



**Committee on Planning & Development
AGENDA**

February 25, 2025

6:00 P.M.

Courthouse – Room 1277

721 Oxford Ave, Eau Claire, WI

Join by Phone:

Dial in Number: 1-415-655-0001

Access Code: 25312302433##

Join by Meeting Number:

Meeting Number: 2531 230 2433

Meeting Password: BeQXDWMx845

Join from Meeting Link:

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=mcdfecc407e6d02d134bf4493216d9a24>

A majority of the county board may be in attendance at this meeting, however, only members of the committee may take action on an agenda item.

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Public Comment
4. Review/Approval of January 14, 2025 Meeting Minutes / Discussion – Action
5. Public Hearings for Discussion / Action
 - a. A conditional use permit request for a two-family dwelling unit. Owner: John Arnette. Legal: Lot 4 Block 7 Beverly Hills Subdivision, Town of Washington, Eau Claire County, Wisconsin. **CUP-0013-24**
 - b. A conditional use permit request for cumulative area of all accessory structures to exceed over 1,800 square feet on a lot with an area between 1 and 2.99 acres. Owner: Jeremy Hollister. Legal: Lot 2 CSM 3432, Vol 19, P189, #1169757, in the NW ¼ of the SW ¼, Section 2, T26N, R10W, Town of Brunswick, Eau Claire County, Wisconsin. **CUP-0001-25**
 - c. A conditional use permit request for a cottage industry contractor business (marine and small engine repair). Owner: Michael Turk. Legal: The NW ¼ of the SW ¼ in Section 5, T27N, R8W, Town of Seymour, Eau Claire County, Wisconsin. **CUP-0002-25**
 - d. **Proposed Ordinance: File No. 24-25/103** to rezone 98.41 acres +/- from the AP-Agricultural Preservation District to the A2-Agriculture-Residential District. Owner: Tracy and Lei Guo. Applicant: Eric Knauf, American Land Surveying. That part of the NE ¼ of the NW ¼ lying southeasterly of County Road W, that part of the SW ¼ of the NW ¼ lying easterly of County Road W, and the SE ¼ of the NW ¼, all in section 6, T25N, R9W, Town of Pleasant Valley, Eau Claire County, Wisconsin. **RZN-0001-25**
 - e. **Proposed Ordinance: File No. 24-25/106** to rezone 5.7 acres +/- from the A-3 Agricultural District to the A-2 Agriculture-Residential District. Owner: Terrance Nuesse. Legal: Part of the E ½ of the SE ¼ of the SE ¼ of Section 34, T27N, R8W, Town of Washington, Eau Claire County, Wisconsin. **RZN-0002-25**

Prepared by: Heid Pederson

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance (715-839-5106). For additional information on ADA requests, contact the County ADA Coordinator at 839-7335, (FAX) 839-1669 or 839-4735, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

f. **Proposed Ordinance: File No. 24-25/107** to rezone 73.92 acres +/- from the A-1 Exclusive Agricultural District to the A-2 Agriculture-Residential District. Owner: Cliff Properties LLC. Applicant: Peter Gartmann. Legal: Part of the NW ¼ of the NE ¼, part of the SW ¼ of the NE ¼, and the NW ¼ of the SE ¼, all in Section 14, T26N, R9W, Town of Washington, Eau Claire County, Wisconsin. **RZN-0003-25**

6. Preliminary Plat for Firenze Estates / Discussion – Action
7. Final Plat for Wild Turkey Ridge / Discussion – Action
8. 2024 Planning & Development Dept. 4th Quarter Review – Discussion
9. Review of January bills / Discussion
10. Proposed Future Agenda Items
 - a. Next scheduled meeting March 25, 2025
11. Director's Update
12. Announcements
13. Adjourn

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