

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE MINUTES

Tuesday, August 9, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1301/1302
Eau Claire, Wisconsin

Members Present: Gary Gibson, Jim Dunning, Stella Pagonis

Members Absent: Mark Olson, 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: None.

3. A variance request for depth to width ratio exceeding 4:1 in Section 24, T27N-R09W, Town of Ludington (Smith) / Discussion – Action

Rod Eslinger presented background information and the staff report for a variance request to exceed the depth to width ratio for a proposed 4-lot certified survey map in the Town of Ludington. The applicant originally proposed land divisions that would be in compliance with the ratio requirements, but the lots needed to be extended to meet the minimum lot size allowed by the Town of Ludington of 5 acres. The variance being sought is for Lots 2, 3 and 4. Staff are recommending approval due to existing patterns of development in the Town of Ludington and the variance is being sought in order to comply with the Town of Ludington requirements.

ACTION: Motion by Jim Dunning to approve the variance request. Motion carried, 3-0.

4. A request to amend the Interstate Development Plat to remove the 83 foot building setback line on lots 5 – 8, Section 29, T27-R08W, Town of Washington/ Discussion – Action

Rod Eslinger presented the background information and the staff report for a request to remove the 83 foot building setback line as recorded on the Interstate Development Plat for Lots 5-8. The original purpose of the increased setback denoted on the plat was to accommodate the extension of a new road to the south of the plat to the east to accommodate additional development. The Town of Washington now deems this restriction and plan unnecessary and an unnecessary burden on lots 5-8 of the Interstate Development plat and has been requested by the property owners of the aforementioned plat to remove the additional setback requirement. The request has been reviewed by the Town of Washington, City of Altoona (extraterritorial jurisdiction), and Wisconsin Department of Transportation. The removal of the additional setback will result in a standard rear-yard setback of 25 feet. Staff is recommending approval based on the agreement by the Town of Washington and in light of the fact that the existing easement will not serve its intended purpose.

ACTION: Motion by Stella Pagonis to amend the Interstate Development Plat to remove the 83-foot building setback line on lots 5-8. Motion carried, 3-0.

5. 2017 Register of Deeds Budget / Discussion – Action

Cappy Christensen presented the Register of Deeds 2017 budget. Revenues were reviewed, noting that 2015 and 2016 revenues exceeded budget estimates. 2017 projections were then discussed. Distribution of recording fees were discussed: \$15-Gen Fund, \$8-Land Records, \$7-State.

ACTION: Motion by Stella Pagonis to approve the 2017 R.O.D. budget. Motion carried, 3-0.

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

Lance Gurney presented a draft P&D Budget, noting the document was not yet complete due to a few updates that were still needed in some program areas. Mr. Gurney noted the number of program areas have been decreased, consolidating numerous previous program areas. Program rankings were reviewed, along with current and projected revenues and expenditures. Mr. Gurney requested the Committee to closely review the new performance management goals and measures and provide feedback prior to the next scheduled committee meeting on August 23rd. No action was taken on the budget at this time.

7. Draft Shoreland Overlay Protection Ordinance / Discussion

Rod Eslinger presented a draft of the update to the Shoreland Zoning regulations in compliance with recently amended state statutes which must be adopted by October 1, 2017. Mr. Eslinger highlighted a few components of the amendments that have been addressed with the proposed draft ordinance. Mr. Eslinger also noted that the proposed repeal and recreate also will remove the provisions from the general zoning chapter and will create a separate chapter as Title 20 of the Eau Claire County Code.

8. July Bills were reviewed.

9. Review/Approval of July 12, 2016 Meeting Minutes / Discussion – Action

ACTION: Motion by Jim Dunning to approve the minutes as submitted. Motion carried, 3-0.

10. Proposed Future Agenda Items / Discussion

P&D Budget finalization

11. Gary Gibson adjourned the meeting at 7:51 p.m.

Respectfully submitted,

Lance Gurney
Clerk, Committee on Planning & Development