading taking place."

No one else spoke in favor or in opposition.

ACTION: Motion by Todd Meyer to approve A request to reduce the contiguous buildable area of lot from 21,780 square feet to 3,489 square feet.

Amendment by Meyer to include "a condition that a preconstruction meeting be held with the landowner and contractor prior to grading taking place." Motion to amend the original motion carried on a voice vote: 4-0-0.

Original motion as amended: on a voice vote, 2 ayes (Meyer and Zook) and 2 no (Dunning and Coffey), motion fails.

7. Register of Deeds Update / Discussion

Tina Pommier, Register of Deeds, gave an update on year-to-date document recording numbers. She indicated the document recording numbers are down 37% from 2022 but are generally consistent with recording numbers from 2018 and 2019. She said that recent spikes in interest rates have led to few refinances. Her office has been working on a scanning project, which involved scanning over 500 historical books. Tina concluded by giving an update on the timeline for incorporating the County Clerk into the Register of Deeds office.

8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting June 27, 2023
- b. Sustainability Committee Update
- c. Re-monumentation Update

9. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:52 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rodney J. Eslinger".

Rodney Eslinger
Clerk, Committee on Planning & Development