

**City of Eau Claire  
Plan Commission Minutes  
Meeting of October 1, 2018**

Eau Claire County Boardroom

7:00 p.m.

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

Staff Present: Messrs. Allen, Petrie, and Genskow

The meeting was chaired by Mr. Radabaugh.

1. **REZONING (Z-1633-18) – RM to RM-P**  
**SITE PLAN (SP-1822) – 5-unit apartment, two single family homes**  
**FINAL CONDOMINIUM PLAT (P-9-18) – Salsbury Flats**

Mr. Petrie presented a request to rezone property from RM to RM-P and to adopt the site plan for an existing 5-unit apartment building and two single family homes, and to approve the final condo plat for a property located at 302 W. Grand Avenue. The site plan shows the existing buildings on the site which will be completely remodeled, new porches along Grand Avenue and new seven-stall carport with a second story for active outdoor space.

Applicant, Jason Wudi with Pablo Properties, spoke in support of the request and noted that the property is on the historic register and the only existing rowhomes remaining in the state outside of the Milwaukee area.

Helene Smiar, 320 Broadway Street, spoke in support of the project to preserve the existing structures, and that the developers have involved the neighborhood and started with a focus group prior to purchasing the property.

Lauren Lierman, President of the Historic Randall Park Neighborhood Association, noted support of the project from the neighborhood association and that people would want to relocate into this area after seeing the proposed redevelopment.

Mr. Larsen moved to recommend approval of the rezoning, site plan and plat with staff recommendations. Second by Mr. Weld and the motion carried.

2. **ANNEXATION (18-3A) – 2525 34<sup>th</sup> Street**

Mr. Petrie presented a request to annex a parcel with an existing single family home from the Town of Union to the City of Eau Claire located at 2525 34<sup>th</sup> Street. The parcel is within the sewer service area and is consistent with the Comprehensive Plan.

No one spoke to this agenda item.

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

3. **VACATION – Right-of-Way**

Mr. Genskow presented a request to vacate a portion of Starr Avenue and Melby Street. The proposed street vacation would not impact any current or future utility and transportation needs for the City. This vacation would allow for future development for the airport.

Charity Zich, Airport Director with the Chippewa Valley Airport was in attendance.

Mr. Granlund moved to recommend approval of the vacation. Seconded by Mr. Gragert and the motion carried.

4. **SITE PLAN (SP-1823) – Multi-Family Development**

Mr. Petrie presented a request for site plan approval for an 18-lot multi-family development for Southside Lofts. The site plan shows lots 1-12 as 4-unit apartments, lots 13-16 as 6-unit apartments and lots 17 and 18 as duplex lots for a total of 76 dwelling units. The building elevations show attached garages with partially masonry. The final plat and development agreement was approved by Council on August 28<sup>th</sup>.

Applicant, Mark Held, owner of the project was in attendance.

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

5. **SITE PLAN (SP-1824) – Hmong Community Center**

Mr. Granlund abstained from this agenda item.

Mr. Petrie presented a request to approve a site plan approval to convert the existing Marketing Focus building and property located at 511 N. Clairemont Avenue to a Hmong Community Center. The site plan shows the addition of 125 parking spaces to the east and south of the existing building. The total number of parking stalls on site will be 147. The parking requirement is one parking space for three persons based on the maximum capacity of the proposed community center. The narrative notes that the community center is planned to serve at most 400 people on a weekly basis in the facility.

Applicant, Pang Cher Vue with the Hmong Association, noted this facility will meet the needs for the Hmong community and will help them grow with the large center than their existing.

Mr. Larsen moved to approve the site plan with staff recommendation and to add a sidewalk connection to Park Ridge Drive. Seconded by Mr. Weld and the motion carried.

6. **SITE PLAN (SP-1825) – Diamond School of Dance**

Mr. Allen presented a request to approve a site plan for the Diamond School of Dance located at 2861 Mall Drive. The site plan shows a 12,300 square foot building. The required parking is based on the square footage of the building which is 41; there are 53 stalls shown on the site plan. The school consists of six studios, a mercantile outfitters and a photography business.

Applicant, Cory Scheidler with Cedar Corporation, noted two phases of the building finish-out. He noted that 53 stalls are what his client needs for their business.

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

7. **DISCUSSION/DIRECTION**

A. Code Compliance Items. None.

B. Future Agenda Items. Mr. Allen noted public discussion for the Multi-Family Design Manual with developers and neighborhood associations is scheduled in October.

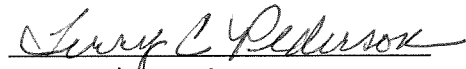
Mr. Allen noted the next Regional Housing Task Force meeting will be held on Thursday, November 1<sup>st</sup>.

Mr. Gragert asked to have an overview about the grant that the City received for the Renewable Energy Action Plan and what that entails for the Plan Commission moving forward.

C. Additions or Corrections to Minutes. None.

8. **MINUTES**

The minutes of the meeting of September 17, 2018 were approved.

  
Terry Pederson, Secretary