

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE MINUTES
Tuesday, March 26, 2019 • 7:00 p.m.
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

Members Present: Gary Gibson, Jim Dunning, Joe Knight, Robin Leary,
Members Absent: Nancy Coffey,
Staff Present: Jared Grande, Rod Eslinger

1. Call to Order

Chairperson Gibson called the meeting to order at 7:00 p.m.

2. Confirmation of Compliance with Open Meetings Law

Chairperson Gibson confirmed compliance with the Open Meeting Law.

3. Public Input Session

James Boulter, Jim Schumacher, Karissa Red Bear, Jeremy Gragert spoke in favor of resolution 19-20/003

4. Public Hearings

a. **Proposed Ordinance: File No. 18-19/105** "Amending the 1982 Zoning District Boundary Map for the Town of Washington" (Welke) / Discussion – Action

Rod Eslinger, Director of Planning and Development for Eau Claire County, presented the staff report for the rezoning petition. He stated that the site is in NE ¼ of SW ¼ and NW ¼ of SE ¼ of Section 34, T27N-R8W, Town of Washington. Mr. Eslinger reviewed the site conditions with the committee and stated that the request is to rezone 20 acres from the AP district to the A3 district and approximately 6 acres to the A2 district. The intent of the rezoning would one of the applicant's children to build a new single-family home on the 6-acre lot. He further reviewed the slopes and soils conditions of the property. This property is mostly cultivated. The Town reviewed this request at their town board meeting on March 21, 2019, and recommended approval of the request. He concluded with a synopsis of the County and Town's comprehensive plan policies that apply to the request, and recommended approval of the request as submitted based on the findings outlined in the staff report.

Jeff Welke, owner of the property, spoke in favor of the request and explained that the second lot would allow one of their children to build a single-family home on it.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approved file 18-19/105 as presented. Motion carried, 4-0-0.

b. **Proposed Ordinance: File No. 18-19/116** "Amending the 1982 Zoning District Boundary Map for the Town of Brunswick" (American Express) / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, introduced the presented the staff report for the nonmetallic mining overlay rezoning petition. He reviewed the site plans and

aerials. Mr. Grande also reviewed the standards for rezoning into the nonmetallic mining overlay district.

Arvid Jerzek, owner of American Express Transportation LLC., and the applicant, spoke in favor of the request. He clarified that Cooley Lake, lying south of the bike trail, would still be available to the public after the site has been reclaimed.

Matt Appel, an engineer with AEC, reviewed the proposed phases with the committee. He explained that the mining will be 1-foot above the water for the next 10 years. After that he and the applicant understand that DNR permits will be necessary to mine into the water. Mr. Appel stated that the overlay district makes more sense to apply to all the parcels for the purposes of future permitting needs by the County, DNR, and US Army Corps of Engineers.

Darryl Denhke and Richard Branter, spoke in favor of the request.

Glory Adams, neutral on the request, but stated that a hydrogeologist should test the existing wells in the areas, that assurances need to be place to ensure proper reclamation of the site, require truck traffic in and out of the mine to stop, she question further about whether or not the DOT would require turn lanes off of STH 85, and wanted to make sure there wasn't any impacts on the Chippewa River.

Eric Dibble, representing his father who lives adjacent to Cooley Lake. His concerns are with the dredging Cooley Lake, which is a former Oxbow of the Chippewa River. He asked the committee to consider impacts that mining may have on his dad's well and impacts the mining may have on the property values. He also noted an issue with the lack of access to Cooley Lake and didn't want the wetlands to be dredged or mined.

Mr. Grande indicated that staff received written correspondence from Barbie and Dan Dugan opposing the application.

No one else spoke in favor or against the request.

Action: Motion by Jim Dunning to approved file 18-19/116 as presented. Motion carried, 4-0-0

- c. **Proposed Ordinance: File No. 18-19/120** "Amending the 1982 Zoning District Boundary Map for the Town of Union" (Haas) / Discussion – Action

Mr. Eslinger gave a brief overview of the application and indicated that the Town of Union Plan Commission and Town Board still needs to review the application at their respective meetings. He recommended that the committee postpone their action to allow the town to hold their respective meetings.

Action: Motion by Jim Dunning to postpone file 18-19/120 to April 23, 2019 Committee on Planning and Development meeting to allow the Town of Union Plan Commission and Town Board to meet. Motion carried, 4-0-0

5. A Subdivision Variance request to exceed the depth to width ratio of 4:1 in Section 36, T25N-R09W Town of Pleasant Valley / Discussion – Action
Mr. Grande presented the staff report and materials with the committee and explained why the application was made to the County.

Action: Motion by Robin Leary to approved as presented. Motion carried, 4-0-0

6. Resolution to establish goals of 100% Renewable Energy and Carbon Neutrality by the year 2050 for Eau Claire County and to amend the budget to move \$10,000 from contingency for initial planning / Discussion-Action
Supervisor Dunning presented the resolution to the committee and gave background on the global warming issues. He explained the financial commitment and gave some oversight on the next steps in the process. He answered questions from the committee.

Action: Motion by Robin Leary to approved as presented. Motion carried, 4-0-0

7. Eau Claire County Title 18 Comprehensive Zoning Update by consultant (MSA Professional Services) – Discussion
Jason Valerius, AICP of MSA Professional Services, gave an update to the committee on the assessment of the ordinance to date and reviewed the code analysis summary with the committee. A general discussion was held between Mr. Valerius, staff, and the committee.

8. Review of February bills / Discussion
The committee reviewed the bills as presented.

9. Review/Approval of February 26, 2019 Meeting Minutes / Discussion – Action

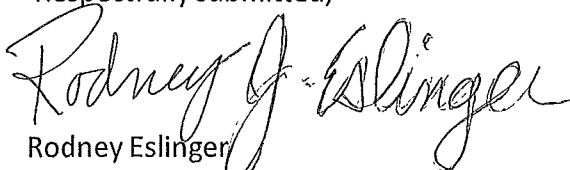
Action: Motion by Joe Knight to approve the minutes as submitted. Motion carried, 4-0-0.

10. Proposed Future Agenda Items / Discussion
 - a. Next scheduled meeting – April 23, 2019

11. Adjourn

Action: Meeting adjourned by unanimous consent at 9:33 p.m.

Respectfully submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development