

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, May 12, 2020

Time: 7:00 p.m.

*via remote access **ONLY**.

*Event link below can be used to connect to meeting and interact (by the chair) from computer or through the WebEx Meeting smartphone app.

Join WebEx Meeting: <https://eauclairecounty.webex.com> Meeting ID: 926 685 395 Password: mtVMyxj674

*Meeting audio can be listened to using this Audio conference dial in information.

Audio conference: 1-415-655-0001 Access Code: 926 685 395

Members Present: Gary Gibson, Robin Leary, Nancy Coffey, James A. Dunning, Dane Zook

Members Absent:

Staff Present: Rodney J. Eslinger, Matt Michels, Jared Grande

1. Call to Order and confirmation of meeting notice

Chairperson Gibson called the meeting to order at 7 pm and confirmed that the meeting was properly noticed.

2. Roll Call

Chairperson Gibson – present, Supervisor Leary – present, Supervisor Coffey – present, Supervisor Dunning – present, Supervisor Zook – present.

3. Public Comment (**15 minute maximum**)

None

4. Public Hearings

- a. **Proposed Ordinance: File No. 20-21/014**“Amending the 1982 Zoning District Boundary Map for the Town of Pleasant Valley” (Ian & Rachael Mattson) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He gave the location of the proposed site within the Town of Pleasant Valley. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses. He indicated the petitioner is requesting to amend the zoning of the current property from A-P, Agricultural Preservation District to the A-2, Agriculture Residential District for the purposes of creating a lot to separate the house from the ag. land. Mr. Michels noted that there are no mapped wetlands or floodplain on the area to be rezoned. He noted that there are existing land divisions containing smaller lots in the area with residences that occurred before zoning was in place. The purpose of the request is to divide off about 6 acres for the existing residence, access, and septic system. The remaining land will remain A-P zoning.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on April 23rd and recommended approval of the request on a vote of 4-0.

Jeremy Shaw, with Real Land Surveying represented the applicants and spoke in favor of the request. He clarified for the committee that the septic system lies in the southern portion of an area to be rezoned and he addressed the committee’s access concerns. he is buying the property from his grandfather so he can build his house on the property.

Deann Bergeson, neighbor, noted that she was concerned with the access that would serve the new lot in the future. She stated that there has been an increase in traffic on County Road F and it’s a real safety concern. She also noted that the remaining of the parcel is listed already and there is the real possibility of a second residence

being located there.

Paul Nelson, neighbor, has lived across from the property since the original home was built. He expressed concerns about the access and wants to make sure its safe for everyone.

Staff noted that the highway department staff are involved in the CSM review process and they will be able to comment on any future access or change to an existing access off of County Highway F to the property.

No one else spoke in favor or against the request.

Action: Motion by James A. Dunning to approve Proposed Ordinance: File No. 20-21/014 as presented. Motion carried on a roll call vote: 4-1-0 (Chairperson Gibson – yes, Supervisor Leary – yes, Supervisor Dunning – yes, Supervisor Zook – yes, Supervisor Coffey – no).

- b. **Proposed Ordinance: File No. 20-21/015** “Amending the 1982 Zoning District Boundary Map for the Town of Washington” (Daniel & Regina Mauer) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. He gave the location of the proposed site within the Town of Washington, and noted this property used to be part of the former Flower Farm commercial greenhouse property. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses. He indicated the petitioner is requesting to amend the zoning of the current property from A2/RH, Agriculture Residential District/Rural Homes District to the C1, Neighborhood Business District to allow for a three-unit multi-family residential development. He stated that there is an existing 1,150 sq. foot garage on the property currently. In 2015, Willow Creek Estates, a residential development was created to the west of the property. Matt noted that the proposed development plan revealed that the building would be place as far to the east to maintain as much separation from the subdivision lots as possible.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on April 23rd and recommended approval of the request on a vote of 5-0 but said that several adjacent property owners spoke in opposition of the request at the town meeting.

Sean Bohan, applicant’s engineer, spoke in favor of the request and informed the committee that the site will be developed with a multi-family residential unit as shown and the applicant would not do a bait and switch. He clarified that the town holds the right to refuse the driveway permit if the use is something other than a multi-family residential unit.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve Proposed Ordinance: File No. 20-21/015 as presented. Motion carried on a roll call vote: 5-0-0.

- c. A conditional use permit request to construct a 3-plex multifamily home in the proposed C-1 Neighborhood Business District. (Daniel and Regina Mauer) Town of Washington / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the staff report. The site conditions and location were previously reported by Mr. Michels. Jared noted that the conditional use permit request, if approved, would allow the applicants to construct a three-unit multi-family residential structure on the property. Jared specifically highlighted conditions 3, 4, and 6 from the staff report. Condition 3 related to the screening plan for the site, condition 4 addressed the lot coverage (percentage), and condition 6 was for the driveway spacing along Hart Road. A brief discussion was held regarding the screening and it was recommended that the evergreen trees be 6 to 8 feet at the time of planting and be staggered in two rows around the perimeter of the lot.

Supervisor Coffey inquired whether or not a smaller storage shed can be built on the property. Mr. Grande indicated that additional structures would need to comply with the lot coverage percentages of the code.

Sean Bohan, applicant’s engineer, indicated that only 25% of the lot is currently planned for development so there

would be space for storage sheds in the future. Sean also noted that 6 to 8-foot trees are expensive and he felt it would be better to use the trees and a berm combination for the screening.

Regina Mauer, applicant, indicated she was not in favor of a berm and supports larger (6 foot) trees at the time of planting. They have done this with other developments and the trees provide better screening sooner.

Jared reviewed staff findings with the committee and gave his recommendation to approve the conditional use permit. He noted that the town board met on April 23rd and recommended approval of the request on a vote of 5-0.

No one else spoke in favor or opposition of the request.

Action: Motion by James A. Dunning to approve conditional use permit request as presented. Motion carried on a roll vote: 5-0-0 subject to condition 3 stating that the evergreen trees shall be 6 feet or taller at the time of planting and staggered in two rows around the perimeter of the property.

- d. A conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet (4,700 square feet requested) in the RH Rural Homes District (John R Menard/Steen Construction) Town of Union / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,200 square feet. Mr. Grande reported that the proposed 32-foot by 60-foot garage will be used for personal storage. He reviewed the location of the site within the Town of Union. It was noted that there is an existing 2,872 square foot garage that the committee approved in 2016. The total cumulative square of both garages is 4,700 square feet. The new garage would meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the residence, and that the lot is large enough to support the garage.

On April 21, 2020, the Town of Union Town Board met to discuss this request and recommended approval of the request.

Staff concluded that the request for a conditional use permit for an accessory structure in excess of 1,200 square feet (4,700 sq. ft.) in the RH District complies with the code standards for accessory structures in the district, is consistent with the purpose of the code and the standards for granting conditional use application. Mr. Grande recommended approval subject to the conditions in the staff report.

Matt Ness, applicant's builder, spoke in favor of the request and stated that the garage will blend with the existing residence and will match the existing garage already onsite. The garage will be used to store a tractor.

No one else spoke in favor of or against the request.

Action: Motion by Robin Leary to approve conditional use permit request as presented. Motion carried on a roll call vote: 5-0-0.

5. A Subdivision Variance request for an unusual lot configuration and proposed lots not meeting the required minimum lot width in Section 3, T26N-R06W, Town of Bridge Creek / Discussion - Action

Jared Grande, Land Use Manager for Eau Claire County, provided an overview of the application for an unusual lot configuration and proposed lots not conforming the minimum lot width. Mr. Grande also provided an explanation county code relating to both matters and gave the committee his recommendation. No one else spoke on the matter.

Action: Motion by Nancy Coffey to approve Subdivision Variance as presented. Motion carried on a roll call vote: 5-0-0.

6. Staffing update / Discussion

Rodney J. Eslinger, Director of Planning and Development updated the committee on how the department staffing was impacted by the County's Bridge Plan. He noted that the Bridge Plan resulted in two impacted position for the department; funding for the Surveyor I and Administrative Specialist II was eliminated through the end of 2021. The current incumbent in the Administrative Specialist position will remain employed by the department but the position would be funded through the recycling program.

7. 1st Quarter Financial Report

Mr. Eslinger reviewed the 1st quarter department financial report with the committee.

8. Review of April bills / Discussion

The committee reviewed the April bills.

9. Review/Approval of April 28, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the minutes.

Action: Motion by to approve the April 28, 2020 Meeting Minutes as presented. Motion carried on a roll call vote: 5-0-0.

10. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – May 26, 2020

11. Adjourn

Action: Meeting adjourned by unanimous consent at 8:54 p.m.

Respectfully Submitted,



Rodney Eslinger
Clerk, Committee on Planning & Development