

**City of Eau Claire
Plan Commission Minutes
Meeting of May 14, 2018**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Brenholt, Pederson, Seymour, Radabaugh, Larsen, Gragert, Weld and Ms. Ebert

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

The meeting was chaired by Ms. Ebert to start.

1. Election of Officers

Mr. Pederson moved to approve Mr. Radabaugh as chair. Mr. Gragert seconded and the motion carried.

Mr. Radabaugh moved to approve Mr. Brenholt as vice chair. Mr. Granlund seconded and the motion carried.

Mr. Granlund moved to approve Mr. Pederson as secretary. Mr. Weld seconded and the motion carried.

2. Certificate of Appreciation – Kathy Mitchell and David Klinkhammer

Ms. Ebert presented Kathy Mitchell and David Klinkhammer a certificate of appreciation for serving on the Commission.

2.1 The remaining of the meeting was chaired by Mr. Radabaugh.

3. **REZONING (Z-1627-18) – R-1A to R-1**

PRELIMINARY PLAT (P-5-18) – Independence Park 8th Addition

Mr. Allen presented a request to rezone property from R-1A to R-1 located at the northwest corner of LaSalle Street and East Princeton Avenue. The applicant owns six acres of property along LaSalle Street. The preliminary plat shows 27 single-family residential lots. The proposed lots meet R-1 zoning district standards. The Comprehensive Plan shows this site as being appropriate for low-density residential. The Commission will need to find the proposed zoning is compatible to the existing neighborhood.

Applicant, Neil Haselwander, 3705 Freedom Drive noted that the northern parcel between this development and the golf course is for detention area.

Julie O'Brien, 2975 W. Princeton Drive noted concern about school capacity, how fast vehicles travel on LaSalle Street, and traffic and access to the North Crossing from this area.

Mr. Brenholt moved to recommend rezoning the property from R-1A to R-1 and approved the preliminary plat with staff conditions. Seconded by Mr. Weld and the motion carried.

4. **STREET VACATION**

Mr. Genskow presented a request for a vacation of Marston Avenue from Dodge Street to the East end. The Engineering Department received a request to vacate the unimproved public right-of-way. No public utilities are located within the right-of-way. A portion of the vacation is used for a driveway for the existing home. This item will be on the public hearing agenda for Council.

Mr. Pederson moved to recommend approval to vacate the right-of-way. Mr. Granlund seconded and the motion carried.

5. **2018-2022 Park, Open Space, and Recreation Facilities Plan**

Mr. Ivory presented the Park, Open Space and Recreation Facilities Plan for 2018-2022. The plan is used by the Parks, Recreation, and Forestry Divisions to identify park, open space and recreation facility needs and projects for the City's 5-year Capital Improvement Plan. He noted the increase in acreage, trails, and waterfront over the past 5 years.

Mr. Pippenger presented the key factor is timing of projects and the funding for the variety of projects. The plans from 2018-2022 includes proposed projects throughout the park system. The Waterways and Parks Commission recommended approval with conditions that have been added to the plan. The Council will consider this agenda item on May 21st.

No one spoke for this agenda item.

Mr. Gragert moved to recommend approval of the 2018-2022 Park, Open Space, and Recreation Facilities Plan with the addition of "or open space" for Owen Park on page 34 rather than only parking west of 1st Avenue. Mr. Seymour seconded and the motion carried.

6. **SITE PLAN (SP-1806) – 4-unit Apartment**

Mr. Allen presented a request to approve a site plan for a 4-unit apartment located at 914 and 916 Menomonie Street. The site plan shows a 4-unit apartment with 14 bedrooms. The required parking is 13 stalls and 13-stalls are provided with an access to be shared with the neighboring property. The landscape plan notes street trees and foundation plantings. The neighborhood association provided a support letter for the project.

Applicant, James Rolbiecki was in attendance for the project.

Mr. Seymour moved to approve the site plan with the conditions noted in the staff report with the addition of two bicycle racks. Mr. Pederson seconded and the motion carried.

7. **SITE PLAN (SP-1810) – Office**

Mr. Petrie presented a request to approve a site plan for an office located at 623 E. Clairemont Avenue. The site plan shows a 2,236 square foot medical office building. The landscape plan notes street trees along Lexington Blvd. The parking requirement for the site is 12 stalls, with the site plan showing 16 stalls. The lighting shall meet city code along with the wall signs for C-2 zoning district.

Robb Majeski with Cottagewood Group LLC noted that the driveway along Lexington Blvd. will be removed as per the staff recommendation.

Mr. Granlund moved to approve the site plan with the condition noted in the staff report. Mr. Seymour seconded and the motion carried.

8. **MASTER SIGN PLAN (MSP-1801) – Multi-tenant Building**

Mr. Petrie presented a request to approve a master sign plan for a multi-tenant building located at 222 Water Street. The sign plan shows a mixture of signs for the building up to ten tenants. The building has four leases signed as this time. The style of signs shall be an awning, a projecting sign, or wall sign. Additionally, the end tenants would be allowed for one more sign along the side. Majority of the tenants have an entrance door onto the sidewalk of Water Street, two tenants share a common entrance. This property is zoned CBD and all the signs installed will be reviewed with a sign permit.

Applicant, Matt Snyder with Sign Art, noted that each tenant would have different sign types and sizes. He noted that the height would be limited to the first floor.

Commissioners held a discussion about the sign plan and the size, number, and height of the proposed signs.

Mr. Brenholt moved to approve the sign plan with the conditions noted in the staff report and with the amendment that in the front, signs shall have a uniform height and size shall not exceed sign code. Mr. Seymour seconded and the motion carried.

9. **MASTER SIGN PLAN (MSP-1802) – Multi-tenant Building**

Mr. Petrie presented a request to approve a master sign plan for a multi-tenant building located at 515 S. Barstow Street. The sign plan shows six tenant signs facing Barstow Street. The size would be 21 square feet in size with a height of 3 feet and width of 7 feet. An existing awning along Lake Street would remain and be the only sign allowed for the building. The property is zoned CBD and all the signs installed will be reviewed with a sign permit.

Applicant, Matt Snyder with Sign Art noted support of the sign plan.

Mr. Seymour moved to approve the sign plan with the condition noted in the staff report. Ms. Ebert seconded and the motion carried.

10. **DISCUSSION/DIRECTION**

A. Update of the Bicycle and Pedestrian Plan

Mr. Ivory presented an update on the bicycle and pedestrian plan. The current plan was adopted in 2010 and is an element of the Comprehensive Plan. The Commission requested changes to the plan which have been noted. This item will return for review by the Commission at a later date.

B. Code Compliance Items

None.

C. Future Agenda Item

Mr. Allen asked the Commission their availability for the July 2nd meeting. It appeared enough members would be present for a quorum for the meeting.

Mr. Gragert questioned where the Plan Commission would meet during the relocation of City Hall. Mr. Allen noted staff is working on a decision to find a temporary location.

D. Additions or Corrections to Minutes

None.

11. **MINUTES**

The minutes of the meeting of April 30, 2018 were approved.


Terry Pederson, Secretary