

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, October 24, 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 115 8095

Password: UPwDnK4dG64

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

**Audio conference:** 1-415-655-0001 Access Code: 26071158095##

**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, Dane Zook, Todd Meyer, Nick Smiar

Members Absent:

Ex officio Present:

Staff Present: Rodney J. Eslinger, Ben Bublitz, Matt Michels, Tyler Esh, Hannah Wirth

1. Call to Order and confirmation of meeting notice

Chair Leary called the meeting order at 7 PM and confirmed that the meeting was properly noticed.

2. Roll Call – Director Eslinger called roll of the committee: Members present are noted above.

3. Public Comment - None

4. Review/Approval of September 26, 2023 Meeting Minutes / Discussion – Action

**ACTION:** Motion by Todd Meyer to approve the September 26, 2023 committee meeting minutes subject to the removal of the word “questions” in the second paragraph on page 5 of the packet. Motion carried on a voice vote: 5-0-0

5. Public Hearings

- a. A conditional use permit request for a planned unit development (PUD) to allow up to 7 contractor offices and storage yards. Owner: Jerry Manning-JM4 LLC. Applicant: Matt Bartow. Legal: Lot CSM 1 2610, Vol 14, P 257 #1000282, Town of Union, Eau Claire County, Wisconsin. CUP-0012-23

Ben Bublitz, Land Use Manager for Eau Claire County, presented the request for the planned unit development for up to 7 contractor’s offices and a storage yard at 7447 Partridge Road, Eau Claire. Mr. Bublitz noted that the main business that will operate from the property is Stone Pro Masonry. He reviewed the location of the site within the Town of Union, an aerial of the site, site plan, and adjacent land uses and zoning with the committee. Mr. Bublitz also spent time reviewing how the site will be accessed and the different options that are available to the owner and applicant. He noted that the septic system plan and the stormwater management plan have been approved. On October 10, 2023, the Town of Union Town Board met and voted unanimously to recommend approval of the conditional use request.

Staff concluded that the applicant's request for a conditional use permit for a seven unit planned unit development in the C3 District complies with the code standards for PUD's, 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.

Matt Bartow of Bartow Builder's, the applicant, spoke in favor of the request and addressed the access concerns with the committee. He noted that he and the owner have been in contact with the Highway Department, and they understand their options.

Mark Erickson of Everyday Surveying and Engineering, LLC, spoke in favor of the request. He noted that the stormwater design has been approved and indicated that he applied to the Highway Department to use the former driveway as the main access to the site.

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

**ACTION:** Motion by James Dunning to approve the conditional use permit CUP-00012-23 request for a planned unit development (PUD) to allow up to 7 contractor offices and storage yards, subject to the following: the applicant is to work with the Highway Department on the driveway access approvals and the approval includes mini warehouses to be part of the PUD. Motion carried on a voice vote: 5-0-0.

- b. **Proposed Ordinance: File No. 23-24/044** to rezone 12.6 acres +/- from F-1 Exclusive Forestry District to A-2 Agriculture-Residential District. Owner: HG Anderson Land LLC. Applicant: Attorney Paul J. Mirr, Ruder Ware. Legal: The West 550 feet of the South 1,000 feet of the SE ¼ SW ¼ of Section 2, Township 26 North, Range 7 West, Town of Lincoln, Eau Claire County, Wisconsin. RZN-0014-23

Matt Michels presented the staff report to the committee. He indicated the petitioner is requesting to rezone 12.6-acres from the F-1, Exclusive Forestry District to the A-2, Agriculture Residential District to create a lot for the buyer to construct a home, outbuildings, and maintain the tree farm onsite. Matt presented the location of the proposed site within the Town of Lincoln, an aerial of the area, current zoning and planning designations (rural lands), and reviewed the adjacent land uses with the committee. He reviewed staff findings with the committee and recommended approval of the rezoning petition. He noted that the Town of Lincoln town board met on October 9, 2023, and recommended approval of the request.

Jennifer Naplers, perspective buyer of the property, stated it is their desire to purchase the property to construct a single-family home and outbuildings on it while maintaining the rest of the property in forestry.

Ken Anderson, representing HG Anderson Land LLC spoke in favor of the request.

No one else spoke in favor or against the request.

**ACTION:** Motion by Todd Meyer to approve the Proposed Ordinance: File No. 23-24/044. Motion carried on a voice vote: 5-0-0.

## 6. Eau Claire County Integrated Preparedness Plan / Discussion – Action

Tyler Esh, Emergency Management Coordinator, presented the Integrated Preparedness Plan and answered questions from the committee.

7. Review after the fact permit fees results for Wisconsin Counties / Discussion – Action

Director Eslinger reviewed the findings of the after the fact fee study with the committee. The committee supported changing the current after the fact fee from a double fee to four times the permit fee but wanted to make it subject to the Director's review instead of it being a "shall" requirement. Mr. Eslinger indicated that these changes will be incorporated with the Title 17 amendments to the Erosion Control and Stormwater Codes that are planned for March of 2024.

8. Violation Status Report / Discussion

Hannah Wirth, Land Use Technician provided the violation report to the committee. She highlighted several of the violations and clarified her follow-up procedures for the committee. The committee thanked Hannah for her work.

9. 2024 Committee on Planning & Development Meeting Schedule / Discussion – Action

The committee discussed and accepted the 2024 meeting schedule along with moving the meeting start time to 6 p.m.

10. Review of September bills / Discussion

The committee reviewed the September bills.

11. Proposed Future Agenda Items / Discussion

- a. The November 14, 2023 meeting was cancelled due to lack of agenda items.
- b. The committee recognized December 12, 2023 as their next meeting.

12. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 8:54 p.m.

Respectfully Submitted,



Rodney Eslinger  
Clerk, Committee on Planning & Development