

**City of Eau Claire
Plan Commission Minutes
Meeting of August 20, 2018**

County Courthouse, Eau Claire County

7:00 p.m.

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

Staff Present: Messrs. Allen, Petrie, Genskow, Winzenz and Ms. Basom

The meeting was chaired by Mr. Radabaugh.

1. **REZONING (Z-1632-18) – N. Hastings Way**

Mr. Allen presented a rezoning request from R-1 and R-3 to R-2 for a property located on 3145 N. Hastings Way. He noted the parcels are split zoning of R-1 and R-3, and proposed to combine the parcels into one lot for a duplex. This request is consistent with the comprehensive plan for low density residential.

Applicant, Jason Griepentrog with Hoss Bros LLC, was in attendance for the rezoning.

Mr. Granlund moved to recommend approval of the rezoning. Seconded by Mr. Pederson and the motion carried.

2. **2019-2023 Capital Improvement Plan (CIP) – City Wide**

Mr. Winzenz presented a request to declare the 2019-2023 proposed Capital Improvement Plan (CIP) consistent with the Eau Claire Comprehensive Plan. The draft plan was developed by the City Council and City Administration. This CIP is a five-year plan created with careful planning by city staff. He highlighted projects including solar project on city owned property, Transit Center, renewable energy, City Hall campus improvements, new permit software for Community Development, Jeffers Road reconstruction, and other projects. He also noted some Tax Incremental Districts (TID) projects and redevelopment authority projects.

Mr. Weld moved to recommend approval of the CIP being consistent with the City's Comprehensive Plan. Seconded by Mr. Brenholt and the motion carried.

3. **ANNEXATION (18-2A)**

Mr. Allen presented a request to annex a vacant parcel of land on the west side along Hwy 12/312 and Kane Road. This parcel of land is approximately 0.40 acres and would be combined with the larger parcel to the south/southwest. This annexation request is consistent with the Comprehensive Plan.

No one spoke to this agenda item.

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

4. **CONDITIONAL USE PERMIT (CZ-1809) – Recreational vehicle (RV) sales and service**

SITE PLAN (SP-1814) – RV Sales Lot

Mr. Rababaugh abstained from this agenda item.

Mr. Allen presented a request for a conditional use permit to allow for recreational vehicle (RV) sales and service and approve the site plan for the RV sales lot for the existing Gander Outdoor.

The applicant is proposing to modify the current outdoor sales into RV installation bays. The existing fence area would be removed and siding color-matched to the existing building to enclose the space. The addition would have 12 overhead sectional doors added to give access to the installation bays. The RV sales area will be on 2.94 acres that is currently vacant. The two parcels proposed would be connected by a 10-foot wide path.

Angi Goodwin with Ayres Associates spoke in support of the request.

Mr. Brenholt moved to approve the conditional use permit and the site plan with staff recommendations. Seconded by Mr. Weld and the motion carried.

5. **CONDITIONAL USE PERMIT (CZ-1810) – Tavern**
SITE PLAN (SP-1817) – Parking waiver

Mr. Petrie presented a request for a conditional use permit for a tavern in Central Business District zoning and to approve a parking waiver for the change in use located at 200 Main Street. The applicant noted this would be the first art gallery/wine bar within the downtown. The change in land use from an art gallery to a tavern and art gallery requires an exception in the parking requirements. A parking ramp is within 800 feet of the proposed tavern and on street parking is available.

Applicant, Jo Ellen Burke, owner of 200 Main Street, noted that Tailgates liquor license is available, which she has applied for and an expansion of the bathroom facility would occur if approved for the conditional use permit and liquor license.

Mr. Seymour moved to approve the conditional use permit and parking waiver for a tavern. Seconded by Mr. Gragert and the motion carried.

6. **EASEMENT – Trail**

Ms. Basom presented a request for approval for a trail easement located at 1618 Harding Avenue. The easement would be for a bicycle trail from Margaret Street connecting to Harding Avenue.

Mr. Weld moved to recommend approval of the trail easement. Seconded by Mr. Brenholt and the motion carried.

7. **FINAL PLAT (P-4-18) – Forest Glen Estates (formerly Westover Woods)**

Mr. Petrie presented a request for a final plat for Forest Glen Estates. The final plat shows 13 lots for single-family development. The proposed lots meet the standards for R-1 zoning district and the final plat is consistent with the preliminary plat.

Dan Knowlton with Everyday Surveying and Engineering was in attendance.

Mr. Pederson moved to recommend approval of the final plat for Forest Glen Estates. Seconded by Mr. Weld and the motion carried.

8. **FINAL PLAT (P-7-18) – Southside Lofts**

Mr. Petrie presented a request for a final plat for Southside Lofts. The final shows 18 multi-family lots with one outlot. The proposed lots are consistent with the preliminary plat and all lots meet the design standards for R-3 zoning district. Final site plan for the apartment buildings will need to be reviewed by the Plan Commission prior to construction.

Dan Knowlton with Everyday Surveying and Engineering was in attendance.

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

9. **DISCUSSION/DIRECTION**

A. Public Hearing Notices

Mr. Allen presented a report regarding public notices and provided a spreadsheet listing which items are reviewed by the Plan Commission. He noted if the item is a public hearing at City Council on Monday's meeting, it is typically a public hearing at the Plan Commission.

B. Code Compliance Items. None.

C. Future Agenda Items. Mr. Allen noted the next Plan Commission meeting will be held at the Eau Claire Area School District boardroom on Tuesday, September 4th.

D. Additions or Corrections to Minutes. None.

10. **MINUTES**

The minutes of the meeting of August 6, 2018 were approved.


Terry Pederson, Secretary