

**City of Eau Claire
Plan Commission Minutes
Meeting of June 18, 2018**

City Hall, Council Chambers

7:00 p.m.

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

Staff Present: Messrs. Allen, Petrie, Genskow

The meeting was chaired by Mr. Radabaugh.

1. ANNEXATION (18-1A) – 4012 LaSalle Street

Mr. Allen presented a request to annex a home and land of two acres into the City of Eau Claire. The parcel is within the sewer service area of the City. Sanitary sewer and water are available along LaSalle Street and this request is consistent with the Comprehensive Plan. This item will be considered by the City Council at its June 26th meeting.

No one spoke to the agenda item.

Mr. Seymour moved to recommend approval of the annexation. Seconded by Mr. Weld and the motion carried.

2. FINAL PLAT (P-1-17) – Hoyem Acres 7th Addition Amendment #2

Mr. Allen presented a final plat amendment #2 for Hoyem Acres 7th Addition located at the southwest corner of Preston Road and West Frank Street. This will be the second amendment to the plat approved by the Council. This amended plat creates 14 lots for single-family development. This item will be considered by the City Council at its June 26th meeting.

Dan Knowlton, Everyday Surveying and Engineering, noted the temporary cul-de-sac will be within the proposed lots and not on adjacent parcel to the south.

Mr. Brenholt moved to recommend approval with staff recommendations. Seconded by Mr. Granlund and the motion carried.

3. PRELIMINARY PLAT (P-7-18) – Southside Lofts

Mr. Petrie presented a request to approve the preliminary plat for Southside Lofts located on the south side of Arthur Street, east of Boardwalk Street and north of Boardwalk Circle. This plat would create 18 multi-family lots with one outlot. The lots meet the standards of the current R-3 zoning district. A final site plan and final plat will be reviewed by the commission at a later date.

Mr. Genskow, noted that the right-of-way (ROW) is off-set with the existing New York Avenue 66-foot ROW. The proposal shows the 60-foot ROW extending of the street.

Dan Knowlton, with Everyday Surveying and Engineering noted the ROW will be offset as shown at a 60-foot ROW.

Mr. Seymour moved to approve the preliminary plat with staff recommendations. Seconded by Mr. Weld and the motion carried.

4. **SITE PLAN (SP-1811) – 12-unit Apartment**

Mr. Radabaugh abstained from this item.

Mr. Petrie presented a request to approve the final site plan for a 12-unit apartment located at 940 Starr Avenue. The rezoning and general development plan was approved by Council on April 23rd. The site plan shows a 12-unit apartment with 4 one-bedroom and 8 two-bedrooms which is consistent with the general development plan. The site plan shows 12 attached garages, and 9 surface parking stalls. The parking requirement is 20 stalls.

The site plan shows site access will be shared with the property to the north. The landscape plan shows a six-foot tall wood privacy fence, evergreen plantings to the south property line and street trees along Starr Avenue. A CSM is required to split off the rear portion of the lot.

Jason Griepentrog with Riverbend Rentals and Matt Appel with Advanced Engineering Concepts spoke in support of the project.

Mr. Larsen moved to approve the final site plan with staff recommendations. Mr. Brenholt seconded and the motion carried.

5. **DISCUSSION/DIRECTION**

A. Mr. Brenholt moved to have the Plan Commission's appreciation to former City Council President, Kerry Kincaid for her leadership, dedication and service to the City of Eau Claire. Mr. Larsen seconded and the motion carried.

B. Tiny Homes

Mr. Petrie presented a report regarding tiny homes which was requested by the commission to discuss. Current city code allows any size home to be built within the community. The structure is required to be on a permanent foundation, meet all setbacks, serviced by water and sewer and shall have a minimum of two off-street parking stalls per unit.

The Commission members held a discussion about tiny and small homes and directed staff to conduct more research in regards to lot and home size through the Planned Development ordinance.

C. Accessory Dwelling Units (ADU's)

Mr. Petrie presented a report regarding accessory dwelling units which was requested by the Commission to discuss the current city code. Under present code, a detached accessory dwelling unit is allowed for use by persons regularly employed on the premise and their immediate family. Also, code allows accessory dwelling units with a principal agricultural use. Staff is not aware of any accessory dwelling units within the community.

Commissioners directed staff to conduct more research on accessory dwelling units.

D. Code Compliance Items

None.

E. Future Agenda Items

Mr. Allen noted that the July 2nd meeting has been cancelled due to the lack of items.

F. Additions or Corrections to Minutes
None.

6. **MINUTES**

The minutes of the meeting of June 4, 2018 were approved.

A handwritten signature in cursive script, reading "Terry Pederson", written over a horizontal line.

Terry Pederson, Secretary