



MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, July 8, 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)

Members Absent:

Ex officio Present:

Staff Present: Rodney Eslinger, Ben Bublitz, Chad Berge, Richard Eaton

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 June 10, 2025, Meeting Minutes

Motion by Michele Skinner to approve the June 10, 2025, committee meeting minutes as submitted. Motion carried on a voice vote: 5-0-0.

Committee Review to allow a lot to exceed the 4:1 depth to width ratio

Ben Bublitz provided an overview of the subdivision variance application to create a lot to exceed the 4:1 depth to width ratio. The proposed ratio sought by the applicant is 6:18 with the lot being 200 feet wide and a depth of 1,236 feet in length. He indicated the main reason for the division at this time was to create three buildable lots with the largest lot containing the existing residence. Mr. Bublitz reviewed the subdivision ordinance standards and reviewed the applicant's drawings with the committee. Staff recommended approval of the request subject to the conditions outlined in the staff report.

Sam Chirhart, 830 Macomber Street, Chippewa Falls, Apt. 4, spoke in favor of the request. He clarified for the committee why they couldn't conform to the county's depth to width standard of 4:1 along with where suitable soils were found to support a mound system. He indicated that he has a driveway access permit for his lot from the Town of Wilson.

No one else spoke.

ACTION: Motion by Caleb Aichele to allow a lot to exceed the 4:1 depth to width ratio to create lot 3 with a depth to width ratio of 6.18 to 1 subject to staff's recommended conditions. Motion carried on a roll call vote: 5-0-0.

1. The variance is not detrimental to the public good; approving the request will not change the current conditions of this property and the available road frontage.
2. The purpose of the Subdivision Control Code will be upheld.

3. The location identified as suitable for the septic system is greater than 600 feet from the road with the frontage being set at 200 square feet.

4. The division of land will be approved by Eau Claire County Planning and Development if this request is granted, meeting the requirements of the subdivision code.

Proposed Resolution File No. 25-26/035 to designate the Farmland Preservation Plan Update Steering Committee as a special committee and to add a county board supervisor to the Farmland Preservation Plan Update Steering Committee

Assistant Corporation Counsel Richard Eaton reviewed the fact sheet and the resolution 25-26/035 with the committee. He noted that this resolution is a formality to comply with county code 2.04.150 Rule 15 to designate the Farmland Preservation Plan Update Steering Committee as a special. He noted this is more the correction action of his part to ensure the county code is followed.

Dessy Johnson, 10804 County Highway J, Fall Creek. She stated this resolution is an unprecedented procedure and disagreed that the county's Title 19 comprehensive plan did not apply to the farmland preservation plan update.

Director Eslinger stated he agreed with Assistant Corporation Counsel Eaton that this resolution is a formality to comply with county code. He indicated that staff is ready to work with the farmland preservation steering committee to continue its work to finalize the plan. He noted next steps include meeting with town boards, holding an open house, presenting to the county's Land Conservation Commission, holding the public hearing on the plan in front of committee, and having the Eau Claire County Board act on the final plan. Once the county board approves the farmland preservation plan then the Department of Agriculture, Trade, and Consumer Protection (DATCP) will review and certify the plan.

Chair Zook concluded with a summary of the farmland preservation plan review and approval process, specific to the resolution 25-26/035.

Motion by Robin Leary to approve the Proposed Resolution: File No. 25-26/035. Motion carried on a roll call vote: 5-0-0.

Review of the May Bills

The committee reviewed the May bills. Supervisor Aichele had a question regarding the reimbursements for tree/shrub refunds. Director Eslinger clarified the reimbursements for the committee.

Proposed Future Agenda Items

None.

Director's Update

The department's preliminary budget was submitted on the June 27th to the Finance Director, which included a position request to fill the Environmental Engineer position that was frozen as part of the 2025 budget along with contracting funding for remonumentation. Director Eslinger indicated that the county is actively recruiting for the vacant Administrative Specialist position. He indicated that he'll be working with the management team to update the department's fees.

Announcements

Supervisor Leary inquired about Emergency Management's airport exercise and their need for volunteers.

Adjourn

Meeting adjourned by unanimous consent at 6:53 PM.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rodney J. Eslinger". The signature is written in black ink on a light-colored background.

Rodney Eslinger
Clerk, Committee on Planning & Development