



Plan Commission Minutes
November 5, 2018 at 7:00 p.m.
Eau Claire County Boardroom

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

Staff Present: Messrs. Allen, Petrie, and Ivory

The meeting was chaired by Mr. Radabaugh.

1. **ANNEXATION (18-4A) – 2351 Sherman Creek Road**

Mr. Petrie presented a request to recommend approval for an annexation request for property located at 2351 Sherman Creek Road. This property is currently in the Town of Union and is within the sewer service area. This 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. Weld and the motion carried.

2. **CERTIFIED SURVEY MAP (CSM-5-18) – Gateway**

Mr. Petrie presented a request to recommend approval of the Certified Survey Map for right-of-way land along County Line Road. The CSM dedicates a small rectangle of County Line Road to make the existing right-of-way consistent with the street. The property is being subdivided into three lots of which one is an outlet.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval of the certified survey map. Seconded by Mr. Gragert and the motion carried.

3. **DISCUSSION/DIRECTION**

A. Multi-Family Design Standards

Mr. Petrie presented an update to the multi-family design standards for older neighborhoods generally surrounding Downtown. He noted that staff met on October 18th with developers and established neighborhood associations. He noted the potential changes with examples, recent redevelopment that has occurred within the neighborhoods and next steps moving the changes ahead.

Helene Smiar with Historic Randall Park Neighborhood noted support of design standards for established neighborhoods and to have variation in color, design and height shall be reviewed by the Commission.

Steve Ronstrom with the Third Ward Neighborhood Association thanked staff and developers for meeting with the neighborhoods. He noted that design standards are important for the established neighborhoods.

The Commission discussed possible provisions for the design standards and staff indicated that they would prepare a draft for review at a future meeting.

B. 2017 Development Map and Report

Mr. Ivory presented the annual development map and report for 2017. He noted the total number of annexation, rezoning cases, subdivision and construction valuation. In addition, he reviewed some figures for construction valuation for this year.

C. Acknowledgment of World Town Planning Day – Mr. Allen noted that November 8, 2018 is the World Town Planning Day and thanked the members for volunteering to the Commission.

D. Code Compliance Items. None.

E. Future Agenda Items. None.

F. Additions or Corrections to Minutes. None.

4. **MINUTES**

The minutes of the meeting of October 15, 2018 were approved.



Terry Pederson, Secretary