



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, May 27, 2025

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

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

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

Members Absent: Caleb Aichele

Ex officio Present:

Staff Present: Rod Eslinger, Matt Michels

### 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 May 13 2025, Meeting Minutes

Motion by Michele Skinner to approve the May 13, 2025, committee meeting. Motion carried on a voice vote: 4-0-0.

### Public Hearings

**Proposed Ordinance: File No. 25-26/013** to rezone 5.22 acres +/- from the AP-Agricultural Preservation District to the A2-Agriculture-Residential District. **RZN-0006-25**

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He reviewed the property location within the town, aerial, adjacent land use, zoning and soils on the property. He indicated the Town of Brunswick recommended approval of the petition at their town board meeting on May 13, 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 James Dunning to approve the Proposed Ordinance: File No. 25-26/013 subject to staff's findings. Motion carried on a roll call vote: 4-0-0.

Findings:

1. The proposed rezoning is substantially consistent with the intent and purpose of the Eau Claire County Future Land Use plan.
2. There are numerous A-2 zoned parcels in proximity to the subject property.
3. The rezoning will have no impact on agricultural land.

**Proposed Ordinance: File No. 25-26/014** to rezone 3.15 acres +/- from the C-3 Commercial Highway District to the PUD Planned Unit Development District. **RZN-0007-25**

Mr. Michels presented background information regarding the applicant's petition to rezone 3.15 acres from the C-3 Commercial Highway District to the PUD-Planned Unit Development District for the purpose of allowing multiple retail and office uses in a strip mall arrangement. Further, the applicant requested approval of the attached General Development

Plan submitted with the rezoning petition. Mr. Michels indicated that the Town of Washington Town Board met on May 15, 2025, and voted to recommend approval of the applicant's rezoning petition.

Sean Bohan, engineer and owner of AEC, addressed the committee and clarified that the stormwater facilities for the commercial lots in the Plat of Trilogy are already in place and designed to handle the runoff from this lot. He added that the north building will consist of a 10 unit building and the south building will be 6 units. Sean informed the committee that depending on the types of businesses that want to locate to this development, the units can be combined to create a larger tenant space.

No one else spoke in favor or in opposition.

Motion by Robin Leary to approve the Proposed Ordinance: File No. 25-26/014 subject to staff's findings. Motion carried on a roll call vote: 4-0-0.

Findings in Favor of PUD rezoning and General Development Plan (GDP):

1. The proposed use and approximate density or intensity of use is consistent with the town and county comprehensive plans.
2. The property is currently zoned C-3, and the types and character contemplated with this PUD, including commercial retail and office, are consistent with the existing zone. Further, no deviations from the C-3 development standards are proposed.
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 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 community septic systems).
5. Based on information provided, the proposed zoning will result in development that is aesthetically and ecologically desirable, economically viable, and functionally practical, in the context of Rural Commercial planned lands.

#### **Revised Preliminary Plat/Final Plat for Firenze Estates**

Mr. Bublitz updated the committee on the revised preliminary Plat of Firenze Estates. He noted that the preliminary plat now shows that the development will now be planned in two phases which will align with the final plat. He briefly updated the committee on the location of the development and indicated that the Town of Washington approves the developer's approach to phase the development.

Jeremy Skaw, of Real Land Surveying and Sean Bohan, engineer and owner of AEC, addressed the committee on the developer's approach to phasing and answered questions on the proposed community septic systems.

Motion by Michele Skinner to approve the revised preliminary plat for Firenze Estates as presented by staff. Motion carried on a roll call vote: 4-0-0.

Ben concluded his presentation by reviewing his staff report for the final plat of Firenze Estates. It was noted that the Health Department's report was not included in the packet, so Mr. Bublitz indicated he would forward that to the committee. He noted that the final plat is consistent with the revised preliminary plat and recommended approval of the final plat.

No one else spoke in favor or against the final plat of Firenze Estates.

Motion by Robin Leary to approve the Final Plat for Firenze Estates as recommended by staff. Motion carried on a roll call vote: 4-0-0.

#### **Review of the April Bills**

The committee reviewed the April bills.

**Proposed Future Agenda Items**

Next scheduled meeting June 10, 2025

**Director's Update**

Director Eslinger gave an update on the recruitment process of the GIS Specialist and the Farmland Preservation Committee selection process. He also noted that at the next meeting he would be discussing strategic planning, and fees with the committee.

**Announcements**

No other announcements.

**Adjourn**

Meeting adjourned by unanimous consent at 7:11 PM.

Respectfully Submitted,

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

Rodney Eslinger  
Clerk, Committee on Planning & Development