

# MEMORANDUM

To: Town of Eagle Board of Supervisors

From: Rebekah Leto, Town Planner

Subject: William Dingel, Special Exception request (2025-01a) <https://s.zoninghub.com/BIXIF2JB0V>

Date: April 16, 2025

On March 3, 2025, the Planning and Zoning Commission and subsequently on March 19, 2025, the Town Board, approved a Special Exception request for William Dingel to place an accessory building in front of the principal structure at his property located at W372S9944 STH 67, subject to several conditions. On April 7, 2025, the Planning and Zoning Commission heard a request from the petitioner for a Special Exception to allow the aforementioned accessory building to exceed the maximum height permitted by-right in the Rural Residential District. **Please refer to the Planner Report in your Planning and Zoning Commission packet.** After discussion, the Planning and Zoning Commission recommended approval of the Special Exception subject to the following [combined] conditions:

1. All conditions of application 2025-01 to permit the accessory building in front of the principal structure shall be complied with. *See conditions 3-10.*
2. The mean height shall not exceed 23.66 feet, as proposed.
3. The color of the accessory building shall be limited to colors predominantly found in the natural environment (brown, dark green, etc.).
4. The accessory building be located as close as practicable to the existing treeline near the residence.
5. Vegetative screening consisting of arborvitae or similar evergreen trees or bushes, that have a faster growth rate shall be planted either on/near the north lot line, or between the north lot line and the building, for a section of at least 150 ft. in a location that will shield the proposed building from the adjacent residential home (to the north). Species to consider include American Arborvitae, Norway Spruce and Eastern White Pine. The proposed treeline shall be marked on an updated Plat of Survey with appropriate spacing to allow for full growth of the trees. The trees shall be a minimum of 3-4 ft. in height at the time of planting. The trees shall be planted within six months of a Zoning Permit being issued, or within 60 days of Occupancy, whichever occurs first. The vegetation shall be replaced if they die.
6. A Zoning Permit shall be obtained for the approved building within six months of the date of approval of the Town Board.
7. The owner must obtain a Special Exception from the Town Board, after recommendation from the Planning Commission, from the maximum accessory height provisions of the Ordinance or the proposed building must be modified to meet the height requirements (maximum 18 ft. mean height), prior to a Zoning Permit being issued.
8. The storage of trailers, tractors, wood and other materials currently stored outside on the property shall be stored inside the proposed building. The chicken coop trailer must be stored inside or removed from the property within 30 days of occupancy of the new structure.
9. All outside lights on the proposed building shall be downcast, shielded lights that are motion activated to help reduce glare and light pollution.
10. The location of the proposed building shall be substantially compliant with the location shown on the Plat of Survey with a revision date of 2/26/2025.

***It is recommended the Town Board approve the request, as conditioned and recommended by the Planning and Zoning Commission.***