

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, August 8, 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: 2604 832 3800

Password: hCdgu8Cm8Z8

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

Audio conference: 1-415-655-0001 Access Code: 26048323800##

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, Nancy Coffey, Todd Meyer

Members Absent:

Ex officio Present: Nick Smiar

Staff Present: Rodney J. Eslinger

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 July 11, 2023 Meeting Minutes / Discussion – Action

The committee reviewed the July 11, 2023 meeting minutes.

ACTION: Motion by Todd Meyer to approve the July 11, 2023 committee meeting minutes as presented. Motion carried on a voice vote: 5-0-0

5. Preliminary Plat for Ladybug Lane / Discussion – Action

Director Eslinger presented the staff report for the Preliminary Plat of Ladybug Lane. Mr. Eslinger recommended approval of the Preliminary Plat of Ladybug Lane subject to the conditions outline in the staff report, subject to added note # 3 Groundwater Report as a condition of approval. He stated that the Town of Bridge Creek Town Board approved accepting the right of way (road design) as the design compiled with their town road standards.

Eric Knauf owner of American Land Surveying and the applicant's surveyor's, spoke in favor of the preliminary plat and answered several questions from the committee.

Matt Appel, Civil Engineer with Advanced Engineering Concepts designed the stormwater plan for the development. Matt addressed the soils onsite, answered questions regarding stormwater pond, and qualified for the committee that each lot will have 10th ownership/responsibilities of the stormwater features.

Derrick Trainer, Real Estate Broker, spoke in favor of the development. He noted that each lot will have 10th ownership of outlot 2 and the pier. Outlot 2 is not a public access to the pond and is reserved solely for those lot owners in the development. The access will be graveled, and signage will be put up indicating the use hours. Mr. Trainer noted that outlot 1 (island) is being proposed to be used by the owner as a rustic campground where access will be gained via a pontoon from an adjacent lot that will have an Airbnb on it.

No one else spoke in favor or against.

ACTION: Motion by Dane Zook to approve the Preliminary Plat of Ladybug Lane subject to replacing # 5 from the staff report with note #3 (required Groundwater Report) from the staff report. The committee recognized that the common lot between lots 5 and 6 was acceptable as shown on the preliminary plat. Motion carried on a voice vote: 5-0-0.

6. Review of the Groundwater Study Scope of Work with the U.S. Army Corps of Engineers / Discussion – Action

Director Eslinger gave an overview of the proposed Eau Claire County Groundwater Study Scope of Work with the USACE. The scope of work was prepared by the USACE and contains two deliverables: Groundwater Conceptual Model (phase 1) and a Groundwater Flow Model (phase 2). Funding for the study will be provided through the Public Assistance to States program at no cost to the county. The next steps include executing the Certificate of Authority and the Certification Regarding Lobbying and forwarding them onto the Corps. It may take up to 75 days for the USACE to issue an Affirmative, which will move the project to active status.

ACTION: Motion by James Dunning to approve the Groundwater Scope of work with the U.S. Army Corps of Engineers. Motion carried on a voice vote: 5-0-0

7. Review of June bills / Discussion

The committee reviewed the June 2023 bills.

8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting August 22, 2023

9. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:30 p.m.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development