

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, June 11, 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: 2531 866 1753

Password: reNBFWgq357

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

Audio conference: 1-415-655-0001 Access Code: 25318661753##

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, James Dunning, Michele Skinner, Robin Leary, Caleb Aichele (attended remotely)

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Matt Michels, Evan Maki

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 28, 2024 Meeting Minutes / Discussion – Action

ACTION: Motion by Robin Leary to approve the May 28, 2024, committee meeting minutes. Motion carried on a voice vote: 5-0-0

5. Public Hearings

- a. **Proposed Ordinance: File No. 24-25/039** to rezone 9.50 acres +/- from the A-P Agricultural Preservation District to the A-2 Agriculture-Residential District and 28.67 acres +/- from the A-P Agricultural Preservation District to the A-3 Agricultural District. Owners: Loren & Sara Roth. Applicant: Mark Erickson. Legal: Part of the NE ¼ of the NW ¼, Section 26, Township 27 North, Range 8 West, Town of Lincoln, Eau Claire County, Wisconsin. **RZN-0015-24**

Matt Michels, Senior Planner for Eau Claire County, introduced the petition to the committee. The applicant is requesting to rezone 9.5 acres of land from the A-P, Agricultural Preservation District to the A-2 Agriculture-Residential District and 28.67 acres from the A-P District to the A3 Agricultural District to potential sell the north acreage. The land uses in this area are mixed with residences, woodlots, agriculture, wetland and forestry. Mr. Michels reviewed the zoning and future land use maps with the committee along with the soils map for the property.

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

Findings in Favor:

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 near the subject property, and adjacent lands to the north of County Road SS are planned for Rural Residential uses.
3. The property has required road frontage on Oak Knoll Road and County Road SS.
4. The applicant indicates that they intend to keep the agricultural land in production.

The Town of Lincoln Town Board met on June 10, 2024 and recommended approval of the request.

Dave Sumner, 9037 Nine Mile Creek Road, inquire why the applicant was selling his land. It was clarified that Mr. Roth wasn't selling the land at this time, but rezoning the land would give him options. Mr. Sumner didn't have objections to the rezoning.

Mark Erickson, owner of Everyday Surveying and Engineering and the agent for the applicant, spoke in favor of the request. He noted that the town board supported the petition 3-0 and clarified for the committee that all the tillable land will remain in ag. and will be included in the north lot.

ACTION: Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/039. Motion carried on a roll call vote: 5-0-0.

6. 2025 Budget Planning Schedule / Discussion

Director Eslinger presented the 2025 county budget timeline to the committee and indicated that the joint committee meeting with the Finance and Budget be on Tuesday, August 13th at 4 pm in the County Board Room.

7. 2024 1st Quarter Department Report /Discussion

Director Eslinger reviewed the 1st quarter report with the committee. The committee asked questions about the groundwater modeling project and groundwater testing in general. Chair Zook inquired about the Town of Washington considering petitioning to incorporate a portion of the town into a village.

8. Farmland Preservation Plan Update – Midterm Report / Discussion

Matt Michels updated the committee on the progress with the Farmland Preservation Plan. He provided the committee with background information on the plan and provided some data. Mr. Michels told the committee he hopes to have the plan finalized by fall with county board adoption by the end of the year. Matt indicated that the Department of Agricultural, Trade and Consumer Protection (DATCP) is required to certify the plan for compliance with state law. The Farmland Preservation Plan is an annex of the county's comprehensive plan.

9. Proposed Future Agenda Items

- a. Next scheduled meeting June 25, 2024
- b. GIS Update planned in July by Peter Strand, GIS Administrator

10. Director's Update

Director Eslinger informed the committee that he signed an agreement with GRAEF to provide stormwater consulting services for stormwater permit application, while the department actively recruits for the vacant

county environmental engineer position. Funding for the contract with GRAEF will come from saved salary and benefits expenses.

11. Announcements

Director Eslinger noted that the department is working on fee updates to its codes to reflect cost of providing the services. He indicated that staff will present the fee changes to the committee sometime in July and that the fee updates are due to Corporation Counsel by August 20th.

12. Adjourn

ACTION: Meeting adjourned by unanimous consent at 7:37 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rodney J. Eslinger". The signature is written in black ink and is positioned below the typed name.

Rodney Eslinger
Clerk, Committee on Planning & Development