

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, July 11, 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 996 7232

Password: wwJE39dSv34

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

Audio conference: 1-415-655-0001 Access Code: 26039967232##

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*

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, Dane Zook, Todd Meyer,

Members Absent: Nancy Coffey, Nick Smiar

Ex officio Present:

Staff Present: Rodney J. Eslinger, 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 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 June 27, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the June 27, 2023 meeting minutes.

ACTION: Motion by Todd Meyer and seconded by James A. Dunning to approve the June 27, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 4-0-0

5. Public Hearings

a. A conditional use permit concerning a request for a cottage industry contractor business (tree service) in the A-2 Agriculture-Residential District. Owner: Mitchell Downing. Legal: Lot 1 CSM 420, Vol 2, P239, #543841, Town of Pleasant Valley, Eau Claire County, WI. CUP-0007-23.

Ben Bublitz, Land Use Manager for Eau Claire County, presented the request for a cottage industry contractor business (tree service) on the applicant's property. Mr. Bublitz reported that the applicant will construct a garage where the applicant will store equipment associated with the business. He reviewed with the committee the location within the Town of Pleasant Valley, an aerial, zoning of the property, proposed hours of operations,

and adjacent land uses. Ben noted that the tree service business will employ one employee. On July 10, 2023, the Town of Pleasant Valley Town Board met and recommended approval of the conditional use request.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure more than 1,200 square feet in the RH District complies with the code standards for accessory structures in the district, 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.

Mitch Downing, owner, and the applicant, spoke in favor the request. He indicated that he plans to construct a 40 by 64 shed on the property to store all his tree service-related equipment. He clarified that the only access to the property is off STH 93 and that his employee will meet at the property at 7 am.

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

ACTION: Motion by Dane Zook to approve the conditional use permit (CUP-0007-23) request concerning a cottage industry contractor business (tree service). Motion carried on a voice vote: 4-0-0.

b. A conditional use permit for transportation, communications, pipeline, electric transmission, utility, or drainage uses (broadband fiber shelter) in the A-P Agricultural Preservation and A-2 Agriculture – Residential District. Owner: Bloomer Broadband. Legal: A parcel of land located in part of Lot 50 of the Fifth Assessor's Plat of the Town of Seymour in the NW ¼ of the NE ¼ of Section 10, Township 27 North, Range 8 West, Town of Seymour, Eau Claire County, Wisconsin. CUP-0008-23

Ben Bublitz presented the staff report for the conditional use permit request for a utility broadband fiber shelter in the A-P District. He reviewed the site location within the town (90th and Burnell), aerial map, and site map with the committee. He indicated that the shelter would be a 10 by 16-foot precast shelter that would be located on the parcel to meet all required setbacks. The town already has approved the site access. The Town of Seymour Town Board met on June 12th and recommended approval of the conditional use permit as requested.

Staff concluded that the applicant's request for a conditional use permit for to locate broadband fiber shelter in the A-P District 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 subject to one correction. Ben noted that on page 23 of the committee packet, condition 4, second sentence that the words cottage industry should be replaced with permit.

Travis McFarland, applicant (Bloomer Broadband), spoke in favor of the request. He clarified for the committee that this structure will be used to enhance the transmission of information by adding light to the fiber inside the structure. He confirmed that the shelter will be precast stone color building.

Duane Anderson, 9516 Olson Road, spoke in opposition to the request. He felt that the applicant took advantage of his dad with lease agreement. He said his dad is 91 years old and may not of understood the terms of the agreement at the time it was signed. He also stated a concern that the shelter could impact the future value of the property.

Diane Anderson, 9646 Olson Road, spoke in opposition to the request. She didn't like the fact that the easement was perpetual.

David Ecklor, 2244 N. 90th Ave, spoke in opposition. He had concerns with the height of the building and he felt the company took advantage of an elderly man.

No one else spoke in favor or against the request.

ACTION: Motion by Dane Zook to approve the conditional use permit (CUP-0008-23) for transportation, communications, pipeline, electric transmission, utility, or drainage uses (broadband fiber shelter). Motion carried on a voice vote: 4-0-0.

6. **(POSTPONED by the applicant)** 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

This matter will be considered by the committee at its August 8, 2023 meeting.

7. Final Plat for Juniper Ridge / Discussion – Action

Director Eslinger presented the staff report for the Final Plat of Juniper Ridge. Mr. Eslinger recommended approval of the Final Plat of the Juniper Ridge subject to the conditions outline in the staff report.

ACTION: Motion by James A. Dunning to approve the Final Plat of Juniper Ridge as recommended by staff. Motion carried on a voice vote: 4-0-0.

8. 2024 Planning & Development Budget / Discussion

Director Eslinger reviewed the proposed 2024 Planning and Development Budget. He gave a brief overview of the department's mission, strategic direction, capital changes, and one position change. The committee requested that Director Eslinger provide hard copies of the budget documents ahead of the joint committee meeting with Budget and Finance and Planning and Development.

9. 2024 Fee Increases Action / Discussion – Action

Director Eslinger presented the 2024 fee schedule to the committee. He noted that anticipated increases would result in about \$20,830 of new revenue based on projected permitting.

ACTION: Motion by Dane Zook to approve the 2024 fee schedule as presented and discussed. Motion carried on a voice vote: 4-0-0.


10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting August 8, 2023 (July 25, 2023 was canceled by the committee)

11. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:20 pm.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development