



Plan Commission Minutes
August 5, 2019 at 7:00 p.m.
Eau Claire County Boardroom

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

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

The meeting was chaired by Mr. Larsen.

1. **Annexation (19-3A) – Southwest corner of Old Town Hall Road & Graff Road**

Mr. Allen presented a request to recommend approval of the annexation of vacant land from the Town of Washington to the City of Eau Claire. The property is comprised of three lots with approximately 40 acres. This request is to connect to City of Eau Claire services that are available along Old Town Hall Road. The request is consistent with the Comprehensive Plan and will be on the City Council agenda for August 13th meeting.

Jamie Radabaugh with Commonweal Development Corporation spoke as the listing agent for the property and noted that the annexation allows for more development opportunity in the city, rather than developing the property in the Town.

Mr. Seymour moved to recommend approval of the annexation. Seconded by Mr. Granlund and motion carried, 7-1 with Ms. Christopherson voting nay.

2. **Land Acquisition – Andy Lane**

Mr. Allen presented a request to recommend approval for a land acquisition on Andy Lane, east of Jeffers Road. The land is approximately 20 acres with slopes and many trees. A purchase agreement for the acquisition of the parcels has been negotiated in the amount of \$150,000. The area would be used for affordable single-family lots and the city would need to draft the details about the program prior to developing the land. This request will be reviewed by the City Council at their August 13th meeting.

Dr. Wolfgram asked what the criteria would be for the lots and how would the city make sure the homes were affordable owner-occupied homes.

Mr. Allen noted at this time the City has not come up with the program or what the criteria would be for the development of the lots.

Mr. Gragert asked how much of the area would remain wooded or open space within the development given the slopes and the natural woods. In addition, he noted that the Comprehensive Plan in the Sustainability Chapter should preserve our forest lands and one of the goals of the city is to reduce the carbon footprint.

Mr. Allen noted that the property does have existing steep slopes that would make development difficult and thought the lots sizes would be smaller than the larger single-family lots in the community.

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

3. **Site Plan (SP-1919) – Cannery Trail Residences**

Mr. Allen presented a request to approve a final site plan for the Cannery Trail Residences located on Oxford Avenue between Cameron Street and Maxon Street. This project is a two-phase multi-family development within the Cannery District. The first phase of the apartments will be 71-unit three-story building and the second phase will be 41-unit three-story building with a similar design. At its July 23, 2019 meeting, the City Council approved a development agreement with the applicant along with the alley and half of the street vacation for Cameron Street. The first phase will be planned as market rate housing and the second phase is planned for affordable/workforce housing.

Applicants, Tyler Warner with W Capital Group and Ryan Schultz with Opening Design, noted that the second phase is aimed for residents at 30 to 60 percent County Median Income. Mr. Warner noted that his group will be applying for WHEDA (Wisconsin Housing & Economic Development Authority) tax credits in December to help with the financing of phase II of the project. Mr. Schultz noted the building material and the design of the buildings with a mixture of materials.

Mr. Pederson questioned why the driveway to the underground parking was moved from the west end of the building to the east and closer to the Oxford Avenue and Maxon Street intersection.

Mr. Schultz noted that the utilities for the project were near the original proposed underground parking and the cost to relocate the utilities appear to be too expensive.

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

4. **Site Plan (SP-1920) – Theodora Apartments**

Mr. Petrie presented a request to approve a site plan for two townhome-style buildings located at 3205 and 3211 Fairfax Street. The site plan shows two buildings at approximately 8,300 square feet each. The proposed apartments include 31 units, each having a garage space on the first floor and living structure above. The two buildings have a shared driveway into the site from Fairfax Street with garages and entry doors facing the driveway. The total open space for the project is approximately 48 percent of the site.

Dr. Wolfgram asked the applicant about affordable units within the development.

Applicant, John Beneen, with Beneen Rentals LLC, noted that the units will be market rate within each of the buildings and the two buildings will rate different. He noted this project was privately funded.

Dr. Wolfgram noted that this development may impact the surrounding neighborhood and rents may go up with the new development and that the developer consider an affordable housing option for this property.

Mr. Gragert questioned the applicant about the trash and recycle bins for the apartments.

Mr. Beneen thought the best approach was for each individual unit to have its own trash and recycle bins. This should be stored within the garage of the units and he noted that one garbage company will be contracted for the development.

Mr. Pederson moved to approve the site plan with staff recommendations. Seconded by Mr. Seymour and motion carried, 6-2 with Mr. Gragert and Dr. Wolfgram voting nay.

5. **Site Plan (SP-1921) – Associated Bank**

Mr. Petrie presented a request to approve a site plan for Associated Bank located at 2520 Mall Drive. This property was most recently the Halloween Express store and was the former Hancock Fabric site. The site plan shows the proposed bank branch with two teller drive-ups and one ATM drive-up. The one-story bank building has a glass signage tower within the architecture of the building as shown on the building elevation. The parking requirements for the bank branch requires 18 spaces and the site plan shows 25 spaces. The landscape plan notes a large grassy area along with street trees and foundation plantings.

Mr. Gragert asked the applicant about a sidewalk connection to Mall Drive to the east of the site.

Applicant, Michael Guertin with Kapur Inc. noted that the site could be amended to allow for the sidewalk connection. He noted that easements are existing to the south and a sidewalk could be located along the driveway.

Mr. Gragert moved to approve the site plan with staff recommendations and with the addition of a sidewalk connection to Mall Drive. Seconded by Dr. Wolfgram and motion carried.

6. **Discussion/Direction**

- A. Code Compliance Items. None.
- B. Future Agenda Items. None.
- C. Additions or Corrections to Minutes. None.

7. **MINUTES**

The minutes of the meeting of July 15, 2019 were approved.



Terry Pederson, Secretary