

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, July 23, 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 850 7603

Password: XsrY3jU7gt3

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

**Audio conference:** 1-415-655-0001 Access Code: 25358507603##

**For those wishing to make public comment, you must e-mail Rod Eslinger at [Rod.Eslinger@eauclairecounty.gov](mailto: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, Caleb Aichele

Members Absent: Robin Leary

Ex officio Present:

Staff Present: Rod Eslinger, Matt Michels, Ben Bublitz, Peter Strand, Zach Mohr

#### 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 July 9, 2024 Meeting Minutes / Discussion – Action

The committee reviewed the July 9, 2024 meeting minutes.

**ACTION:** Motion by Michele Skinner to approve the July 9, 2024, committee meeting minutes subject to amendment on page 3 (correct reminding) . Motion carried on a voice vote: 4-0-0.

#### 5. Public Hearings

- a. **Proposed Ordinance: File No. 24-25/045** to rezone 1.027 acres +/- from RH – Rural Homes District to the C-3 Commercial Highway District. Owner: Ronald Horlacher and Randall Horlacher. Legal: Part of Lot 4 CSM 187 (Vol 1 P 243 #494619), Town of Union, Eau Claire County, Wisconsin. **RZN-0018-24**

Matt Michels, Senior Planner for Eau Claire County, introduced the petition to the committee. He indicated that the applicant is requesting to rezone 1.027 acres of land from the C-3, Highway Commercial District to the RH – Rural Homes District to sell the property for potential future commercial uses. The land uses in this area are mainly commercial uses of STH 312. Mr. Michels reviewed the zoning and future land use maps with the committee along with the aerial for the area. Mr. Michels indicated that the petition was reviewed against the town and county comprehensive plans for consistency purposes and the uses allowed in the C3 District.

On July 11, 2024, the Town of Union Town Board voted to recommend approval of the rezone petition.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning with 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. The property is surrounded by commercial and industrial uses, and residential use is generally incompatible with surrounding land uses and high volumes of commercial truck traffic.
3. No additional lots would be created with this rezoning.

No one spoke in favor or against the petition.

**ACTION:** Motion by Michele Skinner to approve the Proposed Ordinance: File No. 24-25/045. Motion carried on a roll call vote: 4-0-0.

#### 6. GIS Program Update

Peter Strand, Eau Claire County's GIS Administrator, gave an update to the committee regarding GIS programming and projects. He noted how he's been working with the health department on siting of well location, the communication center on NG911 updates, the acquisition of historical aerials into the system, creating printable section maps, and partnering with county departments of GIS projects.

#### 7. Drone Dredging Project / Discussion (addendum)

Zach Mohr, Eau Claire County's Conservation Engineering Coordinator gave an update on the partnership with the Lake Districts to use the drone to acquire data related to the dredging projects on Lake Altoona and Lake Eau Claire.

#### 8. Department Fee's / Discussion – Action

Director Eslinger reviewed the proposed 2025 P&D fee schedule with the committee.

**ACTION:** Motion by James Dunning to approve the fees and move them forward to Corporation Counsel. Motion carried on a voice vote: 4-0-0.

#### 9. Committee Review – Determination of uses not listed in the County Code (Chapter 18.33.030). The determination is to allow the unfinished side of a fence to face neighboring properties. Located in part of SE ¼ of the SW ¼ of section 22, Township 27 North, Range 8 West, Town of Washington, Eau Claire County, WI. (Gaede) / Discussion – Action

Ben Bublitz, Eau Claire County Land Use Manager provided an overview of the applicant's request for a determination to allow the unfinished side of their fence to face neighboring properties. Ben reviewed his memo with the committee, explained how the department became aware of the situation and then summarized the ordinance requirements for the committee.

Andrew and Micaela Gaede, applicants and property owners, explained why they are asking for the committee to relax the county's fence standards for their family situation. They further explained why they had their contractor construct the fence with the smooth side facing inwards. Andrew mentioned that they worked with county DHS staff to fund the project. He further noted that the contractor had installed cedar pickets to hide the steel posts and to give the fence a more finished look.

No one else spoke.

**ACTION:** Motion by James Dunning to accept the unfinished side of a fence to face neighboring properties and to keep the non-scalable, smooth side of the fence to face inward for reasonable accommodation for persons with disabilities that reside at the residence. Motion carried on a voice vote: 4-0-0.

#### 10. Preliminary 2025 Budget Review / Discussion

Director Eslinger gave the committee a preliminary review of the 2025 budget numbers ahead of the scheduled joint meeting with Finance and Budget.

11. Review of June bills / Discussion

The committee reviewed the June bills.

12. Proposed Future Agenda Items

- a. Next scheduled meeting August 13, 2024

13. Director's Update

Mr. Eslinger updated the committee on the recruitment of Environmental Engineer position.

14. Announcements

Director Eslinger reminded the committee of the joint budget meeting at 4 pm on August 13<sup>th</sup> and the UniverCity/Eau Claire County – Day at the Lake Event on August 14<sup>th</sup>.

15. Adjourn

**ACTION:** Meeting adjourned by unanimous consent at 7:50 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 text "Respectfully Submitted,".

Rodney Eslinger  
Clerk, Committee on Planning & Development