



MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, January 14, 2025

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, Michele Skinner (remote), Robin Leary (joined remotely at 6:05)

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz, Matt Michels

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:

None

Review/Approval of December 10, 2024, Meeting Minutes

Motion by James Dunning to approve the December 10, 2024, committee meeting minutes with the correction on page 2 (border vs boarder). Motion carried on a voice vote: 4-0-0.

Public Hearings

Proposed Ordinance: File No.24-25/092 to rezone 30.95 acres +/- from I-H Industrial-Heavy to PUD – Planned Unit Development District. **RZN-0027-24**

Matt Michels, Senior Planner for Eau Claire County, presented background information regarding the applicant's petition to rezone 30.95 acres from the I-H – Industrial- Heavy District to PUD-Planned Unit Development District for the purpose of creating a light industrial park with several lots. Mr. Michels indicated that the Town of Pleasant Valley Town Board met on January 13, 2025, and voted 3-0 to support the rezoning petition subject to two conditions: the applicant provide a screening/landscaping plan and that the driveway be approved by the Wisconsin Department of Transportation. Mr. Michels recommended approval of the petition subject to the findings/conditions outlined in his report. He noted that the applicant would still need to have a specific implementation plan (SIP), condo plat, and stormwater design approved by the department before work could commence.

Russ Kiviniemi, applicant's project manager/engineer, acknowledged that his clients understand the condo plat requirements and indicated that lots 3-6 in the condo plat are planned to be 1 acre in size. His clients will be responsible for the maintenance of the private road.

No one else spoke in favor or in opposition.

Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/092 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

Findings:

1. The proposed use and approximate density or intensity of use is consistent with the town comprehensive plan.
2. The property was developed for and has been utilized for commercial and industrial uses for many years, and the proposed uses associated with this rezoning are of the same type and character.
3. The proposed development is compatible with the physical nature of the site, with particular concern for protection of surface water and groundwater resources through the application of Eau Claire County Title 17 Land Conservation ordinances that require stormwater management, as well as City-County Health Department regulations for private on-site wastewater treatment systems and private wells.
4. Adequate service and infrastructure capacity exists to support the development, including roads, water (via private wells), and wastewater (via individual septic systems).
5. The proposed zoning will result in development that is aesthetically and ecologically desirable, economically viable, and functionally practical, in the context of Rural Industrial planned lands.

Conditions:

1. The applicant provides a screening/landscaping plan for the project (part of the SIP for the PUD), and
2. The applicant works with the Wisconsin Department of Transportation to secure access approval for the existing driveway.

A conditional use permit request to modify CUP2006-57 to add a living space in the existing religious retreat center.

Owner: Helge & Rachel Vestnes. Legal: Lot 2 CSM 3625, Vol 20 P 269, #1202658, in the NE ¼ of the SW ¼ and NW ¼ of the SE ¼, Section 6, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. **CUP-0012-24**

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 (CUP2006-57) to convert a portion of their retreat facility into apartment for them. Ben reviewed with the committee the applicant's floor plan of the retreat facility and site plan. He noted that since the site was previously permitted, our department hasn't received any complaints. Ben indicated that the Town of Pleasant Valley Town Board met on January 13th and voted 3-0 to recommend approval of the CUP amendment (with no conditions). Mr. Bublitz concluded by recommending approval of the applicant's request.

Helge Vestnes, property owner, W1741 Easterson Road, spoke in favor of the amendment.

No one else spoke in favor or in opposition.

Motion by Caleb Aichele to approve the conditional use permit request to add a living space in the existing religious retreat center as presented. Motion carried on a roll call vote: 5-0-0.

A conditional use permit request for an amendment to permits CUP2007-22 and CUP-0014-16 to increase the size of the existing animal kennel facility, and to allow a maximum of 12 cats to be added to the existing facility.

Owner: Travis Quella – Bob's House for Dogs, LLC. Legal: The East Half of the North Half of the NE ¼ of the NW ¼, Section 3, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. **CUP-0014-24**

Ben Bublitz presented his staff report to the committee. He indicated the applicant is requesting an amendment of their existing conditional use permit for Bob's House for Dogs to allow the facility to take up to 12 cats for adoption/stay program/hospice care. Ben reviewed the updated site plan and building plan drawings with the committee. Ben indicated that the Town of Pleasant Valley met on January 13th and unanimously recommended approval of the CUP amendment. Mr. Bublitz concluded by recommending approval of the applicant's request and noted that conditions number 4 related to the number of cats kept onsite.

Travis Quella, founder of Bob's House of Dogs, gave the committee an overview of the history of the business and their plans to take in cats. He indicated the new addition will help with noise from the facility as it changes to flow of the

visitors entering the facility. Travis provided a summary of the adoption program and the care levels they offer at the facility.

No one else spoke in favor or in opposition.

Motion by James Dunning to approve the conditional use permit request to increase the size of the existing animal kennel facility, and to allow a maximum of 12 cats to be added to the existing facility as presented. Motion carried on a roll call vote: 5-0-0.

Farmland Preservation Plan Update

Matt Michels provided a status update of the County's Farmland Preservation Plan. He noted that he is working on the final draft, which includes updating the maps. Next steps include holding a final meeting with the steering committee to review the draft and then offering the public an open house to ask questions about the update. The public hearing on the plan update will be held by the Committee on Planning and Development, with final approval by the county board. The Wisconsin Department of Agriculture, Trade and Consumer Protection agency must also approve the plan. The current Farmland Preservation Plan expires at the end of the year.

Preliminary Land Use & Development Ordinance Amendments

Ben Bublitz explained why edits were necessary updates to the code. He proceeded to review each amendment with the committee and gave the committee the adoption timeline. After he finalizes the changes with Corp. Counsel, he'll forward the proposed changes to the zoned towns for their review.

Review of December bills

The committee reviewed the December bills.

Proposed Future Agenda Items

Next scheduled meeting February 25, 2025

Director's Update

Mr. Eslinger indicated that at the next meeting he'll be presenting the 4th quarter report.

Announcements -

Chair Zook updated the committee on the Extension's Plan Commission and Board of Adjustment training he attended in Baldwin.

Adjourn

Meeting adjourned by unanimous consent at 7:57 PM.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development