



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, August 27, 2024

**Time:** 6:00 p.m.

**Location:** Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703

Members Present: Dane Zook, James Dunning, Caleb Aichele (remote), Michele Skinner

Members Absent: Robin Leary

Ex officio Present:

Staff Present: Rod Eslinger, Matt Michels

### Call to Order and confirmation of meeting notice

Chair Zook called the meeting to order at 6 pm and confirmed meeting notice with Director Eslinger.

### Roll Call:

Director Eslinger called the roll. The members that were present are noted above.

### Public Comment:

No members of the public wished to make a comment.

### Review/Approval of August 13, 2024 Meeting Minutes

Motion by James Dunning to approve the August 13, 2024, committee meeting minutes. Motion carried on a voice vote: 4-0-0.

### Review/Approval of August 13, 2024 Joint Meeting on Planning & Development and Finance & Budget Committee Minutes

Motion by Michele Skinner to approve the August 13, 2024 Joint Meeting on Planning & Development and Finance & Budget Committee meeting minutes. Motion carried on a voice vote: 4-0-0.

### Public Hearings

**Proposed Ordinance: File No. 24-25/060** to rezone 259.63 acres +/- from A-P Agricultural Preservation to the R-L Residential Large Lot. **RZN-0022-24**

Matt Michels, Senior Planner, presented the staff report to the committee. He recommended approval of the petition as submitted subject to the 6 findings outlined in the staff report.

Sean Bohan owner of AEC provided an overview of the rezoning petition.

Adam Ashely owner of Ashely Construction spoke in favor of the request to rezone the property from AP to the RL District.

Janelle Henning, Town of Washington Administrator, updated the committee on the town board's position to support the rezoning request and indicated that the petition conforms to the recently amended town comprehensive plan.

Motion by Michele Skinner to approve the Proposed Ordinance: File No. 24-25/060 subject to staff's findings. Motion carried on a roll call vote: 4-0-0.

Findings:

1. The request is substantially consistent with the intent, description, and policies of the Town of Washington Rural Transition Future Land Use classification.
2. Town of Washington staff concurs that the proposed rezone is substantially consistent with the Town's Comprehensive Plan Rural Transition Future Land Use Designation.
3. The Washington Town Board recommends approval (5-0) vote of the rezoning petition.

4. The recent annexation of the 235-acre Orchard Hills property north of the subject property makes locations such as the subject property one of the only remaining viable areas for residential growth in the Town of Washington.
5. The maximum permitted density of future subdivision development (.5 dwelling units (d.u.)/acre, or 1 d.u. per 2 acres) is similar to that of existing residential development in the vicinity of the subject property and substantially lower than what is proposed for the Orchard Hills development to the north of the subject property.
6. The proposed development will be required to preserve Environmentally Sensitive Areas (ESA), including steep slopes, mapped wetlands, and adjacent areas.

**Proposed Ordinance: File No. 24-25/059** to rezone .81 acres +/- from A-P Agricultural Preservation to the A-2 Agriculture-Residential. **RZN-0021-24**

Matt Michels gave his staff report to the committee to allow the applicant to rezone .81 acres from the AP to the A2 District. Mr. Michels concluded his presentation by recommending approval of the petition subject to the findings in support.

Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/059 subject to staff findings. Motion carried on a voice vote: 4-0-0.

Findings:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. The remainder of the 9.19-acre parent parcel is zoned A-2 and rezoning this property will resolve the issue of the parcel having two zoning districts.
3. There are numerous A-2 zoned parcels in proximity to the subject property.
4. The rezoning will have no impact on agricultural land.

**Proposed Ordinance: File No. 24-25/051** to rezone 5 acres +/- from RH – Rural Homes District to the A-2 Agricultural-Residential District. **RZN-0019-24**

Director Eslinger informed the committee that the applicant requested this matter continued to be tabled until the committee's September 24, 2024 meeting.

Motion by Michele Skinner to postpone the Proposed Ordinance: File No. 24-25/051 to committee's regularly scheduled meeting on September 24, 2024. Motion carried on a voice vote: 4-0-0.

**Proposed Ordinance: File No. 24-25/065** regarding amendments to Title 2 of the County Code related to Local Emergency Planning Committee and Emergency Management

Director Eslinger provided the background information on file no. 24-25/065 to the committee.

Motion by Dane Zook to approve the Proposed Ordinance: File No. 24-25/065. Motion carried on a voice vote: 4-0-0.

### **Review of July bills / Discussion**

The committee reviewed the July bills.

### **Proposed Future Agenda Items**

Next scheduled meeting September 10, 2024

### **Director's Update**

Director Eslinger updated the committee on the 2025 budget process. He noted that the department budget will see a \$70,496 savings based on the updated 2025 health insurance quote. Eslinger mentioned he's also updating the budget workbook to reflect known 2025 grant numbers.

**Announcements** - None

**Adjourn**

Meeting adjourned by unanimous consent at 7:07 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 and title.

Rodney Eslinger  
Clerk, Committee on Planning & Development