

## MINUTES

Eau Claire County

• BOARD OF LAND USE APPEALS •

**Date:** Tuesday, April 4, 2023

**Time:** 5:30 p.m.

**Location:** *Eau Claire County Courthouse, 721 Oxford Ave, Room 1277, Eau Claire, Wisconsin 54703*

**Members Present:** Gary Gibson, Gary Eslinger, Patrick Schaffer, Karen Meier-Tomesh

**Members Absent:** Randy Stutzman

**Staff Present:** Holly Weigand, Ben Bublitz, Rod Eslinger

1. Call to Order and confirmation of meeting notice

Acting Chair Karen Meier-Tomesh called the meeting to order at 5:30 p.m. and confirmed the meeting was properly noticed.

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

None

3. Public Hearings

- a. A variance request to reduce the setback from a class A highway (State Road 93) from 100 feet from the right-of-way line to 50 feet from the right-of-way line. (Town of Washington) / Discussion – Action

Ben Bublitz, Land Use Manager, went over the staff presentation. Stated that the business operation has outgrown their structure onsite and needs to expand into a larger building. The proposed addition is 125 feet in length, which is considered the minimum size needed for safely continuing business. Ben Bublitz mentioned the new code update, stating that if the new code passes, they would not need a variance because it will reduce the setback to 50 feet to align with the DOT.

Karen Meier-Tomesh asked about the code update and the anticipated date of completion because it has been delayed since 2020. Rod Eslinger stated the anticipated date will be April/May 2023.

Phil Norvy spoke in favor of the variance as the landowner. With growth in the area, they are trying to clean up the property and make everything more secure and safe for the people in the area.

Mark Lewis spoke in favor of the variance. He stated the Town of Washington is also in favor of this variance.

Ben Bublitz staff summary: Staff is recommending approval since the applicant has demonstrated valid hardships.

The board deliberated the request.

**ACTION:** Motion by Gary Gibson to approve the Variance request based on finding in the staff report seconded by Patrick Schaffer. Motion carried 4-0-0.

4. Review/Approval of May 23, 2022 Meeting Minutes / Discussion – Action

The board reviewed the May 23, 2022 Meeting Minutes.

**ACTION:** Motion by Patrick Schaffer, seconded by Gary Gibson, to approve the May 23, 2023 Meeting Minutes as presented. Motion carried 4-0-0.

5. Adjourn

**ACTION:** Motion by Karen Meier-Tomesh to adjourn the meeting at 6:07 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Holly Weigand". The signature is written in a cursive, flowing style.

Holly Weigand  
Clerk, Board of Land Use Appeals