

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, June 27, 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: 2607 515 1960

Password: nMyYcPnM398

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

**Audio conference:** 1-415-655-0001 Access Code: 26075151960##

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

*\*Please mute personal devices upon entry*

*A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.*

Members Present: Robin Leary, James Dunning, Nancy Coffey, Todd Meyer, Chair Smiar

Members Absent: Dane Zook

Ex officio Present: Connie Russel

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

#### 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**) – Judy Bechard, 3719 W. Folsom St, Eau Claire spoke on nonconforming uses, and she stated that she did not feel that the Lewis Trust rezoning required a hearing.

#### 4. Review/Approval of June 13, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the June 13, 2023 meeting minutes.

**ACTION:** Motion by Nancy Coffey to approve the June 13, 2023 committee meeting minutes as presented.

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

#### 5. Public Hearings

a. **Proposed Ordinance: File No. 23-24/017** to rezone 4.56 acres +/- from A-2 Agriculture-Residential to RH – Rural Homes District. Owner(s): Kenneth & Constance Lewis Trust. Applicant(s): Pete Gartmann, Real Land Surveying. Legal: A parcel of land in the SW ¼ of the SW ¼, Section 11, T27N, R10W, Town of Union, Eau Claire County, Wisconsin, being part of Lot 1, Certified Survey Map 1028 recorded in Volume 5 of Certified Survey Maps, pages 257-258. RZN-0005-23

Matt Michels, Senior Planner for Eau Claire County presented the staff report to the committee. He reviewed with the committee the location of the rezoning petition within the town, an aerial map, the zoning and future land use map, and the soils of the property to be rezoned. He explained the current use of the property and

reviewed the existing certified survey map with the committee. Mr. Michels said the Town of Union Town Board reviewed the rezoning petition at their meeting on June 13, 2023 and voted to recommend approval of the petition.

Matt concluded his presentation by recommending that the committee approve the rezoning petition based on the following findings: 1.) The Town of Union and Eau Claire County Comprehensive Plans both designate the property as Rural Residential which supports RH zoning, 2.) No new lots will be created because of the rezoning. 3.) There are several RH zoned properties near the applicant's property. He also noted that no one provided documentation to support or oppose the rezoning petition as presented.

Shannon Pickett, agent for the Kenneth and Constance Lewis Trust, spoke in favor of the request. She mentioned that the purchaser intends to build toward the rear of the property and will have gardens.

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

**ACTION:** Motion by James A. Dunning to approve the Proposed Ordinance: File No. 23-24/017. Motion carried on a voice vote: 4-0-0.

b. Continuation of 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

Motion by Supervisor Coffey to continue the June 13, 2023 hearing regarding CUP-0005-23. Motion carried on a voice vote: 4-0-0.

Ben Bublitz, Land Use Manager for Eau Claire County refreshed the committee on the applicant's request for the noncommercial raising of animals on their 7-acre parcel in the Town of Seymour. He noted that since the last hearing the applicant submitted new information regarding the fencing for the goats.

Matt McElroy, property owner and applicant, clarified how he was going to convert an old trailer camper into goat shelter that could be easily moved around his parcel. He stated the goats will be watered year-round and in the winter a heater will be installed in their water tank. Matt also clarified the fence type they plan to use to contain the goats. The outer perimeter woven fence will be five-feet high while the interior fence will be electric and will be 42 inches tall. The fence system will be moved around the property when the goats need more grazing area.

Joe Berclich and Greg Bowe spoke against the request. They stated that the fencing is still a concern, and Mr. Bowe stated this is not an agricultural area.

**ACTION:** Motion by James Dunning to approve the conditional use permit (CUP-0005-23) request for the noncommercial raising of animals (up to 10 goats) in the RH zoning district, subject to staff's original recommended conditions plus the following: 1) The fence installation shall be inspected and approved by the Land Use Manager prior to any goats entering the property. 2) The property shall be inspected by Land Use Controls and Land Conservation staff annually to verify compliance with this permit, and to verify overgrazing and animal overstocking has not occurred. 3) If overgrazing or overstocking occurs a hearing will be scheduled to review this permit for revocation. 4) The perimeter fence shall be at least five feet in height. Motion carried on a voice vote: 4-0-0

## 6. Land Conservation Annual Report Update / Discussion

Chad Berge Land Conservation Manager presented the 2022 Land Conservation Annual report to the committee. He highlighted the land conservation staff, farmland preservation accomplishments since 1978, and the tree and shrub program.

7. Review of May bills / Discussion

The committee reviewed the May bills.

8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting July 11, 2023
- b. Draft 2024 Planning and Development Budget Review
- c. 2024 Department Fee Adjustments

9. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 8:18 pm

Respectfully Submitted,

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

Rodney Eslinger  
Clerk, Committee on Planning & Development