



Plan Commission Minutes  
July 1, 2019 at 7:00 p.m.  
Eau Claire County Boardroom

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Members Present: Messrs. Brenholt, Larsen, Pederson, Gragert and Seymour  
Ms. Christopherson and Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Petrie, Winzenz and Ms. Ness

The meeting was chaired by Mr. Larsen.

1. **Tax Increment District (TID) #13**

Mr. Winzenz presented a request to recommend approval for the creation of Tax Incremental District (TID) #13 to promote and expand mixed-use development in the Cannery District. The proposed TID encompasses approximately 41.5 acres and contains 28 parcels. The Commission reviewed the three findings in the resolution. The three findings that the Plan Commission reviewed are: the project plan is financially feasible; it is in general conformance with the Comprehensive Plan; and it is in the public interest by increasing and diversifying the local property tax and job base. This request will be reviewed by the City Council at their July 22<sup>nd</sup> meeting.

Judith Moseley, Co-chair of the JONAH Affordable Housing Task Force, spoke in support to create the TID in particular of the affordable housing. This neighborhood has low incomes and is in need of more affordable housing options.

Mr. Seymour asked why the former Family Video property was not included in the TID. Mr. Winzenz responded that within TID's, properties that could decrease in value over the life of the TID should not be included. He noted that the TID area can be amended in the future if necessary.

Ms. Christopherson and Dr. Wolfgram noted that affordable housing options should be included within the TID.

The Plan Commission members held a discussion in reviewing the TID and the components within the plan.

Mr. Seymour moved to recommend approval of the TID to the Council and to adopt the resolution of the three findings as noted. Seconded by Dr. Wolfgram and motion carried.

2. **Certified Survey Map (CSM-4-19)**

Mr. Petrie presented a request to recommend approval for a CSM with right-of-way dedication for half the right-of-way on the extension of Comet Court. This CSM includes two lots and two outlots. The properties all meet the R-1 zoning district standards. This request is consistent with the Comprehensive Plan and will be reviewed by the City Council at their July 9<sup>th</sup> meeting.

No one spoke to this agenda item.

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

3. **Easement**

Ms. Ness presented a request to recommend approval for an easement located at 921 Forest Street. The utility easement is for Xcel Energy, which is five feet onto City of Eau Claire property.

Xcel Energy is proposing improvements to the existing station located north of the easement. This request will be reviewed by the City Council at their July 9<sup>th</sup> meeting.

No one spoke to this agenda item.

Mr. Gragert moved to recommend approval of the easement. Seconded by Ms. Obaid and motion carried.

4. **Discussion/Direction**


A. Code Compliance Items. Mr. Larsen noted a complaint about poison ivy located at 2228 Windsong Ct.

B. Future Agenda Items. Mr. Allen noted a future agenda item will be for the updated Cannery District Redevelopment Plan, the multi-family design manual update and short term rentals.

C. Additions or Corrections to Minutes. None.

5. **MINUTES**

The minutes of the meeting of June 17, 2019 were approved.

  
Terry Pederson, Secretary