



Zoning Board of Appeals Minutes
December 8, 2020 at 7:00 p.m.
Virtual Online – WebEx Meeting

Members Present: Ms. Brenholt, Messrs. Beardsley, Boettcher, Pederson, Nelson

Staff Present: Mr. Petrie

1. Call to Order
2. Roll Call – Chairperson Mr. Boettcher chaired the meeting at 7:02 p.m. Ms. Brenholt, Mr. Beardsley, Mr. Nelson, Mr. Pederson and Mr. Boettcher were present virtually online.
3. Mr. Beardsley moved to approve the August 6, 2019 minutes. Mr. Nelson seconded and the motion carried.
4. #1-2020 - 5503 South Shorewood Drive
Mr. Petrie presented a request for a variance to allow a proposed single-family home that would be approximately a 12-foot setback from the top of bank of the Chippewa River instead of the code required 40-foot and a variance for the proposed detached garage at approximately 10-foot setback from the top of the bank of the Chippewa River instead of the code required 40-foot setback. He noted the property is located along South Shorewood Drive and is approximately 1.9 acres of total land with approximately 0.5 acres of buildable area.

The site plan shows the proposed single-family home and the proposed detached garage along with building elevations, pictures of the property, and narrative provided by the applicant. The proposed screened porch is the closest to the top of the bank of approximately 12 feet and the rest of the home is approximately 28 feet from the top of the bank. The Ordinary High Water Mark (OHWM) is near the river's edge which is approximately 130 feet from the proposed home.

Dan Chase, property owner of 5503 South Shorewood Drive, current address is 2621 Panorama Drive Menomonie. He explained why he is proposing the single-family home in location to minimized removal of the trees and the impact to the surrounding neighborhood. He spoke about going to the existing neighbors and property owners to discuss his proposed project and received signatures and two emails to which he shared with the staff and board.

Mr. Chase answered several questions from board members. He stated that the detached garage proposed would be for his RV and pontoon boat. He stated that the overall height of the proposed garage is 24 feet because he needs clearance for the RV. Also noted that this project would start construction in Spring of 2021.

Sam Chase, 5613 South Shorewood Drive, spoke in support of the request and disclosed that he is Dan Chase's son. He spoke about the care for the neighborhood and to not clear cut the existing trees on the lot. This would allow for the single-family home to have a minimal impact of the lots along the Chippewa River.

Tiffany Richter, 5511 South Shorewood Drive, noted that her husband and her appreciates that the proposed home is approximately 35 feet from the side yard from her new house. This will allow for both of the privacy of the area and supports the variance request.

Mr. Nelson moved to approve the variance with the finding of facts and the added condition that the proposed detached garage match the façade, roofing material and garage door(s) as similar to the single-family home. Seconded by Mr. Beardsley and the motion carried 5-0.

5. Discussion of 2021 Meeting Dates. Mr. Petrie noted that potentially two meetings would overlap with Plan Commission, to which he is the staff person as well. He noted that he would work with the chairperson to change the meeting date(s).
6. Future Agenda Items and Announcements. None.
7. Mr. Boettcher adjourned the meeting at 8:06 p.m.

Mary Brenholt, Secretary