

**City of Eau Claire
Plan Commission Minutes
Meeting of February 5, 2018**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Klinkhammer, Larsen, Pederson, Radabaugh;
Ms. Ebert, Ms. Mitchell

Staff Present: Messrs. Tufte, Ivory, Noel, Pippenger, Genskow

The meeting was chaired by Ms. Ebert.

1. **REZONING (Z-1621-18) – C-2 to CBDP, 601 Water Street and 116 6th Avenue**
Mr. Granlund recused himself from the item.

Mr. Tufte presented the request to rezone property from C-2 to CBDP and to adopt a general development for vehicle services at 601 Water Street and 116 6th Avenue. There are two non-conforming buildings (per required setback) on each property. Rezoning to CBDP would rectify the situation concerning the redevelopment of the buildings. The result would provide improved alley access. The west lot line non-conforming sign needs to be removed and replaced with a screening fence. A final building and site plan will need Commission approval.

The applicant, Mr. Granlund with Lien & Peterson Architects, stated they first tried to combine the buildings but had structural and floor height problems so they decided to file a rezoning. The changes will also improve vehicle circulation.

Lauren Lierman, President of the Historic Randall Park Neighborhood Association, spoke in support of the improvements.

Mr. Klinkhammer motioned to recommend approval of the rezoning. Seconded by Mr. Brenholt and the motion carried.

2. **REZONING (Z-1622-18) – R-1A to R-1P & R-2P, Jeffers Road**
PRELIMINARY PLAT (P-1-18) – Camden Place
Mr. Granlund returned to his seat.

Mr. Tufte presented a request to rezone property from R-1A to R-1P & R-2P and to adopt the general development plan for a front corner setback of 25 feet instead of the required 28 feet and to approve the preliminary plat for Camden Place. The revised plat is a substantial change from the previous proposal with additional property and a combination of single family and twin homes. The street system is different and hill is now left undeveloped. There are 28 single-family homes and 39 lots for twin homes. The proposal is consistent with the Comprehensive Plan with low-density residential. City policies and a previous master concept plan showed dual street connections would be needed to serve the area. The developer's revisions are consistent with these policies, and the northeast street connection will also connect existing utilities to serve the development and the community park. They are requesting 25-foot corner lot side yard setbacks so they can place a trail along the north side of Daisy Lane. Small wetlands and areas in excess of 20 percent slope need to be legally defined as labeled non-buildable.

Applicant, Sean Bohan with Real Land Surveying, stated they have changed the plat to include 40 percent single-family homes to meet neighbor concerns. They met with the neighborhood to discuss the rezoning and street connection. They reconfigured the connection to a wide curve to slow speeds. They feel the project has a good mix of housing types.

Bill LaRose, 4909 Jeffers Rd. stated the petition demonstrates the project should not occur.

Frank Garcia, 5004 Jeffers Rd. stated he owns property across from the project and is against the twin homes. Only single-family homes should occur because more of these units are needed.

Jeff Schweiner, 5455 Benjamin St. stated the neighborhood is still not open to the changes. He said the petition demonstrates that the road connection and twin homes should not occur. He was also concerned about more traffic coming into the neighborhood.

Julie Neuhaus, 5302 Shorewood Heights Pkwy., stated in her due diligence to purchase their home, there was not supposed to be a street connection. She said City planning documents support single-family homes and not multi-family development. She cannot support the twin homes because existing single-family property values need to be maintained.

Cheryl LaRose, 4909 Jeffers Rd. stated the revised plat has grown and there are more lots. There should only be single-family homes and not twin homes. A bike path should be included on Jeffers Road for safety. She was concerned about the additional traffic in the area.

Bill Nemitz, 5451 Benjamin St. was concerned with the lack of single-family homes in the project. Other areas nearby already have multi-family homes. People need more choices in that area for single-family homes.

Becky Woods, 5408 Benjamin St. was concerned about the project and the access road. She is one of the residents who would be affected by increased traffic passing by her house. She was concerned about safety and loss of seclusion. She said the countryside appeal will be impacted.

Cody Filipczak, with C&M Home Builders, stated there is demand for more twin homes and the price fits well with city demographics and income levels. Surrounding land uses lend itself well for this type of mixed residential. When Shorewood Heights was proposed, existing neighbors also were against that project so he understands but at the same time this project makes sense.

Commissioners discussed the project. They stated the second access road has been planned before this proposal and most new residents will travel out to Jeffers Road instead. City policies do not support isolated subdivisions. Access is important for emergency sake. The revised connection promotes traffic calming. The project is a good infill development and transitions well. The twin home product is an appealing ownership option since there is less to maintain.

Mr. Pederson motioned to recommend approval of the rezoning and preliminary plat subject to the conditions of the staff report. Seconded by Mr. Klinkhammer and the motion carried.

3. **REZONING (Z-1623-18) – R-2, I-1, I-2 to P, Sundet Park**

PUBLIC ZONING (PZ-1801) – Site plan for a dog park and other improvements

Mr. Ivory presented the request to rezone property from R-2, I-1, I-2 to P (Public) and to approve the site plan for a dog park and other improvements at the southeast corner of Robin Road and Sundet Road. The public rezoning would correct tiered zoning. The site plan shows a large dog park around the existing storm detention area and a small dog park and leash transition area all on nine acres. Areas would be fenced. The parking lot would be expanded with the additional of 11 stalls.

Jeff Pippenger, City of Eau Claire Community Service Director stated there has been several requests for a dog park on the north side and this should meet the need. This project is included in the Capital Improvement Plan. An open house was held to get feedback and the changes should still promote the atmosphere of a neighborhood park.

Lee Hennick, 3150 Runway Ave., stated he is trying to form a neighborhood association since there are diverse and disadvantage groups in the area. Households he asked did not receive letters about the open house. He identified problems with a broken drinking fountain. Water needs to be provided for the children before dogs. He was concerned about the lack of park parking.

Michele Hennick, who also lives in the neighborhood, stated the City needs to fix the drinking fountain and asked for some bathrooms and a picnic bench to enhance amenities of the park. She was concerned about dogs and children passing near each other and recommended parking should be along Sundet Road. She was also concerned about added traffic.

Mr. Klinkhammer stated there should be water provided to park users.

Mr. Pippenger stated the drinking fountain has been destroyed three times due to vandalism. The new dog park users will increase the eyes on the park.

Mr. Klinkhammer motioned to recommend approval of the rezoning and site plan subject to the conditions of the staff report. Seconded by Mr. Radabaugh and the motion carried.

4. **SITE PLAN (SP-1801) – Women’s Health and Children Clinic**

Mr. Tufte presented a request to approve a site plan for the Women’s Health and Children Clinic at Stein Blvd. The project redevelops the site with a complete demolition of the existing building and a building wing removed off the building to the west. The new 14,073 square foot building will have 105 parking stalls, which meets code. A master sign plan will cover signage.

Applicant, Rob Majeski of 415 Roosevelt Ave., stated they will tie in the parking with the existing building to the west. The architecture will fit with the other buildings.

Mr. Granlund motioned to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Brenholt and the motion carried.

5. **DISCUSSION/DIRECTION**

A. Noise Ordinance

Mr. Noel outlined existing City noise ordinances and policies. Standards are very general on land uses but cover situations that may occur. The Health Department investigates complaints and if warranted, they use a noise meter to gauge if there are violations. Violations are rare.

Commissioners discussed the idea for staff to do more research with the intent of developing an ordinance. They agreed the issue is not a priority and existing rules cover the matter.

B. Requiring applicants to be present at Plan Commission meetings for their agenda item

Mr. Tuft stated staff greatly encourages the applicant to be at meetings. Legally it is not possible to mandate it. Sometimes applicants cannot make meetings due to unforeseen issues like weather. If the Commission decides the applicant should be present to answer important concerns, they can always postpone the item.

Mr. Brenholt stated the applicant should be there especially if the project is controversial.

C. Code Compliance Items

Commissioners brought up concerns with snow covering bicycle parking and an unused curb-cut on Eddy Lane.

D. Future Agenda Items

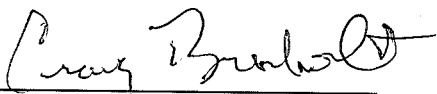
None.

E. Additions or Corrections to Minutes

None.

6. **MINUTES**

The minutes of the meeting of January 15, 2018 were approved.



Craig Brenholt, Secretary