

Eau Claire County
PLANNING & DEVELOPMENT COMMITTEE MINUTES

Tuesday, August 23, 2016 • 7:00 PM
Eau Claire County Courthouse • 721 Oxford Avenue • Room 1277
Eau Claire, Wisconsin

Members Present: Gordon Steinhauer, Jim Dunning, Mark Olson, Stella Pagonis

Members Absent: Gary Gibson

Staff Present: Lance Gurney, Rod Eslinger, Matt Michels, Kelly Jacobs, Dean Roth

1. Call to Order

Gordon Steinhauer called the meeting to order at 7:00 p.m.

2. Public Input Session – None.

3. Public Hearings:

- a. **Proposed Ordinance: File No. 16-17/034** “Amending the 1982 Official Zoning District Boundary for the Town of Washington” (Miland/Radabaugh) RZN-0014-16 .

Petition has been tabled by the applicant until September.

- b. A conditional use permit request to construct an accessory structure in excess of 1,200 square feet (2,688 square feet requested) in the RH Rural Homes District (Bahnsen/Weider – Town of Washington) CUP-0010-16 / Discussion – Action
Rod Eslinger presented the staff and background report for a conditional use permit to construct an accessory structure in excess of 1,200 square feet in the Town of Washington within an RH zoning district. The proposed structure would exceed the footprint size of the residence, although not all of the accessory structure would be enclosed. The accessory structure exterior would be matched to the residence. A short video of the subject and neighboring properties was reviewed by the Committee, inclusive with the proposed location of the new structure. The Town of Washington has reviewed the request and recommended approval as presented by staff. Staff finds that the proposed structure complies with standards within the zoning code, and recommends approval with the conditions included within the staff report and located on Page 26 of the meeting packet. Stella Pagonis asked about remaining vegetation and driveway to the new building. A discussion ensued about the amount of closed storage space versus the entire structure covered by roof and what is permissible for conditions by code. Mary Weider appeared as the applicant and explained how the building size was determined to be used for covered winter storage, an extra garage, and a wood shop. The applicant also discussed proposed exterior for the accessory structure.

ACTION: Motion by Jim Dunning to approve the conditional use permit request as presented with staff conditions. Motion carried, 3-1 with Mark Olson opposed.

4. Review/Approval of Final Plat of Trillium Estates in Sections 10 & 11, T26N-R09W in the Town of Washington / Discussion – Action

Dean Roth presented the staff report for the Final Plat of Trillium Estates. The Town of Washington and City of Eau Claire (extraterritorial plat review authority) have previously conditionally approved the final plat, based on final staff conditions being addressed as outlined in the August 17, 2016 staff report.

ACTION: Motion by Stella Pagonis to conditionally approve the Trillium Estates as presented with staff conditions outlined in staff report on Page 39. Motion carried, 4-0.

5. 2017 Planning & Development Budget Items / Discussion – Action

Supervisory staff were introduced along with their program areas and provided a brief description of programs. Explanation for program consolidation and program rankings were then discussed. Budget Summary, Performance Management, Outlay, Revenues, expenditures, levy funding and account of recording fees from Register of Deeds were discussed. Rod Eslinger discussed the comprehensive code revision process and costs incorporated within the operational budget. Lance Gurney noted that no increases in fees were included within the proposed 2017 budget. Matt Michels answered questions relating to the Recycling Budget. Lance Gurney discussed several transitions for the Department, including the expected move of Housing as an independent agency and the relocation of the Land Conservation Division to the courthouse within the P&D suite.

ACTION: Motion by Stella Pagonis to approve the 2017 P&D Budget as presented along with Capital Outlay and program rankings. Motion carried, 4-0.

6. Review/Approval of August 9, 2016 Meeting Minutes / Discussion – Action

ACTION: Motion by Jim Dunning to approve the minutes as amended. Motion carried, 4-0.

7. Proposed Future Agenda Items / Discussion

September 13th meeting has been cancelled due a lack of hearings

8. Adjourn

ACTION: Motion by Mark Olson to adjourn the meeting at 9:00. Motion carried, 4-0.

Respectfully submitted,

Lance Gurney
Clerk, Committee on Planning & Development