

MINUTES

Eau Claire County

• BOARD OF LAND USE APPEALS •

Date: Monday, August 24, 2020

Time: 5:30 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: **145 700 3520** Password: **mBMKQeyk269**

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

Audio conference: 1-415-655-0001 Access Code: **1457003520##**

**Please mute personal devices upon entry*

For those wishing to make public comment, you must e-mail Sam Simmons at Samuel.Simmons@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: Randall Stutzman, Karen Meier-Tomesh, Darrin Schwab, Gary Eslinger

Members Absent: Judith Bechard, Patrick Schaffer

Staff Present: Jared Grande, Sam Simmons

1. Call to Order and confirmation of meeting notice

Chairman Stutzman called the meeting to order at 5:30 p.m. and confirmed the meeting notice.

2. Roll Call

Sam Simmons took roll call of the Board members and confirmed a quorum was present.

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

None.

4. Public Hearings

- a. Request for a 184-foot variance to the minimum width requirement in the A-2 Agriculture-Residential district. (Town of Pleasant Valley) / Discussion – Action

Jared Grande, Land Use Manager for Eau Claire County, outlined the reasoning for the variance. Under current County zoning, the original 240 acres. Mr. Grande outlined all considerations in the staff report. It is unknown at this time if the land itself is buildable, however a consideration for granting the variance would be due to uniqueness. The variance would not pose a risk to public safety.

Prepared by: Samuel Simmons, Clerk, Board of Land Use Appeals

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 715-839-6945 (FAX) 715-839-1669 or (TDD) 715-839-4735 or by writing to the ADA Coordinator, Human Resources Department, Eau Claire County Courthouse, 721 Oxford Ave., Eau Claire, Wisconsin 54703

The reason for the land division was for mortgage purposes.

Chairman Stutzman asked Mr. Grande what the lot size will be. Mr. Grande said that the lot size will be just under 10 acres.

Chairman Stutzman also asked what NCAP is and their role? That is a company that the Metz own.

Darrin Schwab asked why the 240 acres tied to the mortgage. Lender would not grand a mortgage to the entire 240 acres. Mr. Grande described that there are six separate parcels, but one zoning lot under the county code definition.

Jon Metz, owner of the property under consideration, spoke in favor of the request. Mr. Metz gave a history of the property and described current issues with building on the property. Mortgage lenders are currently hesitant to give loans to build on large land. Mr. Metz noted that he and his wife are putting all their properties under the NCAP name for financial purposes.

Peter Gartmann, applicant for the Variance request, spoke in favor of the request. Mr. Gartmann got approval for the Variance from the Town of Pleasant Valley one week ago (8/17/20). He described the hardship of having to combine three 40-acre lots in order to build. He described that the property would be conforming land if the Variance is granted. Chairman Stutzman clarified that this request is for 250 feet. A letter sent to the Board from Mr. Gartmann stated 150 feet.

No one else spoke in favor of the request.

None spoke in opposition of the request.

Mr. Grande summarized the reasons for approval or denial as outlined in the staff report.

The Board entered deliberations at this time.

The Board exited deliberations.

ACTION: Motion by Karen Meier-Tomesh, based on findings for approval in the staff report seconded by Gary Eslinger, to approve the variance request as presented based on the findings in the staff report. Motion carried, 4-0-0.

5. Review/Approval of December 16, 2019 Meeting Minutes / Discussion – Action

The Board reviewed the December 16, 2019 Meeting Minutes.

ACTION: Motion by Karen Meier-Tomesh, seconded by Gary Eslinger, to approve the December 16, 2019 minutes as presented. Motion carried, 4-0-0.

6. Adjourn

ACTION: Motion by Karen Meier-Tomesh, seconded by Darrin Schwab, to adjourn the meeting. Motion carried, 4-0-0. Meeting adjourned at 6:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Samuel Simmons", written in a cursive style.

Samuel Simmons
Clerk, Board of Land Use Appeals