

**City of Eau Claire
Plan Commission Minutes
Meeting of April 16, 2018**

City Hall, Council Chambers

7:00 p.m.

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

Staff Present: Messrs. Allen, Ivory, Petrie, Genskow

The meeting was chaired by Ms. Ebert.

1. Welcome and Introduction of new Director of Community Development – Scott Allen.
Mr. Allen introduced himself to the Commission and noted he looks forward to working with the Commission.

2. **REZONING (Z-1625-18) – C-2 to R-3P, GDP for 12-unit Apartment**

Mr. Radabaugh left his seat.

Mr. Petrie presented a request to rezone property from C-2 to R-3P and to adopt the general development plan for a 12-unit apartment located on the west side of Starr Avenue, south of Seymour Road. The development is a two-story apartment with attached garages and surface parking. The Comprehensive Plan shows this site as being appropriate for commercial development. The standards from the comprehensive plan were attached in the staff report. The Commission will need to find the proposed compatibility to the existing neighborhood. A final site plan will need to be approved by the Commission.

Applicant, Jason Griepentrog with Hoss Bros, LLC spoke in support of the project and noted that he thought a 12-unit was appropriate to the existing area.

Mr. Granlund noted an office or commercial development could be built with the current zoning with a site plan approval. Mr. Larsen thought the scale and a 12-unit was not compatible with the single-family homes to the south and east.

Ms. Mitchell moved to recommend rezoning the property from C-2 to R-3P and to adopt the general development plan subject to the conditions of the staff report. Seconded by Mr. Pederson and the motion carried. (Motion failed 3-3) Mr. Pederson, Mr. Larsen, and Mr. Seymour voted to deny and Mr. Radabaugh and Ms. Ebert abstained.

3. **PRELIMINARY PLAT (P-4-18) – Westover Woods**

Mr. Radabaugh returned to his seat.

Mr. Petrie presented a request to approve a preliminary plat for Westover Woods located at the northwest corner of Westwood Road and State Street. The proposed plat creates 13 lots for single-family development. The previous plat was for seven lots for single-family homes in 2016. Earlier this year the Commission and Council denied a private street condo plat for 15 units. This request has a public street with each lot meeting R-1 zoning district standards. An outlet at the end of the cul-de-sac will need to be owned by an abutting parcel.

John Panzigrau, 3718 Goldridge Road, noted that the proposed outlet will be combined with another parcel.

Mr. Granlund moved to approve the preliminary plat subject to the condition noted in the staff report. Mr. Pederson seconded and the motion carried.

4. **SITE PLAN (SP-1807 & SP-8710 Amd) – Mattress Firm**

Mr. Ivory presented a request to approve a site plan for a commercial building located at 4071 Commonwealth Avenue. Mattress Firm would lease the proposed 4,000 square foot building. The required parking is seven stalls, there are 16 stalls shown on the site plan. The applicant provided a letter requesting 16 stalls, which exceeds the maximum parking requirement of nine stalls. The site plan shows 17 spaces located to the east of the proposed building which provides parking per a shared agreement with the hotel. However, the Commission approved the new hotel parking with a condition to remove the 17 stalls.

Applicants, Dean Larsen with Acquisition Realty and Development and Cory Scheidler with Cedar Corporation noted the parking should stay in place for overflow parking and future tenants might require more parking stalls.

Mr. Klinkhammer moved to recommend approval of the site plan subject to the condition in the staff report but without item C. Ms. Mitchell seconded and the motion carried.

5. **SITE PLAN (SP-1808) – Menards Self Storage West**

Mr. Petrie presented a request to approve a site plan for Menards Self Storage West on Hwy 12/312 and Losan Avenue. The proposal is for five storage buildings. The applicant is proposing a large paved area for vehicles, trailers, and campers. Outdoor storage other than vehicles, trailers, or campers must be approved by the Plan Commission. This is similar to the Menards East facility on Hamilton Avenue. The landscape plan notes street trees shall be added along Hwy 12/312.

Applicant, Nick Brenner with Menards, Inc., spoke in support of the project and noted that the Menards East facility is similar to this one.

Mr. Klinkhammer moved to recommend approval of the site plan with the conditions noted in the staff report. Mr. Larsen seconded and the motion carried.

6. **ACQUISITION – 2107 Omaha Street**

Mr. Ivory presented a request to approve a request of site approval for the Housing Authority for a single-family home located at 2107 Omaha Street. This property will be purchased using the Housing Authority's Homeownership Program funds and will be sold to an income eligible household. The final review is by the Housing Authority Board at their next meeting.

No one spoke to this agenda item.

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

7. **ACQUISITION – 533 Starr Avenue**

Mr. Ivory presented a request to approve a request of site approval for the Housing Authority for a single-family home located at 533 Starr Avenue. This property will be purchased using the Housing Authority's Homeownership Program funds and will be sold to an income eligible household. The final review is by the Housing Authority Board at their next meeting.

No one spoke to this agenda item.

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

8. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Item

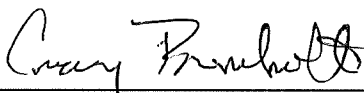
None.

C. Additions or Corrections to Minutes

None.

9. **MINUTES**

The minutes of the meeting of April 2, 2018 were approved.



Craig Brenholt, Secretary