



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, March 25, 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, Michele Skinner, Robin Leary (remote), Caleb Aichele (remote)

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Matt Michels, Ben Bublitz, Hannah Wirth

### 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 February 25, 2025, Meeting Minutes

Motion by James Dunning to approve the February 25, 2025, committee meeting minutes as corrected by Director Eslinger (page 6: December bills should be January bills). Motion carried on a voice vote: 5-0-0.

### Public Hearings

**Proposed Ordinance: File No.24-25/115** to rezone 1.77 acres +/- from the AP-Agricultural Preservation District to the A2-Agriculture-Residential District. **RZN-0004-25**

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He indicated the Town of Brunswick recommended approval of the petition at their town board meeting on March 11, 2025. Mr. Michels recommended approval of the petition subject to the findings/conditions outlined in his report.

No one else spoke in favor or in opposition.

Motion by Michele Skinner to approve the Proposed Ordinance: File No. 24-25/115 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

### Findings:

1. The request is generally consistent with the goals, objectives, and policies of the Eau Claire County Comprehensive Plan, as required by Section 19.01.020.B of the Eau Claire County Code; and Wisconsin Statutes §66.1001(1)(am) and §66.1001(3)(j), including the intent, description, and policies of the Rural Lands Future Land Use classification in Section 3.3 of the Eau Claire County Comprehensive Plan and Map 9 (Future Land Use) of the Eau Claire County Comprehensive Plan.
2. This rezoning eliminates the dual zoning on the 40-acre parcel.
3. There are other A-2 zoned lots near the subject property.
4. The property has required road frontage on Betz Road.

A conditional use permit request for a Resource Recovery Facility. Owner: Blue Northern Holdings, LLC. Applicant: Harter's Property Management, LLC-Chris Sattler. Legal: Lot 1 CSM 2083, Vol 11 P201 #880632, in the SW ¼ of the SE ¼ and NW ¼ of the SE ¼, Section 4, T27N, R10W, Town of Union, Eau Claire County, Wisconsin **CUP-0003-25**

Ben Bublitz, Eau Claire County Land Use Manager, presented his staff report to the committee. On March 11, 2025, the Town of Union Town Board met and voted 4-0 to recommend approval of the conditional use permit request (with no conditions). Mr. Bublitz concluded by recommending approval of the applicant's request subject to his conditions in the staff report.

Chris Alder, a facilities manager with Harter's, spoke in favor of the request. He noted that Harter's first opened for business in 1993. He indicated that the business currently does not have clients in the Eau Claire market, but it is looking to enter it. Chris indicated that the solid waste would be transported to a land fill in Marathon County and the recycling would be transported to their collection site in La Crosse. Initially if the site is approved the company would maintain 15 trucks onsite but would have the capacity to expand up to thirty trucks.

No one spoke in favor or against the request.

Motion by Caleb Aichele to approve the conditional use permit request for Resource Recovery Facility. Motion carried on a roll call vote: 5-0-0.

A conditional use permit request for cumulative area of all accessory structures to exceed over 2,100 square feet on a lot with an area between 3.00 and 4.99 acres. Owners: Jeff & Claudia Martin: Legal: Lot 2 CSM 596, Vol 3, P151, #577438, along with the East 451.66 feet of the North 120 feet of the South 10 acres in the SE ¼ of the NE ¼, Section 15, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. **CUP-0004-25**

Hannah Wirth, Land Use Technician for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 2,100 square feet in the R-H District. Hannah reviewed the location and site maps with the committee along with the building drawings. She recommended adding a condition to the permit to have the property resurveyed due to a past parcel add on.

On March 20, 2025, the Town of Washington Town Board met and recommended approval of the conditional use permit of the request.

Staff concluded their presentation and recommended approval as subject to the conditions in the staff report and having the property resurveyed.

Jeff Martin, the applicant/owner, spoke in favor of the request. He stated three reasons why the addition was taller and larger than the original structure; 1: Saved on costs, 2. Aesthetics of the building, 3. Needed the extra height to store his camper inside.

No one else spoke in favor of or against the request.

Motion by Robin Leary to approve the conditional use permit request for cumulative area of all accessory structures to exceed over 2,100 square feet, on a lot with an area between 3.00 and 4.99 acres subject to the recommended conditions (including having the parcel resurveyed). Motion carried on a roll call vote: 5-0-0.

A conditional use permit request for a contractor's office and storage yard (McCabe Construction, Inc). Owner: Band Properties, LLC. Applicant: Everyday Surveying-Mark Erickson. Legal: Lot 1, CSM 1099, Vol 6, P22, #675623, in the NE ¼ of the NE ¼ and NW ¼ of the NE ¼, Section 11, T27N, R10W, Town of Union, Eau Claire County, Wisconsin. **CUP-0005-25**

Ben Bublitz offered his staff report to the committee. On March 11, 2025, the Town of Union Town Board met and voted to recommend approval of the conditional use permit request. Mr. Bublitz concluded by recommending approval of the applicant's request subject to his conditions in the staff report.

Mark Erickson, owner of Everyday Engineering and Surveying, spoke in favor of the request. He reviewed the site plan and building layout with the committee. He pointed out a correction in the staff report that his client's request was for a contractor's storage yard.

No one spoke in favor or against the request.

Motion by Michele Skinner to approve the conditional use permit request for a contractor's office and storage yard (McCabe Construction, Inc.). Motion carried on a roll call vote: 5-0-0.

**Proposed Ordinance: File No. 24-25/094** to amend several sections of Title 18: Land Use and Development Ordinance to provide clarity and address complications that became evident while administering the code following the comprehensive plan update adopted 7/18/2024.

Ben Bublitz reviewed each section of file no. 24-25/094 with the committee. He noted that the changes were sent to the zoned towns in Eau Claire County on February 25<sup>th</sup>. The Town of Washington was the only town to reply with their support for the changes.

Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/094 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

#### **Continuation of Final Plat for Wild Turkey Ridge**

Director Eslinger clarified for the committee why the preliminary plat of Wild Turkey Ridge was continued to this meeting. He noted that the reason for postponement was because staff still had concerns with the stormwater basins designs planned for out lot 1.

Mr. Eslinger refreshed the committee on the location of the development in the Town of Pleasant Valley and its access through the Stone Brook development. He noted that the preliminary plat for Wild Turkey Ridge was approved by the committee at its meeting on December 10, 2024. The plat contains 21 lots, two road extensions to the property lines, an out lot, and is adjacent to Lowes Creek.

Chad Berge, Land Conservation Manager, explained to the committee the concerns staff have with the stormwater basin design as it relates to the county's Title 17 stormwater and the technical standards as they related to frozen grounds conditions.

Sean Bohan, owner of AEC and the senior engineer working on the stormwater plan for the development, spoke in favor of the development and the stormwater design. Sean addressed the staff's concerns and stated his design was based on an impoundment drainage. He noted that the technical standards are different for an impoundment and explained his design was like other stormwater designs he has had approved in Eau Claire County.

Staff concluded by recommending conditional approval of the plat subject to the conditions listed in the staff report.

Motion by Michele Skinner to conditional approve of the final plat of Wild Turkey Ridge subject to the conditions recommended by staff outlined in the staff report dated March 24, 2025. Motion carried on a voice vote: 5-0-0.

#### **Groundwater Advisory Committee Projects/Duties**

Director Eslinger gave a brief overview of the current status of the Groundwater Advisory Committee. Mr. Eslinger noted recently that the committee has not met due to the lack of actionable business. The P&D Committee had a general discussion on the GW Advisory Committee and recommended that the matter be placed on the next agenda. Chair Zook

asked the P&D Committee to review Chapter 2.05.640 and to report back with their ideas at the next P&D Committee meeting.

**Review of February bills**

The committee reviewed the February bills.

**Proposed Future Agenda Items**

Next scheduled meeting April 8, 2025

**Director's Update**

Director Eslinger indicated that the County's Recycler will be mailed out in the next few days. He also updated the committee on the recruitment status of the GIS Specialist position.

**Announcements**

Supervisors Dunning, Leary, and Skinner announced they would not be available to attend the April 22<sup>nd</sup> regularly scheduled committee meeting as they are planning to attend the Chippewa Vally Rally in Madison.

**Adjourn**

Meeting adjourned by unanimous consent at 8:17 PM.

Respectfully Submitted,



Rodney Eslinger

Clerk, Committee on Planning & Development