

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

City Hall, Council Chambers

7:00 p.m.

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

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

The meeting was chaired by Mr. Radabaugh.

**1. REZONING (Z-1628-18) – TR-1A to R-2**

Mr. Allen presented a request to rezone properties from TR-1A to R-2 located at 5514, 5540 Cyndi Court, 3640, 3624, 3604, 3934 Flynn Place, 5537, 5523, 5511 Normandale Road, 5415 Christopher Drive. The Plan Commission at its April 30<sup>th</sup> meeting determined it was best for the City to rezone the remaining ten parcels into permanent zoning. This request is consistent with the Comprehensive Plan. This item will be considered by the City Council at its July 23<sup>rd</sup> meeting.

No one spoke to the agenda item.

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

**2. REZONING (Z-1629-18) – P to R-1**

Mr. Allen presented a request to rezone property from P to R-1 located on the northeast corner of LaSalle Street and Gooder Street. This site was a former lift station that is currently vacant. The parcel is approximately 1,942 square feet. The land has been deeded back to the previous owner. This item will be considered by the City Council at its July 23<sup>rd</sup> meeting.

Janet Frase, 2516 E. Princeton Avenue, provided the commission with a handout which noted concerns about the traffic pattern along LaSalle Street and would prefer a different type of development such as cluster homes or cottage housing.

Diane Melnyk, 3706 Freedom Drive, noted concerns about the lack of parkland within the Princeton Valley neighborhood.

Julie O'Brien, 2975 W. Princeton Drive, questioned about the traffic and no parkland for the neighborhood.

Jim Krelich, 2603 W. Princeton Drive, noted concerns about parkland and drainage of the neighborhood.

Carly Sigears, 2811 Charleston Court, noted concerns about the flow through the neighborhood.

Joseph Dolan, 2801 E. Princeton Drive, noted concerns about the zoning process and the notification of public hearings.

Dennis Berry, 1829 Statz Avenue, noted concerns about the moving of the siren pole.

Mr. Seymour moved to recommend approval of the rezoning. Seconded by Mr. Granlund and the motion failed (0-9).

3. **REZONING (Z-1630-18) – R-2 to R-3P**  
**GENERAL DEVELOPMENT PLAN – Duplex**

Mr. Petrie presented a request to rezone property located at 420 Franklin Street from R-2 to R-3P and to adopt the general development plan for a duplex. The property is 8,055 square feet in size with R-2 zoning. The Zoning Code requires a minimum of 10,000 square foot lot for the construction of a new duplex. The property previously had a 3-unit apartment on it that was destroyed by a fire. The proposed R-3P zoning of the property has a minimum lot size of 6,000 square feet for a duplex. A final site plan will need to be submitted and staff can administratively approve.

Applicant, Todd Schwartz, spoke in support of the request.

Mr. Pederson moved approval of the rezoning. Seconded by Mr. Weld and the motion carried.

4. **REZONING (Z-1631-18) – TR-1A to R-1A**

Mr. Petrie presented a request to rezone property from TR-1A to R-1A located at 1542 Airport Road. The parcel is approximately 12.2 acres and was annexed into the City of Eau Claire in 1989. The proposed rezoning of the property would allow the applicant to build a single-family home on the parcel.

Applicant, Nicole Wilson, noted that she would like to get a building permit as soon as possible.

Mr. Weld moved to recommend approval of the rezoning. Mr. Brenholt seconded and the motion carried.

5. **CONDITIONAL USE PERMIT (CZ-1806) – Wall signage and building illumination**  
**MASTER SIGN PLAN (MSP-1803) – Master Sign Plan for Pablo Center**

Mr. Radabaugh abstained from this agenda item.

Mr. Ivory presented a request for a conditional use permit and a master sign plan for the Pablo Center located at 128 Graham Avenue. The signs include four "Pablo" signs, one on the north elevation facing Haymarket Plaza and Eau Claire River (53 square feet), one on the south elevation facing Gibson Street (26 square feet), one on the east upper wall facing Graham Avenue (250 square feet), and one on the west upper wall facing the Chippewa River (250 square feet). In addition, there is a 57 square foot electronic message center proposed for the east wall along Graham Avenue.

Four different conditional use permits are to be considered by the Plan Commission as part of the master sign plan. The first conditional use permit is required because two of the proposed wall signs exceed 100 square feet in size. As noted above, the wall signs on the east and west wall of the building are proposed to be 250 square feet in size. Within the Central Business District (CBD) Sign District, signs up to 100 square feet in size can be administratively approved, but signs exceeding this size require a conditional use permit. Signs located outside of the CBD Sign District in the general commercial zoning districts are allowed up to a maximum of 250 square feet depending on the size of the building.

Dan Clumpner with Confluence Council and Julie Johnson with Pablo Center, noted the uniqueness of the property and the building. The exterior signage will be changing along with the building, and the bridges will all be changing colors together.

Doug Wollak, 4015 Damon Street, was concerned with the amount of lighting and size of the illumination.

Mr. Brenholt moved to approve the conditional use permit with staff recommendations. Mr. Seymour seconded and the motion carried.

6. **CONDITIONAL USE PERMIT (CZ-1807) – Ground Mount Satellite Dish**

Mr. Petrie presented a request to approve for a public utility – ground mount satellite dish for radio. The parcel is currently zoned C-2 (Community Commercial) with an existing cell tower. The proposal is to locate a 12-foot satellite dish to receive radio programming which will be broadcast on 1050 AM. The new dish is proposed approximately 70 feet southeast from the existing cell tower. The access drive will remain in place. Previously, this site had two satellite dishes but were removed in 2006 which were done by the landlord at that time.

Applicant, Martin Jury, 1819 Mitchell Avenue, noted this is a receive-only satellite dish and is a black color dish.

Jeff Statz, 2506 Colonial Drive, noted concerns about the new satellite dish and the eye-sore with the proposal.

Disa Wahlstrand, 3784 Hester Street, noted concerns in 2006 with the future of satellite dishes on the site.

Mr. Brenholt moved to approve the conditional use permit. Mr. Granlund seconded. The commissioners held a discussion noting concerns about the location of the satellite dish and screening from neighboring properties.

Mr. Brenholt moved to amend the original motion and moved to postpone to the next meeting. Mr. Larsen seconded and the motion carried.

7. **CONDITIONAL USE PERMIT (CZ-1808) – Bed and Breakfast in R-2 Zoning District**

Mr. Petrie presented a request to approve the conditional use permit for a bed and breakfast located at 819 3<sup>rd</sup> Avenue. The bed and breakfast would consist of one three-bedroom and one two-bedroom unit. The property is a large older home having unique character and historic value to the community. Five parking stalls and a two-car garage are proposed. Randall Park Neighborhood Association was notified of this proposed bed and breakfast. The commission received a letter from Grace Lutheran Church prior to the meeting.

Ed Garlick with EDJ Rentals, noted the property is situated near downtown and the university. The structure was built in 1895 and would allow for five guests to stay.

Kirk Ausman 902 3<sup>rd</sup> Avenue, noted support of a bed and breakfast within the neighborhood.

Dan Mattoon 901 3<sup>rd</sup> Avenue, was concerned about property value because of the property next door would be a bed and breakfast.

Mr. Weld moved to approve the conditional use permit. Mr. Seymour seconded and the motion carried.

8. **FINAL PLAT (P-5-18) – Independence Park 8<sup>th</sup> Addition**

Mr. Allen presented a request to approve a final plat for Independence Park 8<sup>th</sup> Addition. This preliminary plat was approved by the Plan Commission at its May 14, 2018 meeting.

The proposed plat creates 27 lots for single-family development. The lots meet the design standards of the R-1 district.

Jeremy Skaw with the Real Land Surveying was in attendance.

Mr. Seymour moved to approve the final plat with staff recommendations. Mr. Granlund seconded and the motion failed (1-8).

9. **PRELIMINARY PLAT (P-8-18) – Sunny Ridge**

Mr. Petrie presented a request to approve the preliminary plat for Sunny Ridge located on the south side of County Road E, west of Kane Road in the Town of Union. The property is approximately 22.54 acres in size and is zoned RH – Rural Homes. The plat is within an area designated for two-acre lots or density standards. The 11 lots proposed with this plat are consistent with the two-acre lot size or density standard provided for this area.

Lee Haremza, 1596 Southern Hills Court, Altoona, spoke in favor of the request.

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

10. **SITE PLAN (SP-1813) – Home2 Suites by Hilton**

Mr. Radabaugh abstained from this agenda item.

Mr. Petrie presented a request to approve the final site plan for a Home2 Suites by Hilton located at 4109 Oakwood Hills Parkway. The site plan shows a four-story, 84-room hotel. Required parking is 89 stalls and the site plan shows 102 stalls. The site plan shows a mixture of street trees and foundation plantings. A pedestrian link shall be provided connecting the building sidewalk to the public sidewalk.

Matt Appel with Advanced Engineering Concepts was in attendance for this agenda item.

Doug Wollak, 4015 Damon Court, thought that the height of a four-story hotel around the mall area is too tall.

Jennifer Matysik 4144 Erica Court noted concerns about traffic along Damon Street from the hotel.

Mr. Granlund moved to approve the final site plan with staff recommendations. Mr. Weld seconded and the motion carried (6-2).

11. **DISCUSSION/DIRECTION**

A. Code Compliance Items: None.

B. Future Agenda Items:

Mr. Allen noted the next Plan Commission meeting will be at the Eau Claire County Board Room, and a future discussion about tiny homes and accessory dwelling units.

C. Additions or Corrections to Minutes: .None.

12. **MINUTES**

The minutes of the meeting of June 18, 2018 were approved.



Terry Pederson, Secretary