

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, February 27, 2024

Time: 6:00 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: 2530 145 2114

Password: 98wGdfyqM7d

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

Audio conference: 1-415-655-0001 Access Code: 25301452114##

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, Nick Smiar, Todd Meyer (arrived at 6:50 PM)

Members Absent:

Ex officio Present:

Staff Present: Rodney J. Eslinger, Matt Michels, Regan Watts

1. Call to Order and confirmation of meeting notice.

Chair Leary called the meeting order at 7 PM and confirmed with Director Eslinger 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 January 23, 2024 Meeting Minutes / Discussion – Action

ACTION: Motion by Dane Zook to approve the January 23, 2024 committee meeting minutes as amended (top of page 3 severed s/b served). Motion carried on a voice vote: 4-0-0

5. Public Hearings

a. **Proposed Ordinance: File No. 23-24/070** to rezone 11.4 acres +/- from F-1 Exclusive Forestry District to A-2 Agriculture-Residential District. Owner: HG Anderson Land LLC-Paul Anderson. Applicant: Patrick Sullivan, Attorney Paul J. Mirr and Attorney Ian Colby. Legal: Located in the Northwest ¼ of the Southwest ¼, Section 2, Township 26 North, Range 7 West, Town of Lincoln, Eau Claire County, Wisconsin. RZN-0001-24

Matt Michels, Senior Planner for Eau Claire County gave the staff presentation to the committee. He updated the committee as to the location of the rezoning petition within the town and shared the following with the committee; an aerial map, the zoning and future land use map, and a soil map of the property to be rezoned. The request is to rezone 11.4 acres from the F-1 Exclusive Forestry District to the A-2 Agriculture-Residential District for the purpose of constructing a new single-family home on the property. Mr. Michels said the Town of Lincoln Town Board reviewed the rezoning petition at their meeting on February 12, 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 proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan. 2. There are numerous A-2 zoned lots near the property in question, and adjacent lands are planned for Rural Residential uses. 3. The property has the required frontage on Lincoln Drive. 4. The applicant indicated that they plan to keep the remaining 120 acres in the DNR Managed Forest Law (MFL).

He also noted that no one provided documentation to support or oppose the rezoning petition as presented.

John Behling, Attorney with Weld Riley, represented the buyer, Patrick Sullivan and spoke in favor of the request.

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

ACTION: Motion by Dane Zook to approve the Proposed Ordinance: File No. 23-24/070. Motion carried on a voice vote: 4-0-0

6. Climate Action & Resilience Plan / Discussion

Regan Watts, Eau Claire County's Recycling and Sustainability Coordinator presented an overview of the Climate Action & Resilience Plan (CARP) to the committee and responded to their questions. The Community CARP outlines strategies and action steps to leverage the current work being done in the community and how Eau Claire County can support community action to reach its emissions goals by 2030.

The resolution was not prepared for the committee to act on at this meeting. The committee recommended that a joint meeting be scheduled with the Committee on Administration at 6:30 before the March 19th County Board meeting.

Supervisor Meyer arrived at 6:50 PM.

7. 2023 Planning & Development Dept. 4th Quarter Review – Discussion

Director Eslinger presented the 4th quarter P&D report along with the financial report.

8. Review of January bills / Discussion

The committee reviewed the January bills.

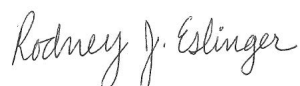
9. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting March 26, 2024

10. Adjourn

ACTION: Meeting adjourned by unanimous consent at 7:20 PM.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development