

**City of Eau Claire
Plan Commission Minutes
Meeting of February 19, 2018**

City Hall, Council Chambers

7:00 p.m.

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

Staff Present: Messrs. Tufte, Ivory, Petrie, Solberg

The meeting was chaired by Ms. Ebert.

1. **REZONING (Z-1624-18) – C-2P to R-3P, 4325 Jeffers Road**
GENERAL DEVELOPMNT PLAN – 30 unit apartment building

Mr. Tufte presented the request to rezone property from C-2P to R-3P and to adopt a general development for a 30-unit apartment building located at 4325 Jeffers Road. The current zoning and development plan for this property allows the existing office and provides the private drive with private utilities as access and service to the east lot for a second office building. Staff has concerns about the access and utilities from the existing private drive and private utilities with long term maintenance. The comprehensive plan shows this area as commercial. The Commission will need to judge if an apartment is consistent with the standards noted in the comprehensive plan. A final site plan shall be reviewed by the commission at a later date.

Applicant, Jason Griepentrog with Hoss Bros, LLC was in attendance and spoke in support of the project. He noted the existing driveway is 24 feet wide and would be in favor of public utilities rather than private utilities that exist.

Larry Shepler, 6722 10th Avenue, owner of the property to the south noted the agreement between the three properties. He noted concern about the driveway located close to the North Crossing.

Mr. Klinkhammer motioned to recommend approval of the rezoning with the conditions in the report and adding that the utilities be with a city easement if determined to meet city standards. Seconded by Mr. Granlund and the motion carried.

2. **REZONING (Z-1571-15 Amd) – Amendment**
CONDITIONAL USE PERMIT (CZ-1802) – Ground Floor Residence

Mr. Tufte presented a request to amend the general development for C-2P zoned property located at 1004 Menomonie Street to allow for a new mixed use building and to approve a conditional use permit for a ground floor dwelling unit. The site plan shows a two-story building with a 2,955 square foot footprint. There are five one-bedroom dwelling units in the building and 1,959 square footage of leasable commercial space. Staff received a letter from the Landmarks Commission. The staff report had a copy of the agreement between the landowner and the city when the city sold the land. A final site plan shall be reviewed by the commission at a later date.

Applicants, Bob Johnson, 5201 Stonewood Drive and James Rolbiecki, 3448 Trimble Street, noted the changes can be made with the site plan as staff recommended. Mr. Rolbiecki stated this new proposal would allow for redevelopment of the site.

Laura Lierman, President of Historic Randall Park neighborhood spoke against the demolition of the building and the use of the property. She noted that the building is a landmark property and is on the National Historic Register.

John Mann, the Chairperson of the Landmarks Commission, spoke in opposition of this request and that the city had an agreement to have it listed on the National Register with land sale.

Lydia Boerboom, 534 Water Street, noted this is the first building as a gateway into Water Street and would not support the building being demolished. She noted the historic value of the building.

Sharon Hildebrand, 426 Summit Avenue, noted that Council and the property owner years ago discussed the option of relocating the business that was located inside the building. She noted that property has become landmarked.

Helene Smiar, 320 Broadway Street, noted the neighborhood association supported the plan a few years ago but would not be in favor of this proposal.

Commissioners had a discussion noting concerns about the proposal and uncertain land use with the future development of the Sonnentag development to the west.

Ms. Mitchell motioned to recommend approval of the general development plan. Seconded by Mr. Klinkhammer and the motion failed (0-9).

3. **PUBLIC ZONING (PZ-1802) – Site plan for Haymarket Plaza**

Mr. Ivory presented a site plan for a park and open space for Haymarket Plaza. The elements of the plan include: trail connections, access to the water for anglers, a plaza area, greenscape, and benches, with an entranceway to the performing arts center. The Waterways and Parks Commission approved the plan at their January 24 meeting.

Dave Solberg with City Engineering noted the plaza elements such as a water feature, fire feature, artwork and other features that would be added to the site.

Mr. Klinkhammer motioned to recommend approval of site plan subject to the condition in the staff report. Seconded by Mr. Larsen and the motion carried.

4. **FINAL PLAT (P-2-15) – Hidden Meadow Phase III**

Mr. Tufte presented a request to approve a final plat for Hidden Meadow Phase III. The final plat is consistent with the approved preliminary plat. It creates five single family lots. This street is part in the city and part in the Town of Washington which requires an agreement for the construction.

Applicant, Steve Wiggins, 3560 Sharon Drive, noted the agreement is getting closer with the Town of Washington.

Ms. Mitchell motioned to recommend approval of the final plat with the condition noted in the report. Seconded by Mr. Klinkhammer and the motion carried.

5. **FINAL PLAT (P-3-17) – Sessions Street Twin Homes**

Mr. Tufte presented a request to approve a final plat for Sessions Street Twin Homes. The plat creates 6 lots for 3 twin homes which 2 exist on the site. The final plat is consistent with the approved preliminary plat.

Applicant, Pete Gartmann with Real Land Surveying, spoke in support of the project.

Mr. Pederson motioned to recommend approval of the final plat. Seconded by Mr. Larsen and the motion carried.

6. **FINAL PLAT (P-11-17) – Crest Ridge (Formerly Grover Road)**

Mr. Tufte presented a request to approve a final plat for Crest Ridge. The final plat is consistent with the approved preliminary plat. It creates 15 single-family lots.

Applicant, Steve Wiggins, 3560 Sharon Drive, spoke in support of the project.

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

7. **SITE PLAN (SP-1803) – Warehouse facility**

Mr. Granlund left his seat.

Mr. Petrie presented a request to approve a site plan for a warehouse facility located at 2627 Truax Blvd. The site plan shows a 9,800 square foot warehouse facility with a seven-stall parking lot. The site shows a 42-foot wide driveway which requires Plan Commission approval. The building will have a recessed loading dock that can be utilized by two large trucks at the same time.

Dan Knowlton with Everyday Surveying and Engineering was in attendance.

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

8. **DISCUSSION/DIRECTION**

Mr. Granlund returned to his seat.

A. Code Compliance Items

None.

B. Future Agenda Items

None.

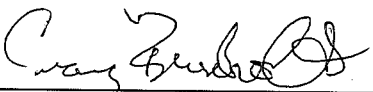
C. Certificate of Appreciation – Darryl Tufte. Ms. Ebert presented a certificate of appreciation to Mr. Tufte for his service at the City of Eau Claire.

D. Additions or Corrections to Minutes

None.

9. **MINUTES**

The minutes of the meeting of February 5, 2018 were approved.



Craig Brenholt, Secretary