

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, August 13, 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: 25321987892

Password: 8UPx3TpqgF3

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

Audio conference: 1-415-655-0001 Access Code: 25321987892##

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, Michele Skinner (Webex)

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz, 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:

Gary Eslinger, 5434 Olsen Drive, addressed the committee regarding the JTH rezone petition. Chair Zook informed Mr. Eslinger that he would have an opportunity to address the committee during the public hearing portion of the meeting.

4. Review/Approval of July 23, 2024, Meeting Minutes / Discussion – Action

The committee reviewed the July 23, 2024, meeting minutes.

ACTION: Motion by James Dunning to approve the July 23, 2024, committee meeting. Motion carried on a voice vote: 5-0-0.

5. Public Hearings

- a. **Proposed Ordinance: File No. 24-25/051** to rezone 5 acres +/- from RH – Rural Homes District to the A-2 Agricultural-Residential District. Owner: JTH Enterprises LLC. Applicant: Real Land Surveying. Legal: Located in the SW ¼ of the NE ¼, Section 12, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, Wisconsin. **RZN-0019-24**

Director Eslinger introduced the rezone petition and indicated that he received a request to postpone the petition from Jeremy Skaw, applicant's surveyor earlier in the day. Reasons given for the

postponement were that his client needed additional time to consider the findings in favor and against the petition and to consider their options.

Jeremy Skaw, Professional Land Surveyor with Real Land Surveying, clarified for the committee why he and his client were requesting that the rezoning petition and final plat of Heritage Estates to be postponed until the August 27th planning and development committee meeting.

ACTION: Motion by James Dunning to approve to postpone the Proposed Ordinance: File No. 24-25/051 to the committee's August 27th meeting. Motion carried on a voice vote: 5-0-0.

- b. **Proposed Ordinance: File No. 24-25/049** to rezone 74.75 acres +/- from A-P Agricultural District to the A-3 Agricultural District. Owner: Robert Baumgart. Applicant: Timothy Baumgart. Legal: Being all of the NW ¼ of the NE ¼ and NE ¼ of the NW ¼ except lot 1 of CSM 1800, Vol 9, P 376-377, Section 8, Township 25 North, Range 10 West, Town of Drammen, Eau Claire County, Wisconsin. **RZN-0020-24**

Evan Maki, Planning Intern for Eau Claire County, introduced the petition to the committee. He indicated that the applicant is requesting to rezone 74.75 acres of land from the A-P District to the A-3 District to allow the family to create three lots for building purposes. The property is in the Town of Drammen and contains woodlands and agricultural fields. Mr. Maki reviewed the zoning and future land use maps with the committee along with the aerial for the area. He noted that the Town of Drammen recommended approval of the petition at their meeting on July 8th. Mr. Maki indicated that the petition was reviewed against the town and county comprehensive plans for consistency purposes and the uses allowed in the A-3 District.

Staff recommended approval of the petition subject to the following findings:

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 A-2 zoned lots adjacent to the subject property.
3. Existing farmland on the subject property is already fragmented by steep slopes; rezoning will not result in significant fragmentation of farmland.
4. The subject property contains only a small amount of class III soils; rezoning will not result in a significant loss of prime farmland

No one spoke in favor or against the petition.

ACTION: Motion by Caleb Aichele to approve the Proposed Ordinance: File No. 24-25/049. Motion carried on a voice vote: 5-0-0.

- c. A conditional use permit request for cumulative area of all accessory structures to exceed 1,800 sq. ft. on a lot with an area between 1 and 2.99 acres. Owners: David & Audrey Moon. Legal: Part of the NE ¼ of the NE ¼, Section 15, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, Wisconsin. **CUP-0007-24**

Ben Bublitz, Land Use Manager for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,800 square feet on a lot with an area between 1 and 2.99 acres in the R-H District. Mr. Bublitz indicated that the applicant is requesting to construct a 30' by 48' pole shed with a 12-foot attached lean-to. Ben reviewed with the committee the property's location in the Town of Seymour, the site plan, and drawings of the new building. The proposed garage will be north of the existing garage and home on the property and will be well screened from adjacent

neighboring properties. The shed will meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the residence, and that the lot is large enough to support the garage.

On July 8, 2024, the Town of Seymour Town Board met and recommended approval of the conditional use permit.

Staff concluded its presentation and recommended approval of the conditional use permit request subject to the conditions in the staff report.

David Moon, 3794 North Shore Drive, applicant and property owner further clarified his request and stated that it will be used to store his personal belongings.

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

ACTION: Motion by Robin Leary to approve the conditional use permit CUP-0007-24 request for cumulative area of all accessory structures to exceed 1,800 sq. ft on a lot with an area between 1 and 2.99 acres subject to staff's conditions. Motion carried on a voice vote: 5-0-0.

- d. **Proposed Ordinance: File No. 24-25/056** regarding the following changes to the Eau Claire County Code: To create section 18.230.170 of the code: Groundwater Protection Overlay District – City of Altoona

Director Eslinger presented the ordinance to the committee. He noted that the City of Altoona is requesting that the county create a wellhead protection overlay districts for their water recharge areas that are outside its municipal boundary due to the construction of two new wells on their east side. He noted that on August 1st, the Groundwater Advisory Committee voted 5-0 to recommend approval of the City of Altoona's Wellhead Protection Map to the committee and county board. The City of Altoona adopted its wellhead ordinance on April 11, 2024. The Wisconsin Department of Natural Resource has approved the maps as well.

ACTION: Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/056. Motion carried on a voice vote: 5-0-0.

6. Final Plat for Heritage Estates / Discussion – Action

The applicant's surveyor requested to postpone action on the final plat to the August 27th Planning and Development Committee meeting.

ACTION: Motion by Robin Leary to postpone action on the Final Plat of Heritage Estates to the committee's August 27, 2024, regular meeting as requested by the applicant's surveyor. Motion carried on a voice vote: 5-0-0.

7. Proposed Future Agenda Items

- a. Next scheduled meeting August 27, 2024

8. Director's Update: No further updates provided outside of the budget presentation.

9. Announcements: None

10. Adjourn

ACTION: Meeting adjourned by unanimous consent at 6:42 PM

Respectfully Submitted,

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

Rodney Eslinger
Clerk, Committee on Planning & Development