



Plan Commission Minutes
February 4, 2019 at 7:00 p.m.
Eau Claire County Boardroom

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

Staff Present: Messrs. Allen, Petrie, Genskow, Pippenger and Ms. Basom

The meeting was chaired by Mr. Radabaugh.

1. Mr. Radabaugh presented Mr. Genskow a certificate of appreciation for serving on the Plan Commission as an Engineering staff member. Mr. Genskow thanked the Plan Commission members and looks forward to retirement.
2. Mr. Allen noted that Renewable Energy Action Plan (REAP) is looking for two Plan Commission members to service on the committee. Mr. Larsen moved to recommend Mr. Granlund and Ms. Obaid to service on REAP. Mr. Pederson seconded and the motion carried.

3. **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

This agenda item was postponed from the January 14th meeting.

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. He noted this agenda item was postponed from the January 14th meeting. He also noted that the Plan Commission received an email about affordable senior apartments and current ordinance does not require affordable units.

Applicant, Matt Appel with Advanced Engineering Concepts, spoke about the proposed drainage area between the parking lot and existing building.

Alex Padrnos with JCAP Construction spoke in support of the project.

Tanya Bruder with Nodolf Flory, LLP, noted concerns of her client who owns the building next door at 705 S. Barstow Street. She noted that the agreement has not been signed between the two parties but hopefully would be prior to the City Council vote on February 12th.

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 and motion carried.

4. **REZONING (Z-853-92 Amendment) – Gateway West Business Park**

Mr. Granlund returned to his seat.

Mr. Allen presented a request to recommend approval to amend the general development plan for Gateway West Business Park related to sign standards for the park. He noted the existing standards for single tenant buildings and Gateway Board is proposing standards for multi-tenant buildings. Staff's recommendation of 150 square feet in size and 15 feet in height is more appropriate than the sign standards of 200 square feet in size and 40 feet in height.

Jeff Halloin with Gateway Board noted concerns of the general development plan for multi-tenant building sign standards. He noted that over the years, more of the bigger buildings have been divided into more than one tenant and thought it would be appropriate for the tenants to have larger signs than the single tenant building with the business park.

Dan Drexler with Stratford Signs spoke about concerns for his client and noted the elevation changes of the building and the road making it difficult for sign placement.

Mr. Pederson moved to recommend approval of the amendment to allow multi-tenant building signs up to 150 square feet, 15 feet in height, 15-foot setback, subject to approval of a sign plan and a conditional use permit similar to the sign code. Seconded by Mr. Larson and the motion carried.

5. **REZONING (Z-1640-19) – Gateway Northwest Business Park**

Mr. Allen presented a request to recommend approval to amend the general development plan for Gateway Northwest Business Park related to sign standards for the park. He noted this request is similar to the previous agenda item and staff is proposing the same standards.

Jeff Halloin with Gateway Board noted that the sign standards should be the same as the Gateway West Business Park.

Mr. Pederson moved to recommend approval of the amendment to allow multi-tenant building signs of 150 square feet, 15 feet in height, 15-foot setback, subject to approval of a sign plan and a conditional use permit similar to the sign code. Seconded by Mr. Larson and the motion carried.

6. **PUBLIC ZONING (PZ-1901) – Veteran’s Tribute Trail**

Mr. Granlund abstained from this agenda item.

Mr. Petrie presented a request for site plan approval for the construction of a veteran’s tribute trail and related amenities within the Forest Street Park. He noted this property is zoned P-Public and reviewed the proposed site improvements and amenities of the project.

Mr. Pippenger presented the history of the project, the process of the design and meetings that have occurred. He noted the phase development to which the trail will be completed depending on estimates and fundraising and the future reconstruction of Forest Street. He also spoke about the partnership between the City of Eau Claire and Eau Claire Veterans Tribute Foundation.

Bill Boettcher, a foundation member and architect with Lien and Peterson Architects, spoke about the details to the design on the trail, features within the park, and parking, lighting and military monuments. He noted the locations of each of the features, the future process and construction.

Mr. Weld moved to recommend approval of the public zoning and site plan. Seconded by Mr. Seymour and the motion carried.

7. **CERTIFIED SURVEY MAP (CSM-2-19) – CTH T and Fortune Drive**

Mr. Allen presented a certified survey map for CTH T and Fortune Drive with right-of-way dedication. This CSM is similar to others that have been approved along CTH T. This item will be on the Council agenda on February 12th.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval of the CSM. Seconded by Mr. Granlund and the motion carried.

8. **REPLAT (P-2-19) – Camden Place**

Mr. Petrie presented a re-plat for Camden Place east of Jeffers Road. This re-plat will make the lots into twin homes. The proposed lots meet R-2P district standards and are consistent to the planned development that was approved in February 2018. This item will be on the Council agenda on February 12th.

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

Mr. Pederson moved to recommend approval of the re-plat. Seconded by Mr. Brenholt and the motion carried.

9. **EXCESS LAND – 100 N. Farwell Street – Railroad Lot**

Ms. Basom presented a request to recommend approval of excess land for 100 N. Farwell Street, known as the Railroad Lot. The proposed excess land would make the property available for redevelopment of the parking lot. She noted that the Waterways and Parks Commission did not support the request because the commission was concerned about the other developments, the parking study that will be conducted later this year and thought that staff should hold off until it was completed.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval for the land as excess land. Seconded by Mr. Granlund and the motion carried.

10. **EXCESS LAND – 820 Malden Avenue**

Ms. Basom presented a request to recommend approval of excess land for two vacant parcels on 820 Malden Avenue. Staff is looking to dedicate the two parcels for excess land and available for development. This property was purchased in 2017 for a fire station. The most appropriate land use would be multi-family for the two parcels.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval for the land as excess land. Seconded by Mr. Granlund and the motion carried.

11. **LAND ACQUISITION - Folsom Street**

Ms. Basom presented a request to recommend approval of land acquisition along Folsom Street. The property is three vacant parcels and the Comprehensive Plan shows the land as open space for a park. The property will be purchased and in the future would become a park.

No one spoke to this agenda item.

Mr. Weld moved to approve the site approval. Seconded by Mr. Pederson and the motion carried.

12. **SITE PLAN (SP-1903) – 2900 W. Folsom Street**

Mr. Granlund abstained from this agenda item.

Mr. Petrie presented a request to approve a site plan to allow for the expansion of the existing VFW located at 2900 W. Folsom Street. He noted that the project includes two additions to the existing building to upgrade the restrooms and kitchen spaces while adding more dining space. The site plan shows 1,522 square feet in additions. The site plan shows addition to the parking lot to 74 stalls and the requirement of 46. The proposed parking exceeds more than 25 percent of the maximum number stalls. The Plan Commission will need to find that the extra parking is needed.

Rita Liddell with Lien and Peterson Architects spoke about the future needs for this site to have additional parking.

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

13. **DISCUSSION/DIRECTION**

Mr. Granlund returned to his seat.

A. Code Compliance Items. None.

B. Future Agenda Items. None.

C. Additions or Corrections to Minutes. None.

14. **MINUTES**

The minutes of the meeting of January 14, 2019 were approved.



Terry Pederson, Secretary