



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, September 24, 2024

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

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

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

Members Absent:

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 the 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 September 10, 2024, Meeting Minutes

Motion by Robin Leary to approve the September 10, 2024, committee meeting minutes. Motion carried on a voice vote: 5-0-0.

### Public Hearings

**Continuation of 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's agent, on behalf of their client, submitted a request to withdraw their rezone petition. Mr. Eslinger also noted that the Town of Seymour Town Board changed their original position of support to a denial of the request. Mr. Eslinger recommended that the committee placed the record on-file and forward their recommendation to the County Board.

Motion by James Dunning to accept the applicant's withdrawal of their rezoning petition. Motion carried on a roll call vote: 5-0-0.

**Continuation of 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**

Director Eslinger reminded the committee that after the original CUP hearing on September 10<sup>th</sup> the committee recommended postponing the matter to obtain more information on the shared property line with 1501 Peterson Ave. and the location of the septic drain field serving that property. Mr. Eslinger informed the committee of his conversation with the County Health Department regarding options for the existing drain field and recommend that the applicants file an easement allowing the drain field to remain at its current location until such time it needed to be replaced. He also shared property ownership documentation the applicant shared with staff. Staff recommended approval of the conditional use permit application subject to the conditions outlined in the staff report.

Mark Erickson, owner of Everyday Engineering and Surveying and representing the owners, spoke in favor of the request. He clarified the ownership boundary of the client's property and went over the design and siting of the septic system that would serve the two-family structure.

Kristina Helland – property owner of 1501 Peterson Ave spoke in opposition to the request. She stated that she was not aware that the fence was not the property line, and she indicated the applicants were going to survey the property line. She stated concerns with her septic systems.

Motion by Robin Leary to approve a conditional use permit for a two-family dwelling subject to staff conditions. Motion carried on a roll call vote: 5-0-0.

#### **Final Plat for Heritage Estates**

Director Eslinger reviewed the final plat staff report of the Plat of Heritage Estates with the committee. The Plat of Heritage Estates is in the Town of Seymour. Staff concluded by recommending approval of the plat subject to the conditions listed in the staff report.

Motion by Caleb Aichele to approve the Final Plat of Heritage Estates as recommended by staff. Motion carried on a roll call vote: 5-0-0.

#### **Resolution 24-25/075 DNR Surface Water Grant**

Director Eslinger provided the background on the resolution allowing the Planning and Development Director to apply for a DNR Surface Water Grant for a three-year Agronomist position in Land Conservation.

Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/075. Motion carried on a roll call vote: 5-0-0.

#### **Proposed Future Agenda Items**

Next scheduled meeting September 24, 2024

#### **Director's Update–2<sup>nd</sup> Qtr Report**

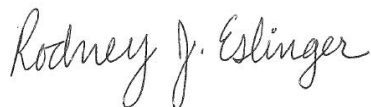
Director Eslinger presented the 2<sup>nd</sup> Quarter Department Report to the committee.

#### **Announcements** - None

#### **Adjourn**

Meeting adjourned by unanimous consent at 7:17 PM

Respectfully Submitted,



Rodney Eslinger  
Clerk, Committee on Planning & Development