



Plan Commission Minutes
June 17, 2019 at 7:00 p.m.
Eau Claire County Boardroom

Members Present: Messrs. Brenholt, Granlund, Pederson, Gragert and Seymour
Ms. Christopherson and Obaid

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

The meeting was chaired by Mr. Granlund.

1. **REZONING (Z-1646-19) – I-1P to C-3P**

SITE PLAN (SP-1915) – Menard Surplus Store

Mr. Allen presented a request to recommend approval for rezoning from I-1P to C-3P and site plan for Menard surplus store to be located at 2517 Truax Blvd. The property is approximately 1.6 acres and is a vacant industrial building. The proposed land use is retail for the Menard surplus store which is currently in the town of Union. The site plan shows a new 20-stall parking lot for customers and employees. This request is consistent with the comprehensive plan and will be reviewed by the City Council at their June 24th meeting.

Applicant, Nick Brenner with Menard Inc., noted that the gravel area should be waived for one year until final decision on a westward building expansion. He stated that the store may need an expansion after seeing how the operations progress in the coming year.

Mr. Brenholt moved to recommend approval of the rezoning and the site plan with staff recommendations and to allow the gravel for one year. Seconded by Ms. Christopherson and motion carried.

2. **PUBLIC ZONING (PZ-1904) – Owen Park**

Mr. Granlund abstained from this agenda item.

Mr. Ivory presented a request to recommend approval for park improvements and amenities to Owen Park. The site plan shows a restroom facility located near the playground area. A trail connection is shown on the site plan along with bicycle parking. The Waterways and Parks Commission recommend approval. This request is consistent with the comprehensive plan and will be reviewed by the City Council at their June 24th meeting.

No one spoke to this agenda item.

Dr. Wolfgram provided a comment in absentia requesting modification of proposed bathroom signage to be "Gender Neutral" rather than "Family Restroom." Sara Hinz of Lien & Peterson Architects indicated that State regulations do not allow such signage at the present time.

Mr. Pederson moved to recommend approval of the public zoning with staff recommendations. Seconded by Mr. Brenholt and motion carried.

3. **SITE PLAN (SP-1914) – Buesser Concrete**

Mr. Petrie presented a request to approve the site plan for Buesser Concrete located at 2680 Fortune Drive. The site plan shows a 19,135 square foot building which includes warehouse, shop area and offices. The required is based on the number of employees and customer needs, which the site plan shows 50 parking stalls. The Gateway Board will provide a final review of the site plan at its June meeting.

Applicant, Chad Oster with CBS Squared Inc., asked if a six-foot tall fence with white or gray mesh would be allowed for the outdoor screening.

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

4. **SITE PLAN (SP-1916) – Parking Lot Expansion Weld Riley**

Mr. Petrie presented a request to approve the site plan for parking lot expansion for Weld Riley. The site plan shows a 7,704 square foot proposed asphalt parking lot for 16 additional parking stalls. Weld Riley is currently leasing stalls across the street for employees. The applicant states that due to the amount of personnel needed to assist the attorneys, Weld Riley has about 60 employees on site.

Mr. Gragert asked about bicycle parking on the existing site and if they can be located near the building of Weld Riley.

Applicant, Dan Knowlton with Everyday Surveying and Engineering, noted that they may add them to the site.

Mr. Gragert moved to approve the site plan with staff recommendations and the addition of two bike racks (4 stalls) to be located near the existing building. Seconded by Mr. Brenholt.

Ms. Christopherson motioned to postpone the agenda item to allow time for staff to inform the neighbor to the west. Mr. Seymour seconded. Ms. Christopherson moved to withdraw the motion. The original motion was voted on and the motion carried.

5. **SITE PLAN (SP-1917) – RSTC Enterprise, Inc.**

Mr. Petrie presented a request to approve the site plan for RSTC Enterprise, Inc. The site plan shows a 16,000 square foot building for assembly and manufacturing. The required parking is based on the number of employees and customer needs; the site plan shows 13 parking stalls. The Gateway Board has reviewed the site plan and is in support of staff recommendations.

Applicant, Dan Knowlton with Everyday Surveying and Engineering was in attendance for this agenda item.

Mr. Pederson moved to approve the site plan with staff recommendations. Seconded by Ms. Obaid and motion carried.

6. **DISCUSSION/DIRECTION**

A. Short Term Rentals. Mr. Allen presented documents in regards to short term rentals. In 2018 the City-County Health Department indicated interest in formulating a plan to address tourist rooming houses. As a result, staff have been researching regulations for these uses and added as a 2019 Work Plan for discussion and consideration. The Commission held a discussion and guided staff to further research other communities.

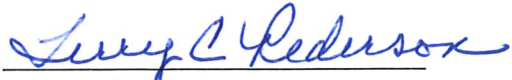
B. Code Compliance Items. None.

C. Future Agenda Items. None.

D. Additions or Corrections to Minutes. None.

7. **MINUTES**

The minutes of the meeting of June 3, 2019 were approved.



Terry Pederson, Secretary