



Plan Commission Minutes  
April 15, 2019 at 7:00 p.m.  
Eau Claire County Boardroom

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

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

The meeting was chaired by Mr. Radabaugh.

1. **REZONING (Z-1644-19) – TR-1A to R-1**  
**CERTIFIED SURVEY MAP (CSM-3-19)**

Mr. Petrie presented a request to rezone property from TR-1A to R-1 and to recommend approval of a CSM with right-of-way dedication located on the north side of Seymour Road, east of Andover Avenue. The parcel is approximately 12.6 acres and was annexed into the City in 1986. The proposed rezoning would allow the applicant to build single family homes on the proposed parcels as shown on the CSM. The proposed CSM is to create three buildable lots and one outlot for future development.

Mark Erickson with Everyday Surveying and Engineering noted the property has slope issues that need to be reviewed prior to building and that there is currently an easement for the powerline corridor.

Meghan Prynch, 1033 Andover Avenue, asked about the land regarding the hillside and what the long-term plans are for the land.

Mike Conway, 1117 Andover Avenue, asked about the powerline easement and how far the proposed homes were from the easement.

Amy Schroeder, 1021 Andover Avenue, asked how the greenscape impact would occur within the neighborhood.

Susan French, 3614 Seymour Road, questioned if the property owner researched the property in regards to Native American history.

Eric Nyberg, 1033 Andover Avenue, questioned how far the new homes would be from his property.

Michael Zwonaiwicz, 1121 Andover Avenue, asked for greenspace for the proposed development and about the powerline easement.

Mr. Erickson noted that at this time only three single family homes are proposed and some of the trees will be removed for the development.

Mr. Pederson moved to recommend approval of the rezoning and the CSM with right-of-way dedication. Seconded by Mr. Granlund and motion carried.

2. **CONDITIONAL USE PERMIT (CZ-1903) – Ground Floor Residence**  
**SITE PLAN (SP-1910) – Apartments**

Mr. Petrie presented a request to approve a conditional use permit to allow for a ground floor residence in a CBD (Central Business District) zoning and to approve the site plan. This property is the former Hope Gospel Mission men's shelter. The proposed redevelopment and reuse of

the building is for a 14-unit apartment. The dwelling units would be furnished by the owner with each unit having a bathroom, kitchenette and a bedroom. The site plan shows 14 parking stalls on site.

Amy Rupnow spoke on behalf of the owner and the applicant, Eli Rupnow, and noted that the proposed project is to redevelop the structure and thought the building should be preserved rather than demolished given the location.

Sharon Hildebrand, 426 Summit Avenue noted concerns about parking and streets along the river, noting it should be more greenscape and trees.

Mr. Seymour moved to approve the conditional use permit for a maximum of 17 bedrooms and the site plan with staff conditions. Seconded by Mr. Larsen and motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1904) – Tavern with C-2P zoning district**  
**SITE PLAN (SP-1911) – Tavern**

Mr. Ivory presented a request to approve a conditional use permit to allow for a tavern within a C-2P zoning district and to approve the site plan for a property located at 1004 Menomonie Street. This proposal is similar to the 2016 conditional use permit that was approved by the Plan Commission. The seating capacity would be 67 seats with food and beverage mix of approximately 50 percent. The proposed parking is shown on the site plan for 20 stalls.

The site plan shows a proposed driveway along 10<sup>th</sup> Street near Water Street which should be removed. Mr. Ivory noted that signage shall be reviewed with a sign permit and must meet C-2 zoning district standards. Staff received two letters, one in support from the Historic Randall Park Neighborhood and one with concerns from the Eau Claire Community Complex.

Brian Nodolf with Nodolf Flory, LLP noted the challenges of the project being a historic property. He noted this structure is difficult to redevelop and thought the best solution would be providing parking on site at the property. The menu would be similar to pub food for families and visitors to Hobbs and the future Sonnentag site to the west.

Sharon Hildebrand, 426 Summit Avenue spoke about greenscape and the parking lot possibly decreasing the historic value of the property.

Helene Smiar, speaking on behalf of the Historic Randall Park Neighborhood Association, spoke in support of the project by preserving the historic building and noted the hours should be similar to the previous approval.

Mike Rindo with University of Wisconsin–Eau Claire spoke on behalf of the Eau Claire Community Complex, and noted concerns for the parking lot and the site in regards to the future development of the sports complex, YMCA and Mayo Clinic to the west.

Mr. Pederson moved to approve the conditional use permit with the same hours of operation as noted in the 2016 conditional use permit and the site plan with staff conditions. Seconded by Mr. Granlund and the motion carried.

4. **EASEMENT– Beach Street**

This agenda item was withdrawn by the applicant prior to the meeting.

5. **PRELIMINARY PLAT (P-3-19) – Princeton Ridge**  
**SITE PLAN (SP-1912) – Residence Inn by Marriott**

Mr. Petrie presented a request to approve a site plan for Residence Inn by Marriott and to approve the preliminary plat for Princeton Ridge. The site plan shows a 107-room, four-story hotel on one of the proposed lots east of the existing Fairfield Inn. The preliminary plat for Princeton Ridge shows the proposed four lots off of the proposed Princeton Ridge Drive. The parking shown on the site plan will be for 159 vehicles.

Applicants, Neil Haselwander with Princeton Ridge Properties, LLC and Matt Appel with Advanced Engineering Concepts, noted the slope challenges of the site and that proposed hotel is an extended stay.

Mr. Weld moved to approve the site plan and the preliminary plat with staff conditions. Mr. Gragert moved to add a condition about the bicycle parking located adjacent to a sidewalk and distributed throughout the hotel site. Seconded by Ms. Obaid and the motion carried. The original motion was moved and seconded by Mr. Seymour and the motion carried.

6. **DISCUSSION/DIRECTION**

A. 2018 Development Map and Report

Mr. Ivory presented the annual development map and report for 2018. He noted the total number of annexations, rezoning cases, subdivisions and construction valuation.

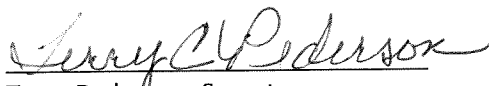
B. Code Compliance Items. None.

C. Future Agenda Items. Mr. Radabaugh noted that this will be the final meeting for Mr. Weld as he was elected Council President. Mr. Ivory noted this might be the last meeting for Mr. Radabaugh as a member of the Plan Commission. Mr. Radabaugh is finishing his second term on the Commission.

D. Additions or Corrections to Minutes. None.

7. **MINUTES**

The minutes of the meeting of April 1, 2019 were approved.

  
Terry Pederson, Secretary