



## MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, October 22, 2024

**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, Robin Leary, Michele Skinner, Caleb Aichele (remote)

Members Absent:

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:

No members of the public wished to make a comment.

### Review/Approval of September 24, 2024, Meeting Minutes

Motion by Robin Leary to approve the September 24, 2024, committee meeting minutes. Motion carried on a voice vote: 5-0-0.

### Public Hearings

**Proposed Ordinance: File No.24-25/079** to rezone 22.8 acres +/- from AP – Agricultural Preservation District to RH – Rural Homes District. **RZN-0023-24**

Matt Michels, Senior Planner for Eau Claire County, presented background information regarding the applicant's petition to rezone 22.8 acres from the AP – Agricultural Preservation District to the RH – Rural Homes District for the purpose of creating a residential subdivision. He indicated that the Town of Pleasant Valley Town Board met on October 14, 2024, and voted 3-0 to support the petition. Mr. Michels concluded his presentation by recommending approval of the petition subject to the findings in support.

John Bien, property owner, along with Don Southard, representing Wild Turkey Ridge, LLC (agent) spoke in favor of the petition. Mr. Southard indicated their engineer will be designing a berm along with natural screening to separate the remaining agricultural lands to the east from the future development.

Jason Illg, adjacent property owner at S9040 Stonebrook Drive, had questions about the development phases. Staff indicated the development details will be part of the preliminary and final plat process.

Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/079 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

Findings:

1. The request is substantially consistent with the intent, description, and policies of the Town of Pleasant Valley and Eau Claire County Rural Residential Future Land Use classification.
2. The maximum allowable density of the future residential development (1 dwelling unit per 2 acres) and lot sizes (1.5 acres) are similar to developed subdivisions in the vicinity.
3. The property is located approximately one-half (½) mile west of Highway 93, a major regional transportation route.

**Proposed Ordinance: File No. 24-25/080** to rezone 120 acres +/- from AP – Agricultural Preservation District to A2 – Agriculture-Residential District. **RZN-0024-24**

Matt Michels presented the staff report to the committee. He noted that on October 14, 2024, the Town of Seymour Town Board voted to approve the rezoning petition. He recommended approval of the petition as submitted subject to the 4 findings outlined in the staff report plus the town support of the petition.

Duane Anderson, representative of the John Anderson estate, 9516 Olsen Drive, spoke in favor of the request.

Matt Malmin, 9767 Burnell Drive, his property borders the property and has known the family for years. He didn't have any objections to the petition.

Motion by James Dunning to approve the Proposed Ordinance: File No. 24-25/080 subject to staff's findings. Motion carried on a roll call vote: 5-0-0.

Findings:

1. The Town of Seymour Town Board supported the rezone petition.
2. 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.
3. The subject property is surrounded by A-2 zoned lots.
4. The soils are not prime soil types, and no farmland will be impacted with this rezoning.
5. The decedent stipulated in his will that the property be divided among his heirs.

**Proposed Ordinance: File No. 24-25/081** To Amend Section 2.05.672 B. of the Code: COUNCIL MEMBERSHIP AND ORGANIZATION

Director Eslinger provided the committee with background information on the proposed ordinance.

Motion by Robin Leary to approve the Proposed Ordinance: File No. 24-25/081. Motion carried on a roll call vote: 5-0-0.

### **2025 Committee on Planning & Development Meeting Schedule**

The committee reviewed the proposed 2025 committee meeting schedule.

Dane Zook accepted the 2025 Committee on Planning & Development Meeting Schedule as presented.

### **Review of September bills / Discussion**

The committee reviewed the September bills.

### **Proposed Future Agenda Items**

Next scheduled meeting November 12, 2024

### **Director's Update**

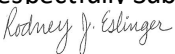
Director Eslinger indicated he'll present the Department's Q3 report to the committee on the 12<sup>th</sup>.

### **Announcements** - None

### **Adjourn**

Meeting adjourned by unanimous consent at 6:57 PM

Respectfully Submitted,

  
Rodney Eslinger

Clerk, Committee on Planning & Development