



MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, September 10, 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), Robin Leary (remote)

Members Absent: Michele Skinner

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz

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 27, 2024, Meeting Minutes

Motion by James Dunning to approve the August 27, 2024, committee meeting minutes. Motion carried on a voice vote: 4-0-0.

Public Hearings

A conditional use permit request for a two-family dwelling. Owners: Theodore Pretasky and Adam Pretasky. Applicant: Mark Erickson. A parcel of land located in the SW ¼ of the SE ¼, Section 11, Township 27 North, Range 9 West, Town of Seymour, Eau Claire County, WI. **CUP-0008-24**

Ben Bublitz, Land Use Manager, reviewed the staff report with the committee. His review included the site conditions and ordinance standards. Town of Seymour recommended approval of the conditional use permit. Staff's recommendation was to approve the conditional use permit application subject to the conditions outlined in the report.

Adam Pretasky, applicant spoke in favor of the request of their professional development to construct a two-family house on the property. He noted that he and his fathered corrected a fence encroachment since they had applied for the permit.

Speaking against the application were:

Kristen Hellen, 1501 Peterson Ave. – concerned about her septic over the property line

Tim Harrison, 4739 Books Drive. – doesn't want to see a duplex constructed on site and has 40 years of experience in the rental business.

Tom Bandle, 1518 Peterson Ave. – only supports single family dwellings in the neighborhood.

Motion by Robin Leary to postpone the conditional use permit request for a two-family dwelling until the committee's September 24, 2024, meeting to allow the applicant to resolve the septic encroachment from 1501 Peterson Ave. on their property and to confirm all ownership issues have been resolved. Motion carried on a roll call vote: 4-0-0.

Proposed Future Agenda Items

Next scheduled meeting September 24, 2024

Director's Update

Director Eslinger updated the committee regarding permit revenues that have been received year to date.

Announcements - None

Adjourn

Meeting adjourned by unanimous consent at 6:41 PM

Respectfully Submitted,

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

Rodney Eslinger
Clerk, Committee on Planning & Development