



Plan Commission Minutes
January 14, 2019 at 7:00 p.m.
Eau Claire County Boardroom

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

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

The meeting was chaired by Mr. Radabaugh.

1. **REZONING (Z-1637-19) – CBD to CBDP – Wilson Square**
SITE PLAN (SP-1901) – Apartments, commercial space and memory care facility
ALLEY VACATION Portion of the Alley

Mr. Granlund abstained from this agenda item.

Mr. Petrie presented a request to rezone property from CBD to CBDP for Wilson Square, to approve the site plan for apartments, commercial space and memory care facility and to recommend approval of a portion of an alley to be vacated. The proposed redevelopment is a five-story senior apartment with commercial space and memory care facility. The ground floor will encroach onto the 20-foot setback for the memory care facility. The rezoning to a planned development allows the memory care units located on the ground floor to be within the 20-foot setback along Barstow and along Emery Streets. The parking for the development is a 36-stall surface lot and 75-stall underground parking, for a total of 113 stalls. The required parking for the development is 109 stalls. The Third Ward Neighborhood Association was notified of the proposed project and noted support.

Applicant, Matt Appel with Advanced Engineering Concepts, spoke about the proposed drainage area between the parking lot and existing building at 705 S. Barstow Street. He noted this redevelopment will start this spring and should be completed by summer of 2020.

Brian Nodolf with Nodolf Flory, LLP noted concern for his client who owns the building located at 705 S. Barstow Street and the unwillingness between the two property owners to work out an agreement for demolition of the shared wall and long term maintenance. He proposed that the Plan Commission delay this project to allow time for the two groups to meet and have an agreement in place.

Mike Milewski, 618 S. Farwell Street, noted concern about the density of 120 units and the addition of 150 new residents located in downtown and the added emergency concerns that seniors will need. He also noted concerns about the demolition of the historic value of the home along Emery Street.

Nicki Milewski, 618 S. Farwell Street, expressed concerns about the building height of being five stories and the increased traffic along Farwell. She thought the structure should be lower and better fit into the south end of downtown.

Steve Harmon, 2647 40th Street, Elk Mound, owner of the property at 705 S. Barstow Street, noted that the foundation of his building which was built in 1921 might be shared with the next building to the south. He also noted concerns about his building will now be exposed to the outdoor elements.

Alex Padrnos with JCAP Construction noted that the agreement between the two property owners is currently in their office and they are working on the details.

Mr. Weld moved to recommend approval of the rezoning and the alley vacation and approve the site plan with the staff conditions. Seconded by Mr. Seymour.

Mr. Larsen moved to postpone this item until the next Plan Commission meeting on February 4th. Mr. Weld second and motion carried.

2. **REZONING (Z-1638-19) – I-2 to RM**

Mr. Granlund returned to his seat.

Mr. Allen presented a request to recommend approval for a rezoning from I-2 to RM. The vacant property is the former brewery and is currently owned by the city. This request is consistent with the comprehensive plan and with surrounding land uses. This item will be on the City Council agenda on the January 21st meeting. A final site plan will need to be reviewed and approved prior to issuing a building permit for the development.

No one spoke for this agenda item.

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

3. **REZONING (Z-1639-19) – I-1 to CBDP**

Mr. Allen presented a request to recommend approval for a rezoning from I-1 to CBDP and to adopt the general development plan for apartments at reduced setbacks. The general development plan shows two phases of apartments in the Cannery District. The site plan shows the building encroaches on the 20-foot setback along Oxford Avenue and Maxon Street. The planned development allows the flexibility to encroach onto the 20-foot setback. The development requires 77 stalls, and the proposal shows 69 stalls which would require exemption from the parking standards. This item will be on the City Council agenda at the January 21st meeting. A final site plan will need to be reviewed and approved prior to issuing a building permit for the development by the Plan Commission.

Tyler Warner with W Capital Group, LLC spoke about the proposed development plan noting the setbacks encroach onto the 20-foot setback with the first floor setback a little further than the upper floors. He noted that typically apartments require 0.8 parking stalls per unit and with the downtown location, the needs for additional parking stalls are not necessary.

Jenny Chaput, E3860 Redwood Drive, noted that the Chippewa Valley area is in need of more affordable housing options.

Stephanie Brueggen, 4250 20th Street, Elk Mound, expressed support of the project and was in favor of the affordable housing options with the two-phase development.

Mr. Brenholt moved to recommend approval of the rezoning and to adopt the amendment to the general development plan as shown and with the reduction in parking requirements and setbacks. Seconded by Mr. Gragert and the motion carried.

4. **CONDITIONAL USE PERMIT (CZ-1901) – Bed and Breakfast**

Mr. Petrie presented a request for approval for a bed and breakfast in R-1 zoning district located at 435 Jefferson Street. This property is a landmark property with historic character in the community. The proposed bed and breakfast is for the single family with five bedrooms with five parking stalls proposed. The Third Ward Neighborhood Association was notified of the request and was in support to allow for the conditional use permit as long as the applicant has half the amount of off-street parking stalls required.

Applicant was not present at the meeting.

Peter Hable, 1323 S. Farwell Street, noted concerns about parking for the bed and breakfast and the parking problems along Jefferson Street.

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

5. **REPLAT (P-1-19) – Mill Run Subdivision**

Mr. Petrie presented a replat of the Mill Run subdivision located on the far west side. This replat creates six new lots for infill development. The proposed lots meet the R-2 district standards. This item will be on the Council agenda on January 22nd.

Jeremy Skaw with Real Land Surveying was in attendance for this agenda item.

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

6. **CERTIFIED SURVEY MAP (CSM-1-19) – Galloway Street**

Mr. Allen presented a certified survey map with right-of-way (ROW) dedication for a property located on Galloway Street. He noted this property was approved as excess land by Council and is currently owned by the city. This CSM cleans up the ROW issues along Galloway Street.

No one spoke to this agenda item.

Mr. Pederson moved to recommend approval of the CSM. Seconded by Mr. Larsen and the motion carried.

7. **LAND ACQUISITION – Acorn Drive**

Mr. Genskow presented a request to recommend approval of land acquisition for two vacant parcels on Acorn Drive. Earlier this year the Council authorized the purchase of three other lots. The purchase price for each parcel is \$8,500 which is the estimated value provided by the Assessor's office.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval for the land acquisition. Seconded by Mr. Seymour and the motion carried.

8. **ACQUISITION - 1329 Zephyr Hill**

Mr. Johnathan presented a request to approve a site plan for 1329 Zephyr Hill located on the north side of the city. The property will be purchased using the Housing Authority's Homeownership Program funds and will be sold to an income eligible household.

No one spoke to this agenda item.

Mr. Granlund moved to approve the site approval. Seconded by Ms. Obaid and the motion carried.

9. **SITE PLAN (SP-1833) – 1825 N. Clairemont Avenue**

Mr. Petrie presented a request to approve a site plan for a Casey's General Store located on the northeast corner of N. Clairemont Avenue and Cameron Street. The site plan shows a 4,620 square foot convenience store with car wash. The property is currently zoned C-3P and would allow for this land use. The site plan shows 28 parking stalls with a requirement of 23 stalls. A certified survey map is required for the project and can be administratively approved by staff.

Ryan Swanson with Arc Design Group noted that his group was working on the traffic impact analysis with the Engineering Department.

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

10. **SITE PLAN (SP-1708 Amd) – 1807 Oxford Avenue**

Mr. Petrie presented a request to approve a site plan to allow for the expansion of the Brewing Projekt. The site plan shows a 35-stall parking lot added to the south of the existing parking lot. The original site plan for the brewery noted the parking of 29-stalls. Oxford Avenue lacks on-street parking and with the increased demand, the applicant acknowledged the need for more parking stalls. A 24-stall bicycle parking has been provided during the 2018 construction, along with a dumpster screening.

Matt Appel, with Advanced Engineering Concepts spoke about the future needs for this site to have additional parking.

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

11. **DISCUSSION/DIRECTION**

A. **Work Plan 2019**

Mr. Allen presented the report of the 2018 accomplishments and covered the work plan for 2019.

Mr. Gragert noted the work plan should also include bicycle parking for special events, review the pedestrian and circular access plan and for the Plan Commission to consider a public comment section as an agenda item.

B. **Code Compliance Items. None.**

C. **Future Agenda Items. None.**

D. **Additions or Corrections to Minutes. None.**

12. **MINUTES**

The minutes of the meeting of December 3, 2018 were approved.


Terry Pederson, Secretary