

## MINUTES

Eau Claire County

### • PLANNING & DEVELOPMENT COMMITTEE •

**Date:** Tuesday, July 13, 2021

**Time:** 7:00 p.m.

\*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: 145 244 3049 Password: ZXg9DZ8dnM6

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

**Audio conference:** 1-415-655-0001 Access Code: 1452443049##

***For those wishing to make public comment, you must e-mail Matt Michels at [Matt.Michels@co.eau-claire.wi.us](mailto:Matt.Michels@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:

Ex officio Present:

Staff Present: Ben Bublitz, 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. 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. A conditional use permit request for an after-the-fact Cottage Industry-Bakery in the A-P Agricultural Preservation District (Town of Lincoln) CUP-0009-21 / Discussion – Action

Ben Bublitz, Land Use Technician for Eau Claire County presented the background and staff report. The request to operate a Cottage Industry-Bakery after the fact conditional use permit on the applicant's property, zoned A-P. Ben reviewed the location of the property in the town, site plan, adjacent land uses, and details of the request. He noted that the bakery will be conducted within the residence onsite.

The Town of Lincoln Town Board met on July 12<sup>th</sup> to review the conditional use permit request and recommended approval. the board indicated they do not have any objections to the request to operate a bakery from the property.

Staff concluded that the applicant's request for an after-the-fact conditional use permit for a bakery is consistent with the purpose of the code and the standards for granting a conditional use. Ben recommended approval subject to the conditions in the staff report. No one spoke in favor or in opposition of the request.

**ACTION:** Motion by Nancy Coffey to approve the conditional use permit request for an after-the-fact Cottage Industry-Bakery in the A-P Agricultural Preservation District (Town of Lincoln) CUP-0009-21. Motion carried, 5-0-0.

- b. A conditional use permit request for a Cottage Industry – Wood related businesses including woodworking shop and sawmill in the A-P Agricultural Preservation District (Town of Lincoln) CUP-0010-21 / Discussion – Action

Ben Bublitz, Land Use Technician for Eau Claire County stated that the Town of Lincoln Board voted to postpone consideration of the conditional use permit to their August 9 meeting. Based on this, the Committee on Planning Development may wish to consider postponing the item to the August 10 meeting.

The Committee concurred and Chair Gibson requested a motion regarding the item.

**ACTION:** Motion by Jim Dunning to postpone consideration of the conditional use permit request for a Cottage Industry – Wood related businesses including woodworking shop and sawmill in the A-P Agricultural Preservation District (Town of Lincoln) CUP-0010-21, to the August 10 Committee on Planning & Development meeting. Motion carried, 5-0-0.

- c. A conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet (2,112 total square feet) in the RH – Rural Homes District (Town of Seymour) CUP-0012-21 / Discussion – Action

Ben Bublitz, Land Use Technician for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,200 square feet (2,112 total square feet) on the applicant's property. Ben noted that the request involves constructing a new 36 x 38 foot detached garage with an 8 x 48 lean-to for storage. The existing garage is to be removed. He reviewed the location of the site within the Town of Washington.

The new garage would meet the setback requirements of the district, comply with the height requirements, the structure's exterior will match the single-family residence. On May 10, 2021, the Town of Seymour Board met and voted unanimously to recommend approval of the conditional use request.

Staff concluded that the applicant's request for a conditional use permit for an accessory structure more than 1,200 square feet 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. Bublitz recommended approval subject to the conditions in the staff report. Grady Wold, owner, spoke in favor the request. No one else spoke in favor of or against the request.

**ACTION:** Motion by Robin Leary to approve the conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet (2,112 total square feet) in the RH – Rural Homes District (Town of Seymour) CUP-0012-21. Motion carried, 5-0-0.

- d. A conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet (2,820 total square feet) in the RH – Rural Homes District (Town of Seymour) CUP-0013-21 / Discussion – Action

Ben Bublitz, Land Use Technician for Eau Claire County, presented the request for the cumulative square footage of all accessory structures to exceed 1,200 square feet (2,820 total square feet) on the

applicant's property. Ben noted that the request involves constructing a new 14 x 22 foot picnic shelter on an existing concrete pad and that the owner was previously approved for a 33 x 40 foot detached garage and existing 30 x 40 foot detached garage. He reviewed the location of the site within the Town of Seymour. He further stated that the request meets county standards for accessory structures in residential districts, will be subordinate to the residence on the property, and will meet all standards for conditional use permits.

On June 14, 2021, the Town of Seymour Board met and voted unanimously to recommend approval of the conditional use request. Staff concluded that the applicant's request for a conditional use permit for an accessory structure more than 1,200 square feet 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. Bublitz recommended approval subject to the conditions in the staff report. Dan Anderson, owner, spoke in favor the request. No one else spoke in favor of or against the request.

**ACTION:** Motion by Nancy Coffey to approve the conditional use permit request for the cumulative area of all accessory structures to exceed 1,200 square feet (2,820 total square feet) in the RH – Rural Homes District (Town of Seymour) CUP-0013-21. Motion carried, 5-0-0.

5. Review/Approval of June 22, 2021 Meeting Minutes / Discussion – Action

The committee reviewed the June 22, 2021 meeting minutes

**Action:** Motion by James A. Dunning to approve the June 22, 2021 Meeting Minutes as presented. Motion carried on a roll call vote: 5-0-0.

6. Proposed Future Agenda Items / Discussion

- a. Next scheduled meeting – July 27, 2021

7. Adjourn

**Action:** Meeting adjourned by unanimous consent at 7:32 p.m.

Respectfully Submitted,



Matt Michels  
Acting Clerk, Committee on Planning & Development