

**City of Eau Claire
Plan Commission Minutes
Meeting of April 2, 2018**

City Hall, Council Chambers

7:00 p.m.

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

Staff Present: Messrs. Ivory, Petrie, Genskow

The meeting was chaired by Ms. Ebert.

1. PUBLIC ZONING (PZ-1803) – University of Wisconsin-Eau Claire – New Residence Hall

Mr. Ivory presented a request to approve a site plan for the University of Wisconsin-Eau Claire new residence hall located on upper campus. The residence hall is designed for 432 beds and will be six stories. The location of the building will require the removal of 71 parking stalls from the 168-stall Governor's lot. Eighty bicycle stalls will be added to the site. This agenda item will be heard at Council at the April 9th meeting.

Mike Rindo and Quincy Chapman, both with the University of Wisconsin-Eau Claire spoke in support of the project.

Mr. Klinkhammer moved to recommend approval of the site plan subject to the conditions of the staff report. Seconded by Mr. Larsen and the motion carried.

2. PUBLIC ZONING (PZ-1804) – Eau Claire School District – Montessori Charter School

Mr. Petrie presented a request to approve a site plan for a parking lot expansion for the Montessori Charter School located at 400 Cameron Street. The site plan shows a new 29-stall parking lot to the west of the school. The site plan notes four street trees will remain in place along Cameron Street. This agenda item will be heard at Council at the April 9th meeting.

Mr. Seymour asked how many staff members the school currently has.

Larry Sommerfeld with the Eau Claire School District noted that the school currently has approximately 30 total staff members and volunteers at a given time.

Ms. Mitchell moved to approve site plan subject to the condition noted in the staff report. Mr. Pederson seconded and the motion carried.

3. PUBLIC ZONING (PZ-1805) – Eau Claire School District – McKinley Charter School

Mr. Petrie presented a request to approve a site plan for McKinley Charter School located at 126 McKinley Road. The site plan shows a classroom and secure office addition of 10,752 square feet with a demolition of 7,548 square foot. The addition is located adjacent to the existing classroom spaces to allow for phased construction. This agenda item will be heard at Council at the April 9th meeting.

Larry Sommerfeld with Eau Claire School District noted that the existing gym, kitchen and some of the classrooms will remain.

Mr. Brenholt moved to recommend approval of the site plan subject to the condition in the staff report. Mr. Klinkhammer seconded and the motion carried.

4. **FINAL PLAT (P-6-17) – Highclere Estates Phase II**

Mr. Ivory presented a request to approve a final plat for Highclere Estates Phase II. The final plat is for 22 lots for single-family development. This final plat is consistent with the preliminary plat as approved by the Commission. The development agreement will be a separate item on the Council agenda on April 10.

Adam Ashley with Ashley Construction spoke in support of the project and noted that Phase I sold 18 lots.

Mr. Pederson moved to recommend approval of the final plat with the conditions noted in the staff report. Mr. Klinkhammer seconded and the motion carried.

5. **FINAL CONDOMINIUM PLAT (P-3-18) – Arbor Heights Condominium Town Homes II**

Mr. Petrie presented a request to approve a final condominium plat for Arbor Heights Condominium Town Homes II. The property is three existing two-story townhomes. The master plan for the development is to add three more townhome buildings. This new condo plat creates six units, one unit per building. A removal instrument for the existing condo plat has been submitted for review by the City Attorney's office.

Robb Majeski, owner of Cottagewood Investments LLC was in attendance.

Mr. Radabaugh moved to recommend approval of the final condominium plat. Mr. Seymour seconded and the motion carried.

6. **VACATION**

Mr. Genskow presented a request to vacate an alley vacation south of Hudson Street from 6th Avenue to the east and from Hudson Street to Broadway Street. This is unimproved public right-of-way. There are no public utilities located within the right-of-way. The proposed vacation would not impact any current or future utility and transportation needs of the city.

No one spoke to this agenda item.

Mr. Klinkhammer moved to recommend approval of the alley vacation. Mr. Pederson seconded and the motion carried.

7. **DISCUSSION/DIRECTION**

A. Update of Bicycle and Pedestrian Plan

The City Engineering and Planning Departments have been working on an update of the City's Bicycle and Pedestrian Plan. The current plan was adopted in 2010 and is an element of the Comprehensive Plan. The draft was recently presented to the Bicycle and Pedestrian Committee. Staff wanted to provide an overview of the public input process in preparing for the update. This item will return for review by the Commission at a later date.

B. Code Compliance Items

Mr. Brenholt stated that 3202 Seymour Road still has building materials on site. Ms. Ebert noted the house of Eddy Street is still parking on the grass.

C. Future Agenda Item

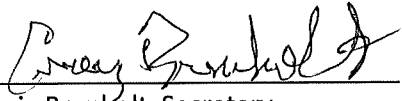
None.

D. Additions or Corrections to Minutes

None.

6. **MINUTES**

The minutes of the meeting of March 19, 2018 were approved.



Craig Brenholt, Secretary