

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE MINUTES

Tuesday, July 12, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

Members Present: Gary Gibson, Jim Dunning, Mark Olson, Stella Pagonis

Members Absent: Gordon Steinhauer

Staff Present: Lance Gurney, Rod Eslinger

1. Call to Order

Gary Gibson called the meeting to order at 7:00 p.m.

2. Public Input Session (**30 minute maximum**)

None.

3. **From May 24, 2016: Proposed Resolution** "Ordering Attachment to the Lake Altoona District" /
Discussion – Action

- Michael K. and Christine L. Allen, Lots 3 & 4, Block 2, Lake View Addition – Tax Parcel 024-2006-05-000. Site Address: 7734 Elayne Drive, Eau Claire
- Melanie A. Hagen, Lot 8, Block 2, Lake View Addition – 024-2006-10-000. Site Address: 7816 Elayne Drive, Eau Claire

Lance Gurney presented background and staff report regarding an Attachment Petition brought forward by the Lake Altoona District. Mr. Gurney reviewed the findings that are required under Wis. Stat. 33.26(3) for attachment of property to a Lake District. Mr. Gurney then presented findings in support of the Attachment Petition brought forth by the Lake Altoona District, noting that the requirement of "benefit" is general and predictive in nature and not an individualized assessment as is required for detachment of properties from a Lake District Boundary.

ACTION: Motion by Stella Pagonis to approve file 16-17/029 with findings in support of petition for attachment. Gibson made note that the matter must go before the County Board for official consideration and that the property owners do have the right to pursue circuit court review within 30 days of County Board action. Motion carried, 4-0.

4. A variance request for depth to width ratio exceeding 4:1 in Section 06, T27N-R06W, Town of Ludington (Jaenke) / Discussion – Action

Rod Eslinger presented background information and staff report for a petition for a variance to exceed the depth to width ration of 4 to 1. Staff is recommending approval of the request for a variance subject to findings in support of the request. The unusual configuration request a narrow connection to Lot 1 of the proposed certified survey in order to minimize the conversion/loss of farmland .

ACTION: Motion by Jim Dunning to approve the variance request for an unusual lot configuration for width to length ratio as a means to preserve or limit conversion of farmland. Motion carried, 4-0.

5. A variance request to create a flag lot, Section 01, T26N-R07W, Town of Lincoln (Hawkinson) / Discussion – Action

Rod Eslinger presented background information and staff report for a petition for a variance to create a “flag lot” in light of the fact that a variance was already been obtained to create a lot that does not meet the frontage requirements of 330 feet in the F2 zoning district, thereby being consistent with the land division code variance. The existing driveway which provides access to the applicant’s home will be shared with the new parcel, thereby necessitating the need for an easement to be recorded in conjunction with approval of the certified survey map.

ACTION: Motion by Mark Olson to approve the variance request for an unusual configuration for a flag lot in light of previous variance approval. Motion carried, 4-0.

6. 2017 Planning & Development Budget Items / Discussion – Possible Action

Lance Gurney presented the 2017 Capital Outlay requests submitted on behalf of the Planning and Development Department, in priority ranking. No action was taken on budget matters at this time.

7. Review of June Bills.

8. Review/Approval of June 28, 2016 Meeting Minutes / Discussion – Action

ACTION: Motion by Stella Pagonis to approve the minutes as submitted. Motion carried, 4-0.

9. Proposed Future Agenda Items / Discussion
2017 Budget Items

10. Gary Gibson adjourned the meeting at 8:13 pm.

Respectfully submitted,

Lance Gurney
Clerk, Committee on Planning & Development