

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, May 14, 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: 2535 013 4700

Password: spXp9myJ9J9

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

Audio conference: 1-415-655-0001 Access Code: 25350134700##

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, Dane Zook, Caleb Aichele, Michele Skinner, James Dunning (Supervisor Dunning arrived at 6:38 pm)

Members Absent:

Ex officio Present:

Staff Present: Rodney J. Eslinger, Matt Michels

1. Call to Order and confirmation of meeting notice.

Chair pro tempore Leary called the meeting to order at 6:00 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. Election of Chair and Vice Chair / Discussion – Action

Action: Motion by Michele Skinner to elect Dane Zook as the Committee Chair. Motion carried: 3-0-1.

Action: Motion by Michele Skinner to elect Robin Leary as the Committee Vice Chair. Motion carried: 3-0-1.

4. Public Comment:

Dan Hanson, President of the Eau Claire County Towns Association Unit, and the Town of Pleasant Valley Town Chair, highlighted the positive working relationships the towns have with Planning and Development staff, and encouraged the new committee to listen to the towns regarding their recommendations on rezone petitions and conditional use permit requests. Mr. Hanson noted that the town recommendations are based on Town Board adopted comprehensive plans.

5. Review/Approval of April 9, 2024, Meeting Minutes / Discussion – Action

ACTION: Motion by Robin Leary to approve the April 9, 2024, committee meeting minutes. Motion carried on a voice vote: 4-0-0.

6. Public Hearings

- a. **Proposed Ordinance: File No. 24-25/018** to rezone 3.27 acres +/- from C-3 Commercial Highway District to the PUD Planned Unit Development District. Owner: C M Rentals LLC. Applicant: Trillium Commercial-Jake Tanner. Legal: A parcel of land located in the NW ¼ of the NE ¼, Section 10, Township 26 North, Range 9 West, Town of Washington, Eau Claire County, Wisconsin, and being more particularly described as follows: Lot 4, CSM 1156, Vol 6, P127, #682291, excluding highway right of way containing 0.07 acres more less conveyed in MISC Volume 1673, Pages 482-484. **RZN-0010-24**

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 of Washington 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 site formerly was known as the Prestige Kia dealership. The request is to rezone 3.27 acres from the C-3 Highway Business District to the PUD- Planned Unit Development District for the purpose of operating three businesses from the property. Mr. Michels indicated the PUD District was added to the Land Use and Development Code as part of the comprehensive code update that the county board approved last year. He noted that the district provides for greater flexibility with parcel development, which is done through the approval of the General Development Plan (GDP). The GDP can reduce general zoning regulations to better accommodate site conditions.

The Town of Washington Town Board reviewed the rezoning petition at their meeting on April 18, 2024, 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. Existing uses in the area include commercial development, residential development (east side of Friedeck Road), industrial uses (WRR Environmental Services), and undeveloped F-2 land across Highway 93 to the west.
3. Zoning in vicinity of the subject property includes C-3, RH, A-2, I-1, and F-2.
4. The property was developed for and has been utilized for automotive uses for many years, and the proposed uses associated with this rezoning are of the same type and character.

Jake Tanner, applicant's agent, spoke in favor of the request.

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

ACTION: Motion by Robin Leary to approve the Proposed Ordinance: File No. 23-24/018. Motion carried on a voice vote: 4-0-0.

- b. **Proposed Ordinance: File no. 24-25/026** to rezone 4.65 acres +/- from the A-R Floating Agricultural-Residential District to the A-2 Agriculture-Residential District and 8.0 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owners: Deann and Dave Bergeson and Nelson Family Trust. Applicants: Deann and David Bergeson and Jan Nelson. Legal for A-R to A-2: Lot 1 CSM 3036, Vol 17, P 92-94, #1109020, in the NW ¼ of the SE ¼, Section 5, T25N, R9W, Town of Pleasant Valley, Eau Claire County, WI. Legal for A-P to A-2: The North 742.3 feet of the West 742.3 of the NW ¼ of the SE ¼, excluding Lot 1, CSM 3036, Vol 17, P 92-94, #1109020, Section 5, T25N, R9W, Town of Pleasant Valley, Eau Claire County, WI. **RZN-0011-24**

Matt Michels presented the staff report to the committee. He indicated the petitioner is requesting to rezone to rezone 4.65 acres +/- from the A-R Floating Agricultural-Residential District to the A-2 Agriculture-Residential District and 8.0 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District for the purpose of combining the 8-acres from family-owned land to the applicant's existing lot. Mr. Michels gave the location of the proposed site within the Town of Pleasant Valley, presented aerial, soil, and slopes maps, the current zoning and planning designations, 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 board met on May 13, 2024, and recommended approval of the request.

DeAnn Bergeson, applicant and owner, spoke in favor of the request. She said that her family currently owns the adjacent farmland but is now looking at selling it. She also noted that the old Connelly school site used to be located on her parcel years ago.

Jan Nelson, sister of the applicant and trustee of the Nelson property, spoke in favor the of request.

Dan Hanson, Town of Pleasant Valley Town Chair, indicated that the Town Board voted 3-0 to support the rezoning.

No one else spoke in favor or against the request.

Supervisor Dunning arrived at 6:38 pm.

ACTION: Motion by Robin Leary to approve the Proposed Ordinance: File No. 23-24/026. Motion carried on a voice vote: 5-0-0.

c. **Proposed Ordinance: File No. 24-25/027** to rezone 20 acres +/- from A-P Agricultural Preservation District to the A-3 Agricultural District. Owner: Robert and Teresa Sisco. Legal: The South ½ of the SE ¼ of the SE ¼, in Section 10, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. **RZN-0012-24**

Matt Michels introduced the rezoning request. He reviewed the site location and conditions with the committee. Mr. Michels explained that the request is to rezone 20-acres from A-P, Agricultural Preservation District to the A-3, Agricultural District to allow the applicants to separate the existing residence and outbuildings.

The Town of Pleasant Valley Town Board considered the rezoning request at their meeting on May 13, 2024, and voted 3-0 to recommend approval of the rezoning petition.

Mr. Michels summarized his recommendations and noted consistencies with the County's comprehensive plan policies that apply to the request, and recommended approval of the request as submitted based on the findings outlined in the staff report.

Robert Sisco, owner, and applicant, spoke in favor of the request. He indicated that the property has been in the family since 1964 and in the late 90's it was jointly owned by family members.

Dan Hanson, Town of Pleasant Valley Town Chair, spoke in favor of the petition and indicated that the town voted 3-0 to support the rezoning. He encouraged the committee to use the town's recommendations as the town board members are often more familiar with the properties.

No one else spoke in favor or against the request.

ACTION: Motion by Michele Skinner to approve the Proposed Ordinance: File No. 23-24/027. Motion carried on a voice vote: 5-0-0.

7. Eric Anderson, Executive Director of the Chippewa – Eau Claire Metropolitan Planning Organization (MPO) – Update

Eric Anderson, Executive Director of the MPO, presented the Chippewa-Eau Claire Metropolitan Planning Organization (MPO) 2023 summary report to the committee.

8. Tina Pommier – Register of Deeds Update / Discussion

Tina Pommier, Register of Deeds, updated the committee on her department's activity. She noted that the recorded documents are close to pre-COVID numbers.

9. 2025 P&D Capital Project Requests / Discussion – Action

Director Eslinger reviewed the 2025 Planning and Development Department's capital request with the committee.

ACTION: Motion by Robin Leary to recommend approval of the 2025 Lake Rehabilitation capital improvement project requests from Lake Altoona and Lake Eau Claire for a total of \$427,500. Motion carried on a voice vote: 4-0-1 (Supervisor Skinner abstained).

ACTION: Motion by James Dunning to recommend approval of the 2025 Groundwater Mapping and Flow Model capital improvement project request for a total of \$186,000. Motion carried on a voice vote: 5-0-0.

ACTION: Motion by Robin Leary to recommend approval of the 2025 Land Stewardship capital improvement project request for a \$200,000. Motion carried on a voice vote: 5-0-0.

10. Wildlife Damage Budget Amendment / Discussion – Action

Director Eslinger reviewed the Wildlife Damage amendment with the committee. Supervisor Leary indicated that the Land Conservation Commission reviewed the amendment at their last meeting, and they voted to recommend approval of the budget amendment.

ACTION: Motion by Dane Zook to recommend approval of the Wildlife Damage budget amendment as presented. Motion carried on a voice vote: 5-0-0.

11. Proposed Future Agenda Items

- a. Next scheduled meeting May 28, 2024
- b. Dean Roth, County Surveyor update on remonumentation

12. Announcements

County Board Spring Bus Tour is scheduled for Friday, May 17th.

13. Adjourn

ACTION: Meeting adjourned by unanimous consent at 8:17 PM.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development