

Eau Claire County Board of Land Use Appeals

December 6, 2010 Meeting Minutes
Room 1640, Eau Claire County Courthouse
721 Oxford Ave, Eau Claire WI 54703

MEMBERS PRESENT: Randall Stutzman, Chair; Karen Meier-Tomesh, Judy Bechard, John Kelly

MEMBERS ABSENT: Arvid Jereczek

STAFF PRESENT: Rod Eslinger, Land Use Supervisor

Call to Order

Randall Stutzman called the meeting to order at 5:31 P.M.

Stensen Variance Request Var2010-05

Request for a 46-foot variance from the centerline of a Class C Highway (Hilts Road) to construct a 24-foot by 28-foot garage addition and 8-foot by 24-foot bedroom addition 37- feet from the centerline of Hilts Road. The existing house is nonconforming, located 65-feet from the centerline of Hilts Road in the A-1 Exclusive Agricultural District. Located in the SE¼ of the SE¼, Section 13, T25N-R7W, Town of Otter Creek. Site address: E17777 Hilts Road.

Applicants: Jeffrey & Karen Stensen.

Mr. Eslinger reviewed the request, staff report, and exhibits and showed a video of the property. He reviewed variance standards with the board.

Dudley Smith, supervisor for the town of Otter Creek, spoke in favor of the request. Mr. Smith stated that the town has no problem with the variance, the garage addition will be further back than the existing pole barn that sits adjacent to the right of way, it would not create any maintenance issues for the town and the applicant has lived there for 36 years. Mr. Smith added that the road is a low volume road.

Roger Jody Hahn, County Board Supervisor District # 5, spoke in favor of the request. Mr. Hahn said he's a life long resident of the area and sees very few issues in granting the variance as the road it self is non-conforming and narrow. He stated that the Stensens are good hard working people and stated this is not an Eau Claire issue.

Jeff Stensen, owner and applicant, spoke in favor of the request. Mr. Stensen showed why he needs the variance. He noted that that septic, well and overhead power lines would make it impossible to build any but where he has requested to build. He clarified for the board that the septic was 6 feet from house on its west side and moving the septic system is not possible.

No one else spoke for or against the request.

Mr. Eslinger recommended approval of the variance request.

The Board deliberated the request. A motion was made by John Kelly to approve the request based on staff findings and recommended condition the applicant obtain the necessary building and land use permits from the Department of Planning and Development. Judy Bechard 2nd the motion, motion carried 4-0-0.

Meeting Minutes

John Kelly moved to approve the November 16, 2010 meeting minutes subject to one amendment. Karen Meier-Tomesh seconded the motion and motion carried 4-0-0.

Adjournment

Karen Meier-Tomesh moved to adjourn. Judy Bechard, seconded the motion and motion carried 4-0-0. The meeting adjourned at 6:11 P.M.

Respectfully submitted,

Rod Eslinger, Acting Clerk