



Plan Commission Minutes  
December 3, 2018 at 7:00 p.m.  
Eau Claire County Boardroom

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

Staff Present: Messrs. Petrie, Ivory and Ms. Ness

The meeting was chaired by Mr. Radabaugh.

1. **BICYCLE AND PEDESTRIAN PLAN UPDATE – 2018 Update of the Plan**

Mr. Ivory and Ms. Ness presented the bicycle and pedestrian plan update for 2018. Mr. Ivory noted that the plan was adopted in 2010 and is based on the direction in the comprehensive plan. The plan updates background information, goals and objectives and recommendations related to the current pedestrian and bicycle environment in the community. Ms. Ness highlighted recommendations and study area maps that are included in the plan.

Emily Berge, 3935 Charleston Drive, noted concern along McKinley Road on the east side which lacks sidewalks and the road is a dangerous speed. She noted this area has two different schools and the city should work with the Town of Seymour and Eau Claire County.

Mr. Gragert moved to approve the resolution with the addition for Westover Road and State Street gap shall be added and a detailed study area shall include the McKinley Road corridor. Seconded by Mr. Pederson and the motion carried.

2. **REZONING (Z-1635-18) – P to C-3**

Mr. Petrie presented a request to recommend approval for a rezoning from P (Public) to C-3. The property is the former fire station located at 559 N. Hastings Way. This request is consistent with the comprehensive plan and with surrounding land uses. This item will be on the City Council agenda on the December 10<sup>th</sup> meeting.

No one spoke for this agenda item.

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

3. **REZONING (Z-1636-18) – I-2 and I-2P to I-2P**

Mr. Petrie presented a request to recommend approval for a rezoning from I-2 and I-2P to I-2P and to adopt the general development plan to include multi-family residential for Building 17 on the far east side of Banbury Place. The original general development plan was approved over 26 years ago for the use of warehouse storage and office use. The applicant would like to have the option to add residential for the building. This item will be on the City Council agenda on the December 10<sup>th</sup> meeting.

Jack Kaiser with Banbury Place Inc. noted that he would like to have an option to add more residential to the Banbury complex.

Mr. Larsen moved to recommend approval of the rezoning and to adopt the amendment to the general development plan. Seconded by Mr. Gragert and the motion carried.

4. **ANNEXATION (18-5A) – Highway 53**

Mr. Petrie presented a request to recommend approval for an annexation of land located on Highway 53, south of Interstate 94. WisDOT owns two parcels to the northwest that are currently inside the city and would like to add 35 acres into the city. This request is consistent with the comprehensive plan.

No one spoke for this agenda item.

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

5. **STREET VACATION – Schwenk Street**

Ms. Ness reported on a proposed street vacation of Schwenk Street. This land was deeded to the city from WisDOT. No public utilities are located within the right-of-way and the proposed vacation would not impact future needs of the city.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval of the vacation. Seconded by Mr. Seymour and the motion carried.

6. **STREET VACATION – Gibson Street**

Mr. Radabaugh abstained from this agenda item.

Ms. Ness reported on a proposed street vacation of Gibson Street. No public utilities are located within the right-of-way. The proposed vacation would not impact future needs for the city.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval of the vacation with staff conditions. Seconded by Mr. Pederson and the motion carried 7-1, Mr. Gragert voted nay.

7. **EASEMENT – Trail Easement**

Ms. Ness presented a request to add a trail easement for Lot 65 of Highclere Estates II. The location of the easement would be to allow access to Northstar Middle school.

Janet Frase, 2516 E. Princeton Avenue noted thanks for staff and the developer for the trail easement from Princeton Valley to Northstar Middle school.

Mr. Pederson moved to recommend approval for the trail easement. Seconded by Mr. Gragert and the motion carried.

8. **SITE PLAN (SP-1833) – 131 S. Barstow Street**

Mr. Petrie presented a request to approve a site plan for a change in land use to include commercial and residential dwelling units for Barstow Commons located at 131 S. Barstow Street. The property is Central Business District (CBD) and would add 17 dwelling units to the upper floors with the bank remaining on the first two floors. The façade of the historic building will remain the same with the addition of windows on the northwest side.

Therese Pershall and Julia Johnson with Pablo Properties noted that the additional bicycle and dumpster screening will be added to the site.

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

9. **DISCUSSION/DIRECTION**

A. Code Compliance Items.

Mr. Brenholt noted concern about lighting and safety of the new pedestrian bridge at Haymarket Plaza. Ms. Ness noted that the city is working on getting the bridge lit as electricity has been recently installed.

B. Future Agenda Items.

Mr. Ivory noted that the December 17<sup>th</sup> and December 31<sup>st</sup> Plan Commission meeting has been cancelled due to lack of agenda items. Mr. Petrie noted the volunteer appreciation breakfast will be held on January 9<sup>th</sup> at Hobbs at 7:30 a.m.

C. Additions or Corrections to Minutes. None.

10. **MINUTES**

The minutes of the meeting of November 19, 2018 were approved.



Terry Pederson, Secretary