

MINUTES

Eau Claire County

• PLANNING & DEVELOPMENT COMMITTEE •

Date: Tuesday, July 28, 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: **145 592 0566** Password: **KRyFH4sJG37**

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

Audio conference: 1-415-655-0001 Access Code: **145 592 0566**

For those wishing to make public comment, you must e-mail Rod Eslinger at Rod.Eslinger@co.eau-claire.wi.us at least 30 minutes prior to the start of the meeting. You will be called on during the public comment period to make your comments.

**Please mute personal devices upon entry*

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

Members Absent:

Staff Present: Rodney J. 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 that the meeting was properly noticed.

2. Public Comment **(15-minute maximum)**

None

3. Public Hearings

- a. Proposed Ordinance: File No. 20-21/046** “Amending the 1982 Zoning District Boundary Map for the Town of Drammen” (John R & Teresa M Sessions/Becky Schweinefus) / Discussion – Action

Matt Michels, Senior Planner for Eau Claire County, presented the staff report to the committee. The applicant is requesting to rezone 6.25 acres of property from the from A-P, Agriculture Preservation District to the A-2, Agriculture-Residential District to divide the existing single-family residence and adjacent woodlands from the remainder of the property. The property is in the SW of the SW of Section 11, T25N-R10W, Town of Drammen. More specifically, the property is located at the intersection of S. Hemlock Road and County Highway B. Matt reviewed an aerial map, site plan, the current zoning and planning designations, and adjacent land uses. The remaining land will keep the AP zoning classification and will remain in ag. use.

Matt reviewed staff findings with the committee and gave his recommendation to approve the rezoning. The town board met on July 13th and recommended approval of the request.

Becky Schweinefus, applicant's realtor, spoke in favor of the request and indicated that the remaining lands (cropland) is accessible off S. Hemlock. She indicated that the owners live on an adjacent property.

No one else spoke in favor or against the request.

Action: Motion by Robin Leary to approve the Proposed Ordinance: File No. 20-21/046. Motion carried on a roll call vote: 5-0-0.

- b. A conditional use permit request for a cumulative area of all accessory structures to exceed 1,200 square feet (3,852 square feet requested) in the RH Rural Homes District. (Mark G & Laura L Johnson) Town of Brunswick / 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 (4,203 sq. ft. requested) on the applicant's property. Mr. Grande reported that the proposed 36-foot by 56-foot garage will be used for personal storage. He reviewed the location of the site within the Town of Brunswick. The new garage is shown to 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 also noted that this request also includes several after-the-fact additions to an existing garage site that was not previously permitted by the department.

The Town of Brunswick Town Board met on July 14th to discuss the conditional use request and recommended approval of the request.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure in excess of 1,200 square feet (4,203 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 a conditional use. Mr. Grande recommended approval subject to the conditions in the staff report and 1. The proposed garage must be setback 15 feet from the east property line. 2. The existing evergreens along the east property line shall be maintained to screen the garage to the neighboring properties to the east; any vegetation along the eastern property line providing screening that is removed shall be replaced with new evergreen planting(s).

Mark Johnson, owner, spoke in favor the request. He informed the committee that the soils onsite are sandy, and drainage is not an issue.

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

Action: Motion by James A. Dunning to approve the conditional use permit subject to staff's recommended conditions and follow conditions: 1. The proposed garage must be setback 15 feet from the east property line. 2. The existing evergreens along the east property line shall be maintained to screen the garage to the neighboring properties to the east; any vegetation along the eastern property line providing screening that is removed shall be replaced with new evergreen planting(s). Motion carried on a roll call vote: 5-0-0.

- c. A conditional use permit request for a cumulative area of all accessory structures to exceed 1,200 square feet (2,080 square feet requested) in the R-1-L Single Family Residential, Large Lot District. (Thomas Sadorf) Town of Washington / Discussion – Action

Jared Grande, Land Use Manager Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,200 square feet (2,080 sq. ft. requested) on the applicant's property. Mr. Grande reported that the proposed 30-foot by 40-foot garage will be used for personal use. He reviewed the location of the site within the Town of Washington. He noted that the sidewall height will be 12 feet with a mean height of 14 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 (1.46 acres) to support the garage.

The Town of Washington Town Board met on July 16th to discuss the conditional use request and recommended approval of the request.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure in excess of 1,200 square feet (2,080 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 a conditional use. Mr. Grande recommended approval subject to the conditions in the staff report.

Thomas Sadorf, owner, spoke in favor the request 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 the conditional use permit as presented. Motion carried on a roll call vote: 5-0-0.

- d. A conditional use permit request for a monument sign extending between 4-12 feet from final grade in the C-3 Highway Business District. (CMJM Properties LLC/SignArt Company Inc.) Town of Washington / Discussion – Action

Jared Grande presented the background and staff report for an after the fact conditional use permit for a monument sign on the applicant's property zoned C-3, Highway Business District. Jared reviewed the location of the sign on the lot, access to the site, adjacent land uses, and details of the request. He provided the committee with the history of the request. The sign height is about 6-feet from grade and is located outside of the driveway's vision triangle.

The Town of Washington Town Board met on July 16th to consider this conditional use permit request and is recommending approval of the monument sign.

Staff concluded that the applicant's request for a conditional use permit for a monument sign complies with the code standards for monument sign, is consistent with the purpose of the code and the standards for granting a conditional use. Jared recommended approval subject to the conditions in the staff report.

Matt Snyder, owner of Sign Art, spoke in favor of the request and indicated that this application will correct an error by a previous employee.

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

Action: Motion by Dane Zook to approve the conditional use permit as presented. Motion carried on a roll call vote: 5-0-0.

- e. A conditional use permit request for a cumulative area of all accessory structures to exceed 1,200 square feet (1,997 square feet requested) in the R-1-L Single Family Residential, Large Lot District. (Jacob W Geisert) 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 (1,997 sq. ft. requested) on the applicant's property. Jared reported that the proposed 1,165 square foot garage will be used for personal use (shop). Onsite there is an existing 26-foot by 32-foot detached garage. He reviewed the location of the site within the Town of Seymour. 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 (2.98 acres) to support the garage. This site is also within the shoreland overlay district of the Lake Altoona so imperious surface requirement will need to be followed.

The Town of Seymour Town Board met on July 13th to discuss the conditional use request and did not have any objections to the request as presented.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure in excess of 1,200 square feet (1,997) 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 a conditional use. Jared recommended approval subject to the conditions in the staff report.

Jacob Geisert, owner, was on the WebEx meeting but his audio was not working.

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

Action: Motion by Nancy Coffey to approve the conditional use permit as presented. Motion carried on a roll call vote: 5-0-0.

4. July Clean Sweep and Electronic Collection Update / Discussion

Matt Michels, Senior Planner gave the committee a summary update of the July Clean Sweep and Electronic Collection.

5. Review/Approval of July 14, 2020 Meeting Minutes / Discussion – Action

The committee reviewed the July 14, 2020 committee meeting minutes.

Action: Motion by James A. Dunning to approve July 14, 2020 Meeting Minutes as presented. Motion carried on a roll call vote: 5-0-0.

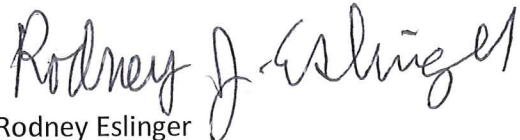
6. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – August 11, 2020

7. Adjourn

Action: Meeting adjourned by unanimous consent at 8:11 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rodney J. Eslinger". The signature is written in black ink and is positioned above the printed name.

Rodney Eslinger
Clerk, Committee on Planning & Development