

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, July 9, 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 956 5574

Password: Rj9PtH9hD9b

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

Audio conference: 1-415-655-0001 Access Code: 25319565574##

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, Michele Skinner, Caleb Aichele

Members Absent: James Dunning, Robin Leary

Ex officio Present:

Staff Present: Rod Eslinger, Matt Michels, Ben Bublitz

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 June 25, 2024 Meeting Minutes / Discussion – Action

The committee reviewed the June 25, 2024 meeting minutes.

ACTION: Motion by Dane Zook to approve the June 25, 2024, committee meeting minutes as presented. Motion carried on a voice vote: 3-0-0.

5. Public Hearings

a. **Proposed Ordinance: File No. 24-25/042** to rezone 4.33 acres +/- from the A-3 Agricultural District to the A-2 Agriculture-Residential District. Owners: Chris & Ingrid Silewski. Applicant: Kris Sivertson. Legal: Part of Lot 2, CSM #3265, Vol 18, P 196, Document # 1143779, located in the SW ¼ of the NE ¼, Section 32, Township 27 North, Range 8 West, Town of Washington, Eau Claire County, WI. **RZN-0017-24**

Matt Michels, Senior Planner for Eau Claire County, introduced the petition to the committee. He indicated that the applicant is requesting to rezone 4.33 acres of land from the A-3, Agricultural District to the A-2 Agriculture-Residential District to sell the land to a family member. The land uses in this area are mixed with residences, woodlands and agriculture. Mr. Michels reviewed the zoning and future land use maps with the committee along with the soils map for the property. He noted that the remaining parcel will stay zoned A3.

Mr. Michels indicated that the petition was reviewed against the town and county comprehensive plans for consistency purposes and the uses allowed in the A2 District. Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. Here are the staff findings:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. No additional lots would be created, and no land use changes are proposed with this rezoning.
3. Other similarly zoned lots are found in the vicinity of the subject property.

On June 20, 2024, the Town of Washington Town Board voted 5-0 to recommend approval of the rezone petition.

Kris Sivertson, agent for the applicant clarified the reason for the rezoning petition and indicated that this was a clean up from their 2023 rezoning petition. He indicated that acreage will be added to the adjacent CSM lot to create a rectangular 12.5-acre lot. Mr. Sivertson indicated that his daughter and son-in-law are selling their property, and he didn't want anyone to build behind them.

ACTION: Motion by Caleb Aichele to approve the Proposed Ordinance: File No. 24-25/042. Motion carried on a roll call vote: 3-0-0.

- b. A conditional use permit request for use of two shipping containers for personal storage. Owner: Randy Fankhauser. Legal: Lot 1 of CSM #1646, Vol 9, P35, being a part of the NE ¼ of the NW ¼ of Section 27, Township 26 North, Range 10 West, Town of Brunswick, Eau Claire County, WI. **CUP-0005-24**

Ben Bublitz, Eau Claire County Land Use Manager described the purpose of the request to locate two shipping containers on the applicant's lot. He reviewed the site's location in the town, aerial map, and a site plan showing the location of the containers. Mr. Bublitz discussed the setbacks that apply to the containers and that the property is wooded so the containers will be well screened. The Town of Brunswick voted in favor of the request on June 11, 2024. Ben concluded by recommending approval of the request as submitted.

Randy Fankhauser, property owner spoke in favor of the request. He noted that he painted the storage containers red to match the exterior of his home and other outbuildings. Mr. Fankhauser indicated that he did talk to his neighbors before he applied, and he noted that they supported his request.

No one else spoke in favor or opposition to the request.

ACTION: Motion by Michele Skinner to approve the conditional use permit CUP-0005-24 request for use of two shipping containers for personal storage subject to staff's recommended conditions. Motion carried on a voice vote: 3-0-0.

6. Committee Review– To reduce the required 100-feet of road frontage in an unzoned township from 100-feet to 46-feet. The proposed lot is part of NW ¼ of the NE ¼ of section 1, Township 27 North, Range 6 West, Town of Wilson, Eau Claire County, WI. (Chirhart) / Discussion – Action

Ben Bublitz provided an overview of the variance application to create a lot with 46-feet of road frontage. He indicated the main reason for the division at this time was for family estate planning purposes. Mr. Bublitz reviewed the ordinance standards with the committee and shared a copy of the survey map representing the new lot. Staff recommended approval of the request subject to adding an ingress/egress easement across the new 1.5-acre lot to access the remaining acreage. No one else spoke.

ACTION: Motion by Dane Zook to approve to reduce the 100-feet of road frontage in an unzoned township from 100-feet to 46-feet subject to an easement across the 1.5 acres lot to be created to access the remainder of the property. Motion carried on a voice vote: 3-0-0.

7. Proposed Future Agenda Items
 - a. Next scheduled meeting July 23, 2024

8. Director's Update

Director Eslinger gave a brief update on the Finance and Budget Committee where the 25' CIPs requests were reviewed. This year department's CIPs will be reviewed and approved by the oversight committee at the joint Finance and Budget committee meetings. Chair Zook added that if members of the Finance and Budget Committee had questions about the department's CIPs, they were asked to speak to the department director ahead of the joint meetings.

Mr. Eslinger notified the committee that the department received an application for the vacant Environmental Engineer position and the staff is coordinating with HR to coordinate an interview with the candidate.

9. Announcements

There were no additional announcements.

10. Adjourn

ACTION: Meeting adjourned by unanimous consent at 6:49 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rodney J. Eslinger".

Rodney Eslinger
Clerk, Committee on Planning & Development