



MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, August 12, 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, Tina Pommier, Chad Berge, Ben Bublitz

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 July 8, 2025, Meeting Minutes

Motion by Robin Leary to approve the July 8, 2025, as presented, committee meeting minutes as submitted.

Motion carried on a voice vote: 5-0-0.

Committee Review to Revise a Revised Flag Lot Approved March 28, 2023

Ben Bublitz, Land Use Manager, provided the committee with the history of the original certified survey map, including the approval to create lot 1 of the CSM as a flag lot. Mr. Bublitz indicated that the lot was recently amended and another CSM was recorded without the approval of the committee. The committee reviewed the application, and Mr. Bublitz answered their questions.

Jeremy Skaw, agent's surveyor, indicated that he didn't have anything further to add.

No one else spoke in favor or against.

ACTION: Motion by James Dunning to approve the revised lot 1 flag lot configuration subject to staff's recommended conditions. Motion carried on a roll call vote: 5-0-0.

1. The approval will not be detrimental to the public good, the spirit and purpose of the code will be upheld.
2. The proposed lot layout does not negatively impact property owners adjacent or within the vicinity.

2026 Register of Deeds Budget

Tina Pommier, Register of Deeds, presented the 2026 Register of Deeds budget to the committee. She reported that recordings are up about 12% over last year. Ms. Pommier reported that she has seen an increase in digitally recorded documents as well this year. Tina concluded by answering questions from the committees.

2026 Planning & Development Budget

Rodney Eslinger, Director of Planning and Development for Eau Claire County presented the 2026 Planning and Development operational budget summaries to the committee. Mr. Eslinger stated that the 2026 Planning and

Development is like the past several years. Increases are mainly due to proposed contacted professional services for surveying and for stormwater application reviews. He reviewed with the committee how his programs align with the county board budget section summaries. Mr. Eslinger highlighted that the county will be receiving additional staffing funding for the third position in land conservation and that the fees are proposed to be increased approximately the rate of CPI (3%).

Mr. Eslinger indicated that the department is requesting the Environmental Engineer position be funded for 2026. He concluded by answering questions from the committee.

Wetland Boundary Identification Process

Director Eslinger introduced the agenda item to the committee.

Eric Knauf, owner of American Land Surveying, expressed his concerns regarding how we require wetlands to be shown on certified survey maps. He shared with the committee what the other counties require for wetland identification.

Chair Zook requested that Mr. Knauf write up his proposal for ordinance change and give it to staff to review as the next steps in the process.

Department Fee's

Director Eslinger reviewed the proposed 2026 P&D fee schedule with the committee.

Motion by Michele Skinner to approve the 2026 Department Fee's as presented. Motion carried on a voice vote: 5-0-0.

Review of the June Bills

The committee reviewed the June bills.

Proposed Future Agenda Items

Two public hearings for rezoning petitions in the Town of Washington.

Director's Update

Director Eslinger indicated that the county was served with two separate notices of injury and claims, and should the committee have questions about the claims that they should direct them to Assistant Corporation Counsel Eaton.

Announcements

There were no additional announcements.

Adjourn

Meeting adjourned by unanimous consent at 7:53 PM.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development