

**City of Eau Claire
Plan Commission Minutes
Meeting of June 4, 2018**

City Hall, Council Chambers

7:00 p.m.

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

Staff Present: Messrs. Allen, Noel, Petrie, and Ms. Basom

The meeting was chaired by Mr. Radabaugh.

1. **CERTIFICATE OF APPRECIATION – Jenny Ebert**

Members expressed appreciation for Ms. Ebert's commission service since 2012 and with her role as chairperson since 2017. She has been a strong advocate for quality development and professional planning.

2. **WELCOME & INTRODUCTION – Ms. Zina Obaid**

The chair formally welcomed and introduced new member Ms. Obaid to the commission.

3. **CONDITIONAL USE PERMIT (CZ-1804) – Detached garage**

This item was withdrawn by the applicant.

4. **CONDITIONAL USE PERMIT (CZ-1805) – Projecting Sign**

Mr. Petrie presented a request from Sign Art Company Inc. for a conditional use permit at 414 South Barstow Street. The proposal is for a vertical projecting sign that exceeds the height of the windowsill of the second floor. The sign is 2' - 2.5" wide and 10' tall. The design is compatible with the scale of the building and downtown.

Matt Snyder with Sign Art Company Inc., 2533 Mondovi Road, spoke in support of the project.

Mr. Seymour moved to approve the conditional use permit subject to the conditions of the staff report. Seconded by Mr. Gragert and the motion carried.

5. **FINAL PLAT (P-2-18) – 19th Street Addition**

Mr. Petrie presented a request to recommend approval of the final plat for 19th Street Addition. The plat creates five lots for single family development and accommodates the existing home. There would be a cul-de-sac to dead-end 19th Street and a utility easement to Cameron Street.

Paul Holzinger, 704 Mitscher Ave, spoke in support of the plat.

John Qualheim, 1226 Vine Street, was not in favor of adding sidewalk around the cul-de-sac.

Mr. Petrie stated the City Council will address any sidewalk deference requests as part of the development agreement.

Mr. Brenholt moved to recommend approval of the final plat subject to the conditions of the staff report. Mr. Pederson seconded and the motion carried.

6. **FINAL PLAT (P-6-18) – Trillium Estates Phase II**

Mr. Petrie presented a request to recommend approval of the final plat for Trillium Estates Phase II, located in the Town of Washington, east of Hwy. 93 and north of County Road II. The site is in the City's Extraterritorial Review Jurisdiction (ETJ) and Sewer Service Area (SSA). The commercial plat is to reconfigure lots with the frontage road (Sandstone Road) connecting to County Road II. The property is zoned C-3 and is consistent with the density standards of the agreement with the town.

Applicant, Jeremy Skaw with Real Land Surveying, spoke in support of the project.

Mr. Weld moved to recommend approval of the plat subject to the conditions of the staff report. Mr. Pederson seconded and the motion carried.

7. **EXCESS LAND – London Road**

Ms. Basom presented a City request to recommend a parcel of land as excess land. The size is approximately 6,000 square feet and too small to develop. The land would be best sold to combine it with an adjacent property.

Mr. Larsen moved to recommend approval of the excess land. Mr. Weld seconded and the motion carried.

8. **EXCESS LAND – 222 Platt Street**

Ms. Basom presented a request to recommend a parcel of land as excess. The land was acquired for realignment of Third Street. This remnant would be suited well for development of an affordable housing unit.

Mr. Seymour moved to recommend approval of the excess land. Mr. Granlund seconded and the motion carried.

9. **ACCEPTANCE – Three parcels on Acorn Drive**

Ms. Basom presented a City request to accept from the County three vacant parcels on Acorn Drive. The land was deeded back to the County by tax forfeiture. A future road easement would allow the properties to be developed if land to the south is annexed. The land could be sold to a developer for housing.

Mr. Brenholt moved to recommend approval of accepting the three parcels. Mr. Weld seconded and the motion carried.

10. **ACQUISITION – Monte Carlo Drive**

Ms. Basom presented a request to recommend acquisition of a parcel of land along Monte Carlo Drive. The adjacent property contains a City booster station and the extra land would be useful for maintaining the station. The strip of the land's purchase price would be a dollar.

Mr. Granlund moved to recommend approval of the acquisition of land. Mr. Seymour seconded and the motion carried.

11. **RIGHT-OF-WAY DEDICATION – 860 Garden Street**

Ms. Basom presented a request to dedicate City land as right-of-way. The land was acquired in

1985. The parcel would work well to connect future streets with the platted lots to the north.

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

12. **RIGHT-OF-WAY DEDICATION – London Road**

Ms. Basom presented a request to dedicate land that matches Damon Street right-of-way, eastward to intersect with London Road.

Mr. Brenholt moved to recommend approval of the right-of-way dedication. Mr. Seymour seconded and the motion carried.

13. **RIGHT-OF-WAY DEDICATION – 1800 Piedmont Road**

Ms. Basom presented a request to dedicate City land as right-of-way. The land was acquired in 1953. It could be dedicated as right-of-way to square the intersection with Mars Avenue or as excess land so that the parcel to the east would become a conforming lot.

Mr. Brenholt moved to recommend approval of the right-of-way dedication and excess land option. Mr. Weld seconded and the motion carried.

14. **RIGHT-OF-WAY DEDICATION – 3166 Anderson Drive**

Ms. Basom presented a request to dedicate City land as right-of-way. The land was acquired in 1948 and it would allow for future improvements to the intersection with Edgewood Lane.

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

15. **RIGHT-OF-WAY DEDICATION – Western Avenue**

Ms. Basom presented a request to dedicate City land as right-of-way. The property was conveyed in 1997 from the State DOT and the dedication would be for a future sidewalk.

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

16. **RIGHT-OF-WAY DEDICATION – 222 Platt Avenue**

Ms. Basom presented a request to dedicate City of Eau Claire land as right-of-way. The property was acquired in 2002 for the realignment of Third Street. This portion of land should be retained as right-of-way to follow the curve of Third Street.

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

17. **SITE PLAN (SP-0718 Amd) – Outdoor Storage**

Mr. Petrie presented a request to approve the site plan for an outdoor storage area for Esser Glass at 2529 Fortune Drive. This is an amendment to the 2007 site plan. The proposal is for an inverted L-shape shed, enclosed on three sides. The size is 1,155 square feet and the height is 19.6 feet. The storage shed is for company materials. The general development plan states outdoor storage should be fully screened. The southeast corner of the shed would be visible so

evergreens should be planted as a screen along the east property line. The Gateway Park Industrial Board concurred. No other storage would be allowed unless the commission approves.

Cindy Klink of E4865 Interlachen Blvd., Eleva, WI and president of Esser Glass stated the L-shape shed structure is on a lower grade than the site to the immediate south so it should help with screening. However, they are willing to plant the evergreens for screening. There is also no intent to light the storage shed.

Mr. Brenholt moved to approve the site plan subject to the conditions of the staff report. Mr. Weld seconded and the motion carried.

18. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Items

None.

C. Additions or Corrections to Minutes

None.

19. **MINUTES**

The minutes of the meeting of May 14, 2018 were approved.


Terry Pederson, Secretary