

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, June 23, 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: **145 528 7140** Password: **mCqppWgJ447**

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

**Audio conference:** 1-415-655-0001 Access Code: **145 528 7140**

*\*Please mute personal devices upon entry*

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

Members Absent:

Ex officio Present: Nick Smair

Staff Present: Rodney Eslinger, Jared Grande, Matt Michels

#### 1. Call to Order and confirmation of meeting notice

Chairperson Gibson called the meeting to order at 7 pm and confirmed with Mr. Eslinger 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 minutes maximum)

None

#### 4. Public Hearings

- a. **Proposed Ordinance: File No. 19-20/117** “Amending the 1982 Zoning District Boundary Map for the Town of Washington” (John Kelly/Jeremy Skaw) / 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. 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-2, Agriculture Residential District to the RH, Rural Homes District for the purposes of separating the existing home on the property from the remaining lands. The remaining land will keep the A2 zoning classification.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on June 18th and recommended approval of the request on a vote of 5-0.

John Kelly, owner, spoke in favor of the request and said he purchased the adjacent property for his future use, but at this time he informed the committee that he does not have a plan now.

Jeremy Shaw, with Real Land Surveying represented the applicants and spoke in favor of the request.

He indicated that the intent of the rezone was to eventually create a saleable lot. He also said that the Certified Survey Map (CSM) will contain an easement to access the lot in the event the DOT restricts access to the property off STH 12 in the future. Jeremy also discussed this matter with Joshua Clements, City Planner for the City of Altoona regarding their 1 ½ mile extraterritorial plat jurisdiction authority.

No one else spoke in favor or against the request.

**Action:** Motion by James A. Dunning to approve Proposed Ordinance: File No. 19-20/117 as presented. Motion carried on a roll call vote: 5-0-0.

**b. Proposed Ordinance: File No. 20-21/019** "Amending the 1982 Zoning District Boundary Map for the Town of Washington" (Ryan McKone & Heidi Mertzig-McKone) / 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. 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-1 Exclusive Agricultural District to the A-2, Agricultural Residential District and the A-3, Agricultural District. The owner intends to create a lot from the A-2 zoning district for the purpose of building a home for his family. The remaining land will remain in ag. use.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on June 18<sup>th</sup> and recommended approval of the request on a vote of 5-0. It was noted that there was one property owner at the town meeting who had questions about the proposed use of the property.

Jeremy Shaw, with Real Land Surveying represented the applicants and spoke in favor of the request. He stated the need to create the smaller lot was due to financing related to the mortgage.

No one else spoke in favor or against the request.

**Action:** Motion by Robin Leary to approve Proposed Ordinance: File No. 20-21/019 as presented. Motion carried on a roll call vote: 5-0-0.

**c. Proposed Ordinance: File No. 20-21/029** "Amending the 1982 Zoning District Boundary Map for the Town of Lincoln" (Brent Welke) / 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 Lincoln. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses. Mr. Michels explained that much of the parcel is shown to have mapped wetlands onsite. He indicated the petitioner is requesting to amend the zoning of the current property from A-P, Agricultural Preservation District to the A-1, Exclusive Agricultural District for the purposes of constructing a single-family home on it.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. He noted that the town board met on June 8<sup>th</sup> and recommended approval of the request on a vote of 3-0.

Brent Welke, property owner, spoke in favor of the request and indicated that most of the woodlands are enrolled in the forest tax program for another 25 years. He clarified to the committee that the buildable area in the northeast section of the parcel.

No one else spoke in favor or against the request.



**Action:** Motion by Nancy Coffey to approve Proposed Ordinance: File No. 20-21/029 as presented. Motion carried on a roll call vote: 5-0-0.

- d. A conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,512 square feet requested) in the RH Rural Homes District. (Derek Parr/Kari Paulson) Town of Washington / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, presented the conditional use permit request for the square footage of an accessory structure to exceed 1,200 square feet (1,512 square feet requested). Mr. Grande reported that the proposed 36-foot by 42-foot garage with 10-foot sidewalls will be used for personal storage. He reviewed the location of the site within the Town of Washington. The proposed 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. Jared shared two exhibits with the committee, exhibit A, updated building elevations, and exhibit B, updated site plan that shows additional setbacks along with planting plan.

He noted that the town board met on June 18th and recommended to postpone the request to allow the applicant to evaluate moving the structure back on the property.

Staff concluded that the request for a conditional use permit for an accessory structure in excess of 1,200 square feet (1,512 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, meets the districts setbacks, and the standards for granting conditional use application. Mr. Grande recommended approval subject to the conditions in the staff report and that the accessory building conform to the Title 8 POWTS setbacks.

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 residence that is currently under construction. He also noted that they moved the accessory building back as far as possible while maintaining the necessary POWTS setbacks and also shifted the building off the north property line another 3 feet.

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

**Action:** Motion by James A. Dunning to approve conditional use permit request as presented and subject that accessory structure conforms to the setbacks to Title 8 POWTS setbacks. Motion carried on a roll call vote: 5-0-0.

- e. A conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet (1,360 square feet requested) in the R-1-L Single Family Residential, Large Lot District. (Mark and Mary Parker) Town of Seymour / 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 (1,360 sq. ft. requested). Mr. Grande reported that the proposed 32-foot by 32-foot garage will be used for personal storage. He reviewed the location of the site within the Town of Seymour. Jared noted that there is an existing 336 square foot garage onsite. The total cumulative square of both garages is 1,360 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 June 8, 2020, the Town of Seymour Town Board met to discuss this request and did not have any objections to the request as presented.

Staff concluded that the request for a conditional use permit for an accessory structure in excess of

1,200 square feet (1,360 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.

Mark and Mary Parker, thanked Jared for his presentation and did not have any additional comments.

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. LEPC Appointment / Discussion

The committee reviewed the recommended appointment of Benjamin Frederick to the LEPC. County Board Chair Smair indicated that the County Board approved this appointment at its June meeting. No further action was required by the committee.

6. 2021 Fee Schedule Review / Discussion – Direction to Staff

Jared Grande, Land Use Manager, reviewed his draft 2021 fee schedule with the committee. The final fee schedule will be brought back to the committee in July for its review.

7. Review/Approval of June 9, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the June 9, 2020 meeting minutes

**Action:** Motion by Nancy Coffey to approve June 9, 2020 Meeting Minutes as presented. Motion carried on a roll call: 5-0-0.

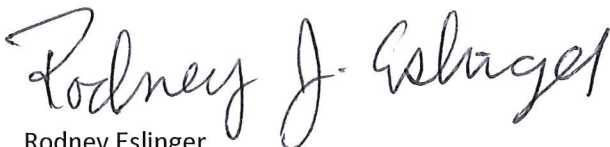
8. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – July 14, 2020
- b. Supervisor Coffey requested that the County Board be provided with a 2020 Census Update.

9. Adjourn

**Action:** Meeting adjourned by unanimous consent at 8:22 PM.

Respectfully Submitted,



Rodney Eslinger  
Clerk, Committee on Planning & Development