

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, May 28, 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: 2538 082 3877

Password: PpdfMpsG273

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

Audio conference: 1-415-655-0001 Access Code: 25380823877##

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: Dane Zook, Robin Leary, James Dunning, Caleb Aichele

Members Absent: Michele Skinner

Ex officio Present:

Staff Present: Rodney J. Eslinger, Matt Michels, Dean Roth, Tyler Esh

1. Call to Order and confirmation of meeting notice

Chair Zook 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 the roll. Members present are noted above.

3. Public Comment - None

4. Review/Approval of May 14, 2024 Meeting Minutes / Discussion – Action

ACTION: Motion by Robin Leary to approve the May 14, 2024, committee meeting minutes. Motion carried on a voice vote: 4-0-0.

5. Public Hearings

- a. **Proposed Ordinance: File No. 24-25/028** to rezone 5.006 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Joseph & Kari Zeisset. Legal: The West 467' of the North 467' in the SW ¼ of the SE ¼ of Section 16, T26N, R10W, Town of Brunswick, Eau Claire County, Wisconsin. **RZN-0013-24**

Matt Michels, Senior Planner for Eau Claire County, introduced the petition to the committee. The applicant is requesting to rezone 5.006 acres of land from the A-P, Agricultural Preservation District to the A-2 Agriculture-Residential District to allow the owner to construct a single-family residence. The land uses in this area are mainly single-family residences located on wooded parcels. Matt pointed out that the soil type on the parcel is sandy and it is not considered a prime farmland soil type. The property will be accessed off County Road Z. Matt reviewed an aerial map, site plan, the current zoning and planning designations, with the committee.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning.

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. There are numerous A-2 zoned lots in proximity to the subject property.
3. No agricultural land will be impacted by the proposed rezoning, and the subject property is not adjacent to active agricultural land.
4. The property has required road frontage on County Road Z.

The Town of Brunswick Town Board met on May 14, 2024 and recommended approval of the request.

No one else spoke in favor or against the rezoning petition.

ACTION: Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/028. Motion carried on a roll call vote: 4-0-0

- b. **Proposed Ordinance: File No. 24-25/035** to rezone 1.28 acres +/- from A-P Agricultural Preservation District to the A-2 Agriculture-Residential District. Owner: Ronald Farmer. Legal: That part of the NE ¼ of the NE ¼ lying North and East of US Highway 53, Section 18, T26N, R8W, Town of Washington, Eau Claire County, Wisconsin. **RZN-0014-24**

Matt Michels introduced the rezoning request in the Town of Washington. Mr. Michels indicated that the applicant is requesting to reclassify 1.28 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District to combine with the owner's other A-2 zoned land to create a 5 +/- acre lot so that their granddaughter could build on the property. Mr. Michels reviewed the site conditions with the committee. Additionally, Mr. Michels indicated that there are no environmentally sensitive areas on the property. He also reviewed the existing land use and zoning adjacent to the applicant's property.

Matt concluded with synopsis of the County and Town's comprehensive plan policies that apply to the request, and recommended approval of the request as submitted subject to 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. Numerous A-2-zoned lots are found in the vicinity.
3. The rezoning will have no impact on agricultural land.
4. The Town of Washington indicates that they will issue a driveway permit on Bowe Road to allow access to the property.

The Town of Washington Town Board reviewed this application at their meeting on May 16, 2024, and recommended approval of the request.

Ronald Farmer, property owner, spoke in favor of the request.

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

ACTION: Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/035. Motion carried on a roll call vote: 4-0-0

6. **Proposed Ordinance: File No. 24-25/001** Title 17 Ordinance Changes / Discussion – Action

Director Eslinger gave an overview of the ordinance changes to Title 17. Supervisor Leary indicated that the Land Conservation Commission reviewed and approved the changes to Title 17 at their last meeting.

ACTION: Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/001. Motion carried on a voice vote: 4-0-0

7. **Proposed Ordinance: File No. 24-25/038** Chapter 4.35.160 Storm Water Management and Erosion Control Fee Amendments / Discussion – Action

Director Eslinger presented ordinance 24/25.038 to the committee and stated why changes are being made to Chapter 4.35.160.

ACTION: Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/001. Motion carried on a roll call vote: 4-0-0

8. Remonumentation Presentation by County Surveyor Dean Roth / Discussion

Dean Roth, County Surveyor, provided a surveying/remonumentation update to the committee.

9. Emergency Management Update by Emergency Manager Tyler Esh / Discussion

Tyler Esh, Emergency Manager, presented the Emergency Management update.

10. Review of April bills / Discussion

The committee reviewed the bills.

11. Proposed Future Agenda Items

- a. Next scheduled meeting June 11, 2024

12. Announcements - None

13. Adjourn

ACTION: Meeting adjourned by unanimous consent at 7:35 PM.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development