



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, May 13, 2025

**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, Caleb Aichele (remote: joined at 6:13 PM)

Members Absent:

Ex officio Present:

Staff Present: Rod Eslinger, Ben Bublitz, Matt Michels, Tyler Esh

### 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:

None

### Review/Approval of April 8, 2025, Meeting Minutes

Motion by Robin Leary to approve the April 8, 2025, committee meeting. Motion carried on a voice vote: 4-0-0.

### Public Hearings

A conditional use permit request for cumulative area of all accessory structures to exceed over 2,100 square feet on a lot greater than 5 acres. Owner: Robert & Erika Tanner. Legal: Lot 1 CSM 1642 (Vol 9 P 26 #770873), Section 15, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. **CUP-0006-25**

Ben Bublitz, Land Use Manager 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 on 9.46 acres. Mr. Bublitz reviewed the details of the staff report with the committee. The following maps were part of his presentation: location, zoning, site and aerial along with the building drawings. He clarified the need to have the property surveyed due to a past parcel add on.

On April 17, 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

Robert Tanner, the applicant/owner, 3327 Garfield Road, spoke in favor of the request. He clarified that additional land to the east was previously purchased as an add on (buffer) to the surveyed lot (CSM lot). Robert said that they needed a taller shed to accommodate their motor home.

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 greater than 5 acres subject to staff's recommended conditions and that the CSM lot and the metes and bound description be surveyed into one lot. Motion carried on a roll call vote: 4-0-0.

Supervisor Aichele joined the meeting at 6:13 pm.

**Proposed Ordinance: File No. 25-26/002** to rezone 17.1 acres +/- from the AP-Agricultural Preservation District to the A2-Agriculture-Residential District. **RZN-0005-25**

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He indicated the Town of Drammen recommended approval of the petition at their town board meeting on April 15, 2025. Mr. Michels recommended approval of the petition subject to the findings/conditions outlined in his report.

The owners did not wish to speak as they felt staff covered the request well.

August Rubrecht, W4380 Hemlock Drive, stated he was concerned that the request was to create a subdivision in the neighborhood which he would have been opposed to. He concluded his statement as being okay with the neighbor's petition.

No one else spoke in favor or in opposition.

Motion by James Dunning to approve the Proposed Ordinance: File No. 25-26/002 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. There are numerous A-2 zoned lots in proximity to the subject property.
3. The proposed rezoning will not impact farmland.

**Proposed Resolution File No. 25-26/015 to Create a Farmland Preservation Plan Update Steering Committee**

Director Eslinger provided an update to file resolution # 25-26/015. Mr. Eslinger stated that Corporation Counsel McIlquham recommended that the names be removed from the resolution as the resolution didn't follow county appointment procedures. Chair Zook added that the county board has changed how they look at appointments to committees.

Mike Klotz, S14434 N. Bunting Road, encouraged the committee to pass resolution to create the Farmland Preservation Plan Update Steering Committee.

Dessy Johnson, E 10840 County Road J, expressed her disappointment in the process to form the Farmland Preservation Steering Committee. Ms. Johnson indicated her desire to serve on the committee.

Chair Zook closed with a statement that he respects all those that gave input. He emphasized that the planning and development committee support those individuals who were named in the original resolution to serve on the farmland preservation plan update steering committee after its officially created by the county board action.

Motion by Robin Leary to approve the amended Proposed Resolution: File No. 25-26/015 to delete the recommended names to serve on the committee. Motion carried on a voice vote: 5-0-0.

**Emergency Management Update by Emergency Manager Tyler Esh**

Tyler Esh, Emergency Manager, presented his 2024 annual report to the committee. His 2024 presentation included EM highlights, attendance at town association meetings, program updates, exercises and trainings opportunities. He concluded with lessons learned from the past year. He is looking forward to collaborating with Chippewa County more on shared EM responses and investigating how each agency could support each other during times of need.

**Proposed Resolution File No. 25-26/010 Calling for Support of Local and State Emergency Management Programs**

Tyler Esh, Emergency Manager, provided the background for file resolution #25-26/010. He noted that there is an emphasis at the federal level for state and local to take the lead on disaster response and relief efforts. Tyler noted that

the current funding levels are not adequate to support this type of financial support. He said this resolution is to encourage the WCA and legislators to be proactive with budgeting at a state level to be ready for any type of disaster it needs to support in our community. He also noted that the state needs to be ready to support preparedness grants at a state level should the federal government eliminate its funding to states, which would impact approximately 50% of emergency management staff in the state.

Motion by Robin Leary to approve Proposed Resolution: File No. 25-26/010. Motion carried on a voice vote: 5-0-0.

### **Review of the March Bills**

The committee reviewed the March bills.

### **Proposed Future Agenda Items**

Next scheduled meeting May 27, 2025

### **Director's Update**

Director Eslinger updated the committee on the recruitment of the GIS Specialist. He noted that 27,000 trees and shrubs were sold this year along with 1,900 native plants, which resulted in approximately \$25,000 in total sales. Director Eslinger recognized Holly and Heidi for all their time and hard work coordinating the sales along with Chad Berge, and Zach Mohr for sorting and working the event. He also indicated the home compost bins were part of the tree and plant pick up.

Final CIP requests were submitted to Finance. 2026 budget guidelines are not out yet. Performance reviews are due on June 23<sup>rd</sup>.

### **Announcements**

Chair Zook indicated the committee is satisfied with the department's support and that staff are always well prepared when presenting and in their reports are accurate and on time. He also noted that Director Eslinger provided him with information regarding the advantages of county zoning and a handout from Center on Land Use (CLUE) on planning implementation tools – zoning ordinances that he plans to meet with all towns to discuss the importance of zoning with their chairs.

### **Adjourn**

Meeting adjourned by unanimous consent at 7:38 PM.

Respectfully Submitted,



Rodney Eslinger

Clerk, Committee on Planning & Development