

PLANNING & DEVELOPMENT COMMITTEE MINUTES

Tuesday, February 23, 2016 • 6:00 PM *Please note earlier start time*

Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277

Eau Claire, Wisconsin

Members Present: Gary Gibson, Jim Dunning, Jim Dunning, Gordon Steinhauer

Members Absent: Steve Chilson

Staff Present: Lance Gurney, Rod Eslinger, Matt Michels

1. Call to order

Gary Gibson called the meeting to order at 6:00 p.m.

2. Public Input Session: None.

3. Public Hearing:

- a. A conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet in the RH Rural Homes District (German/Schultz – Town of Union) CUP-0024-15 / Discussion – Action

Rod Eslinger presented background information and the staff report to consider a conditional use permit to allow accessory structures in excess of 1,200 square feet in the RH zoning district, applicant Ann German and Dean Schultz. The applicant would like to build a new garage of roughly 672 square feet, which would be in addition to an existing 960 square foot accessory structure for a total of 1,632 square feet. Town of Union has considered the request and has recommended approval with the condition that the accessory buildings for personal storage purposes and not be used for any commercial purposes. Staff verified that the standards for a conditional use permit can be met and recommends approval with 9 conditions contained with the Staff Report dated February 23, 2016. A short video of the subject property was viewed. Applicant Dean Schultz appeared as the applicant and agreed with the staff report.

ACTION: Motion by Stella Pagonis to approve the conditional use permit request with staff conditions as presented. Motion carried, 3-0.

- b. A conditional use permit request for a Planned Unit Development in the C-3 Highway Business District (Overgard Properties – Town of Washington) CUP-0002-16 / Discussion – Action

Rod Eslinger presented background information and the staff report to consider a conditional use permit to allow commercial Planned Unit Development (PUD). Site has historically been used as a commercial PUD since 2003 and the request is to amend the commercial PUD which would allow for the applicant's landscape (inclusive of contractor storage yard) business as well as allow for rent of the existing office space and separate residential structure to separate third parties. Uses in the area are a mix of commercial, industrial and residential uses. Mr. Eslinger reviewed the business plans and use of the grounds in addition to existing buildings. Commercial access to the property is provided via Pleasant Street while the residential access is off of USH 12. Screening the commercial property from adjacent residential property to the east is intended to be provided through solid fencing. The Town of Washington is recommending approval of the request as presented with staff conditions. Mr. Eslinger did verify that the standards for a conditional use permit can be met and

recommends approval with 14 conditions listed on page 17 of the meeting packet. A short video of the subject property was viewed. Jim Overgard appeared as applicant and did not have anything to add. Stella Pagonis asked about the potential for noise impacts on adjacent properties. Mr. Overgard indicated that they do have diesel dump trucks and other equipment with back-up beepers and will be loading materials. The Committee discussed hours of operation from 6 am to 10 pm.

ACTION: Motion by Jim Dunning to approve the conditional use permit request with an amendment to Condition #6 to “restrict hours of operation as 6 am through 10 pm”. Motion carried, 3-0.

- c. **Proposed Ordinance: File No. 15-16/120** “Amending the 1982 Official Zoning District Boundary for the Town of Clear Creek” (Brovold) RZN-0001-16 / Discussion – Action
Matt Michels presented background information and the staff report for a rezoning request by Jeanie Brovold to rezone the westerly 19 acres of land from A-3 to A-2 and to rezone 6.8 acres of land in the easterly half of the property from A-2 to A-3, so that the entire eastern half of the property, being 20 acres would be zoned as A-3. Staff verified consistency with applicable comp plans. The Town of Clear Creek approved the requested at a meeting held on December 14, 2015. Staff is recommending approval of the request as submitted resulting in the eastern 20 acres of the property zoned as A-3 and the western 19 acres of the property zoned as A-2. Jerry Brovold appeared on behalf of Jeanie Brovold to state the intent to sell of the agricultural acreage presented as Lot 2 to an area farmer who has rented the property for the last 15 years, and to continue to reside on the 19 acre property (Lot 1).

ACTION: Motion by Stella Pagonis to approve file 15-16/120 as recommended on Page 33. Motion carried, 3-0.

- d. **Proposed Ordinance: File No. 15-16/126** “Amending the 1982 Official Zoning District Boundary for the Town of Washington” (Bolle) RZN-0003-16 / Discussion – Action
Matt Michels presented background information and the staff report for a rezoning request by Michael and Mary Bolle to rezone approximately 15.75 acres of land from the A-1 zoning district to the A-2 zoning district. The applicant owns approximately 70 acres of land, so the remaining 54 acres of land would remain zoned as A-1. The applicants stated intention is to sell the property to be rezoned to a separate party for the purpose of building a residence. Mr. Michels reviewed the existing zoning, soils, and adjacent land use patterns. A short video of the property was viewed. It was noted that the property is no longer included within the Preservation Area of the Eau Claire County Farmland Preservation Plan. Michael Bolle appeared as applicant. The Town of Washington approved the request on January 21, 2016.

ACTION: Motion by Jim Dunning to approve file 15-16/0126 as recommended on Page 52. Motion carried, 4-0.

- e. **Proposed Ordinance: File No. 15-16/130** “Amending the 1982 Official Zoning District Boundary for the Town of Washington” (Graff) RZN-0004-16 / Discussion – Action
Matt Michels presented background information and the staff report for a rezoning request by Michael and Mary Bolle to rezone approximately 6.1 acres of land from the A-P zoning district to the A-2 zoning district. The applicant owns approximately 160 acres of land, so the remaining land would remain zoned as A-P and continued in agricultural production. The applicants stated intention is to allow a family member to build a residence on a separate parcel. Mr. Michels reviewed the existing zoning, soils, and adjacent land use patterns. It was noted that the property is planned as a Preservation Area of the Eau Claire County Farmland Preservation Plan, so standards to permit the rezoning must be considered. A short video of the property was viewed. The Town of Washington approved the request on January 21, 2016. After verifying the rezoning standards from the certified A-P zoning district, staff is recommending approval. Doug Graf appeared as applicant. The farm has been in the family since 1920. Their son would like to build a home on the family farm and will most likely continue to crop a portion of the property.

ACTION: Motion by Gordon Steinhauer to approve file 15-16/130 as recommended on Page 69 for 6.14 acres. Motion carried, 4-0.

- f. **Proposed Ordinance: File No. 15-16/129** “Amending the 1982 Official Zoning District Boundary for the Town of Pleasant Valley” (Dapp Trust) RZN-0005-16 / Discussion – Action
Matt Michels presented background information and the staff report for a rezoning request by agent Wade and Sonia Ostrander on behalf of owner Carol Dapp. The request is to rezone approximately 5 acres of land from the A-P zoning district to the A-2 zoning district, which would allow the remaining 35 to stay zoned as A-P. The agent is looking to construct a residence which would allow them to provide care for a family member who is the property owner. The proposed rezone and lot layout is intended to minimize the conversion of agricultural lands while also meeting minimum lot size requirements. Mr. Michels reviewed the existing zoning, soils, and adjacent land use patterns. A short video of the property was viewed. Mr. Michels verified that the proposed rezoning is consistent with the standards for rezoning from the A-P zoning district. Frontage on Cedar Road was confirmed. Staff is recommending approval as stated on Page 87. Wade Ostrander appeared as agent to verify family ownership in the area and verify care that was taken to minimize impacts to continued agricultural use.

ACTION: Motion by Stella Pagonis to approve file 15-16/129 as recommended on Page 87. Motion carried, 4-0.

- g. **Proposed Ordinance: File No. 15-16/131** “Amending the 1982 Official Zoning District Boundary for the Town of Pleasant Valley” (Gonitzke) RZN-0006-16 / Discussion – Action
Matt Michels presented background information and the staff report for a rezoning request to rezone approximately 110 acres from the A-1 zoning district to the R-H zoning district for the purpose of creating a residential subdivision, Peter Gartmann-agent. The purpose of the hearing is consideration of the proposed use, not the actual design or layout. Mr. Michels reviewed consistency with the Town of Pleasant Valley and Eau Claire County Comprehensive Plans. A concept of the development was then reviewed. Mr. Michels summarized some of

the concerns or issues that have been raised by adjacent property owners. Mr. Michels reviewed the existing zoning, soils, and adjacent land use patterns. A short video of the property was viewed. Cody Filipczak appeared as agent for the proposed rezone and developer for the residential development. He discussed efforts to work with the Town of Pleasant Valley and their interest in building a quality development. Jeff Reitz appeared with regard to the extension of Cedar Road. That will be addressed during the platting process.

ACTION: Motion by Jim Dunning to approve file 15-16/131 as recommended on Page 104. Motion carried, 4-0.

4. **Proposed Resolution: File No. 15-16/128** "Authorizing the Submittal of a Wisconsin Department of Transportation (WisDOT) 2016-2020 Transportation Alternatives Program (TAP) Grant Application" / Discussion – Action

Lance Gurney presented the resolution and cooperative effort between the Counties of Eau Claire, Chippewa and Dunn to submit a TAP application to the DOT for grant funding that would allow each County to develop a "Bike and Pedestrian Plan" independently. The individual county plans would then be used to identify major connections within the region. Eau Claire County previously submitted a grant application in 2014 that was unfunded. Both the Eau Claire County Comprehensive Plan and the Long Range Transportation Plan of the Chippewa-Eau Claire Metropolitan Planning Area have identified the need for a long-range bike and pedestrian plan. Discussion ensued regarding impacts and benefits to the Eau Claire County highway system.

ACTION: Motion by Gordon Steinhauer to approve file 15-16/128. Motion carried, 4-0.

5. Quarterly Fiscal/Departmental Report / Discussion

Lance Gurney provided an staffing update to the Committee. Michael Morlan has been appointed as the new Emergency Management Coordinator for Eau Claire County and will begin employment on March 14th. Assistant Surveyor Dean Roth has been promoted to County Surveyor and Division Supervisor for the Land Records Division within the Department. Dean has been an employee of Eau Claire County since 1999. GIS Administrator Peter Strand will now serve as the Land Information Officer for Eau Claire County in accord with §16.967(7), who will serve as chair of Eau Claire County's Land Information Council. Retired County Surveyor Matt Janiak previously served in this role. Lance Gurney the provided the Committee with the quarterly financial report through 12.31.2015. Of significant note, Fund 100 saw a very good positive balance in 2015, with revenues exceeding budgeted amounts by more than \$100,000 while expenses were held below budgeted amounts by more than \$100,000, due in part to vacant staff positions. The Recycling Program also had a very strong year, with revenues exceeding expenses by more than \$70,000. The Housing Program was reviewed, although a few reimbursements are still expected to balance the 2015 budget. The Committee was reminded that this program is fully funded through grant resources, with no local levy support. Fund 207, which serve as the Land Conservation project fund was then reviewed. Due to several large projects, revenues and expenses were nearly triple that of budgeted amounts. The projects are funded through grant reimbursements. All reimbursement requests have been submitted to close out the projects and it is anticipated that those payments will be received by the end of March. Mr. Gurney then discussed the Rain2Rivers program and how program funding and expenses have been handled in the past and what changes will be made to better track expenses in

the future.

6. Review of January Bills / Discussion

No discussion. Bills were accepted.

7. Review/Approval of January 26, 2016 Meeting Minutes / Discussion – Action

ACTION: Motion by Gordon Steinhauer to approve the minutes as submitted. Motion carried, 4-0.

8. Proposed Future Agenda Items / Discussion

County Outdoor Recreation Plan will be on agenda for consideration. Gary Gibson asked about resolution relating to opposing the practice of fast-tracking legislation in Wisconsin.

9. Adjourn

ACTION: Gary Gibson to adjourn the meeting at 8:20 p.m.

Respectfully submitted,

Lance J. Gurney
Clerk, Committee on Planning & Development