



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, December 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, Robin Leary, James Dunning, Michele Skinner (remote)

Members Absent: Caleb Aichele

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz, Val Desio

### Call to Order and confirmation of meeting notice

Chair Zook called the meeting to order at 6:00 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 November 12, 2024, Meeting Minutes

Motion by James Dunning to approve the November 12, 2024, committee meeting minutes as corrected by Director Eslinger. Motion carried on a voice vote: 4-0-0.

### Public Hearings

A conditional use permit request for addition of a special event within a 12-month period. Owner: James Bischel. Applicant: Mark Bischel. Legal: NW-SE, NE-SW except easement described in Vol 214/483, SE-SW except part of Lot 1 OF CSM VOL 2 PG 89, AND SW-SE except W 20 Rods (330') of S 40 rods (660'), Section 27, T27N-R10W, Town of Union, Eau Claire County, Wisconsin. **CUP-0009-24**

Ben Bublitz, Eau Claire County Land Use Manager, presented his staff report to the committee. He indicated the applicant is requesting an amendment of their existing conditional use permit for Pines Music Park to hold a second concert event in August of 2025. The event is planned for August 15 – 16<sup>th</sup> and will include onsite camping. Ben reviewed the past permitting of the site, including site (expanded camping area) and area conditions. He reviewed the ordinance standards with the committee as well. Ben indicated that the Town of Union met on November 12<sup>th</sup> and unanimously recommended approval of the CUP amendment. Mr. Bublitz concluded by recommending approval of the applicant's request.

Mark Bischel, 2413 Barbie Lane, Madison, applicant and the event's co-owner, spoke in favor of the amendment. He clarified the traffic plan for the committee and how local residences receive notification of the event.

No one else spoke in favor or in opposition.

Motion by Robin Leary to approve the conditional use permit request for addition of special event within a 12-month period per staff's recommended conditions. Motion carried on a roll call vote: 4-0-0.

A conditional use permit request for a restaurant with a drive-thru. Owner: Indianhead Oil Co., Inc. (Dennis and Kristin Arneson). Applicant: CBS Squared, Inc.-Tyler Hastings. Legal: Lot 3 of CSM Vol 5 of CSM Page 315-317 as Document #669320, Section 9, T27N-R10W, Town of Union, Eau Claire County, Wisconsin, except a part of Lot 3 of CSM Vol 5 of

CSM, Page 315-317 as Document #669320 described in document #674189 and containing 12,600 square feet more or less. **CUP-0010-24**

Ben Bublitz described the applicant's request to locate a Culver's restaurant with a drive-thru on property zoned C3 in the Town of Union off STH 312. He reviewed the site's location in the town, an aerial map, site plans, and addressed the proposed signage. The Town of Union met on November 12<sup>th</sup> and recommended approval of the request. Ben concluded by recommending approval of the CUP request subject to his conditions.

Dennis Arneson, 2828 20<sup>th</sup> Street, Elk Mound co-owner, spoke in favor of the request. He noted that they own the adjacent property to the east and are planning to locate a storage facility there in the future. He also clarified that the existing stormwater feature that was constructed on the property prior to 1999 didn't conform to today's stormwater sizing and siting requirements and therefore couldn't be used.

No one else spoke in favor or opposition to the request.

Motion by Robin Leary to approve the conditional use permit request for a restaurant with a drive-thru subject to staff's recommended conditions. Motion carried on a roll call vote: 4-0-0.

#### **Preliminary Plat for Wild Turkey Ridge**

Director Eslinger reviewed the staff report for the preliminary plat of Wild Turkey Ridge with the committee. The development is in the Town of Pleasant Valley adjacent to the Stone Brook Plat. The plat contains 21 lots, an out lot, and is adjacent to Lowes Creek. The applicant's engineers have developed a stormwater management plan as required by county code that addresses the stormwater requirements. The development will be served by a 2000-foot town road that will be mapped to the adjacent properties to the south and east for future road connectivity. Staff concluded by recommending approval of the plat subject to the conditions listed in the staff report.

Sean Bohan, owner of AEC and the senior engineer working on the stormwater plan for the plat, spoke in favor of the development. Sean noted that a four-foot berm would be constructed along the eastern border of the development to provide a buffer to the agricultural lands lying to the east. Mr. Bohan also noted that a few of the lots that abut Lowes Creek may have individual stormwater designs for the impervious surfaces.

Motion by Robin Leary to approve the Preliminary Plat of Wild Turkey Ridge as recommended by staff. Motion carried on a roll call vote: 4-0-0.

#### **Review/Approval of 2025-2027 Eau Claire County Emergency Operations Plan**

Val Desio, Emergency Management Specialist, presented the 2025-2027 Eau Claire County Emergency Operations Plan to the committee. Ms. Desio answered various questions from the committee pertaining to the plan and its implementation.

Motion by Robin Leary to approve the 2025-2027 Eau Claire County Emergency Operations Plan as presented. Motion carried on a roll call vote: 4-0-0.

#### **Review of November bills**

The committee review the November bills.

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

Next scheduled meeting January 14, 2025

#### **Director's Update – 2024 Planning & Development Dept. 3<sup>rd</sup> Quarter Review**

Updated the committee on year-end department financials.

**Announcements** - None

**Adjourn**

Meeting adjourned by unanimous consent at 7:18 PM.

Respectfully Submitted,

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

Rodney Eslinger  
Clerk, Committee on Planning & Development