

**City of Eau Claire  
Plan Commission Minutes  
Meeting of September 17, 2018**

Eau Claire County Boardroom

7:00 p.m.

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

Staff Present: Messrs. Allen, Petrie, Schatz and Genskow

The meeting was chaired by Mr. Radabaugh.

1. **CONDITIONAL USE PERMIT (CZ-1811) – Detached Carport**

Mr. Petrie presented a request for a conditional use permit for a detached carport located at 3108 Riverview Drive. The proposed carport is 635 square feet in size. Accessory use standards allow an attached and detached accessory structure up to 1,500 square feet in size. This proposal would allow the applicant to exceed this by 119 square feet.

Eric Knauf, American Land Surveying noted the carport will be detached from the attached garage and the new structure would be the length of the existing garage.

Mr. Weld moved to approve the conditional use permit. Seconded by Mr. Granlund and the motion carried.

2. **SITE PLAN (SP-1818) – 816 Porter Avenue Apartments**

Mr. Petrie presented a request for site plan approval for a 47-unit apartment building located 816 Porter Avenue. The site plan shows a 47-unit apartment building for the former Syverson Nursing Home. The site plan shows the addition of two parking garages to the east of the building and the addition of a fourth floor to the building that would add three apartment units to this level.

Stuart Shafer, Commonweal Development, noted the lighting would be in compliance with city standards, and noted he met with the 3<sup>rd</sup> Ward Neighborhood Association for the project. The dumpsters will be located inside the garage area.

Mr. Weld moved to approve the site plan with staff recommendations. Seconded by Mr. Larsen and the motion carried.

3. **SITE PLAN (SP-1820) – Industrial Storage**

Mr. Petrie presented a request for site plan approval for an industrial storage facility located at 4825 Prospect Drive. The proposed plan shows a 102,400 square foot warehouse storage facility. The required parking is based on the number of employees which is five; and five stalls are shown on the site plan. A certified survey map (CSM) shall be provided prior to issuing a building permit for the new lot configuration.

Mark Erickson with Everyday Surveying and Engineering noted the new parcel would be 16.8 acres and is working with staff on the new parcel size.

Mr. Gragert moved to approve the site plan with staff recommendations. Seconded by Mr. Granlund and the motion carried.

4. **SITE PLAN (SP-1821) – ECOM**

Mr. Allen presented a request for site plan approval for ECOM warehouse storage located at 5730 Venture Drive. This proposed warehouse has 50 to 75 employees with 95 stalls provided. The required parking is based on the number of employees. The proposal is for a 120,000 square foot warehouse storage facility and retail distribution. A certified survey map (CSM) shall be provided prior to issuing a building permit for the new lot configuration.

Chuck Gregorich, 2020 Prairie Lane, stated he was the owner of the proposed site plan and the use of the property is for ECOM business.

Mr. Larsen moved to approve the site plan with staff recommendations. Seconded by Ms. Obaid and the motion carried.

5. **FINAL PLAT (P-8-18) – Sunny Ridge**

Mr. Petrie presented a request to approve a final 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 outside of the sewer service area of the city but within the extra-territorial jurisdiction (ETJ). Under the terms of the agreement between the Town of Union and the City of Eau Claire, this area is designated for two-acre lots or density standards. The property is approximately 22.54 acres in size and this final plat creates 11 lots for single-family development.

Applicant, Lee Haremza, was in attendance.

Mr. Larsen moved to recommend approval of the final plat. Seconded by Mr. Gragert and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Code Compliance Items. None.

B. Future Agenda Items.

Mr. Weld noted a discussion item to look at amendments to the driveway width standards for Industrial zoned parcels.

Mr. Gragert asked for a discussion item about affordable housing, since the Plan Commission reviews all site plan development.

Mr. Allen noted that staff has been working on the work plan for the next year for the Plan Commission.

Mr. Allen stated this will be the last Plan Commission meeting for Mr. Schatz who is retiring at the end of month.

C. Additions or Corrections to Minutes. None.

7. **MINUTES**

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



Terry Pederson, Secretary