



Plan Commission Minutes  
August 19, 2019 at 7:00 p.m.  
Eau Claire County Boardroom

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

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

The meeting was chaired by Mr. Larsen.

1. **Rezoning (Z-1648-19) – Sky Park Industrial Center**

Mr. Allen presented a request to recommend approval of the general development plan for Sky Park Industrial Center. This amendment allows minor changes within the park, makes the site plan process easier and abolishes the existing covenants that are within the Sky Park. As the majority owner of the property by acreage, the City of Eau Claire is authorized to request this amendment. This request will be reviewed at the City Council agenda for August 26<sup>th</sup> meeting.

Mr. Gragert asked about the ownership of the vacant parcels and about the bicycle/walking path from Grover Road leading to the north into the Sky Park Industrial Center.

Aaron White, Economic Development Manager, noted that the City of Eau Claire owns the vacant parcels within the Park and was not aware of a trail connection.

Kelly Kavanagh, 1134 Violet Avenue, noted he was okay within the neighborhood of the land use. He did note that the neighborhoods from time to time have troubles with noises and lighting issues within the Industrial Center about night time.

Sean Bohan, 1504 Sherwin Avenue, spoke in favor of the request and noted concerns about the previous process challenges two years ago. He expressed that some of the existing neighbors were not supportive of the request when he was going through the approval process.

Mr. Seymour moved to recommend approval of the general development plan for Sky Park Industrial Center. Seconded by Dr. Wolfgram and motion carried.

2. **Annexation (19-2A) – Quail Ridge Road**

Mr. Allen presented a request to recommend approval for an annexation of vacant land on Quail Ridge Road. Currently, one lot of the four is in the City of Eau Claire and the owners would like the remaining 15.24 acres of land to be in the city. The request is consistent with the Comprehensive Plan and will be reviewed by the City Council at their August 27<sup>th</sup> meeting.

Applicant, David Lund, 2911 Quail Ridge Road, noted that he would like city sewer and water and the remaining land would remain vacant.

Mr. Pederson moved to recommend approval of the annexation. Seconded by Mr. Brenholt and motion carried.

3. **Final Plat (P-4-19) – Westridge Village Townhome Condominiums 2<sup>nd</sup> Addition**

Mr. Petrie presented a request to recommend approval of a final condo plat for the Westridge Village Townhome Condominiums 2<sup>nd</sup> Addition located on Stonewood Drive. This plat will

create a 14-unit condo plat for development of the final phase. The plat shows two 4-unit buildings and three 2-unit buildings similar to the west of this parcel. The revised development plan and site plan was approved in 2016 by the Council. An issue occurred with the recording of this original final plat.

No one spoke to this agenda item.

Mr. Brenholt moved to recommend approval of the final condo plat. Seconded by Dr. Wolfgram and motion carried.

4. **Site Plan (SP-1922) – Hy-Vee**

Mr. Petrie presented a request to approve a site plan for Hy-Vee located at 2424 E. Clairemont Avenue. The site plan shows a new grocery store at approximately 96,000 square feet. This is a redevelopment of the vacant Kmart. The site plan shows 552 parking stalls with the required parking of 456 stalls and 20 spaces are for the adjoining business to the southwest. The reduction in impervious area appears to be 11 percent of the existing site.

Mr. Petrie noted that the landscape plan shows a detailed landscape area throughout the parking lot including in the parking lot islands. In addition, it shows plantings of street trees along Clairemont Avenue, Ridge Road, and on the exterior of the site to the west. The lighting plan and dumpster screening appear to meet city standards. The applicant is requested a reduction in the number of bicycle parking to four stalls, instead of the required 45 stalls.

Mr. Gragert asked about the bicycle parking and the number of stalls, along with the transit service stop of how the new store would be able to have a new bus stop.

Applicant, John Brehm with Hy-Vee, Inc., spoke about the proposed store parking numbers and how Hy-Vee would like to be within 5.5 spaces per 1,000 square feet of floor area. He noted that 50 to 60 stalls would be required for seasonal display and 50 to 60 stalls would be for snow removal. He stated the number of bicycle parking will be increased to 28 stalls, instead of the four stalls as stated in the application. Also, he noted that they would be willing to work with the transit division to figure out the best location for the new stop within the site or near the site of the store.

Mr. Pederson asked about the right-in and right-out turns from and to Clairemont Avenue, and if the Wisconsin Department of Transportation (WI DOT) did not allow this plan, then what would happen with the store plans.

Mr. Brehm responded that the plans may be amended regarding the direction to which customers would be accessing the property and the store.

Mr. Brenholt asked about the date of demolition of the existing vacant Kmart store.

Mr. Brehm responded that at this time no date has been set.

Mr. Brenholt moved to approve the site plan with staff recommendations, with the addition to work with staff about transit service and to have 14 bike racks added to the site. Seconded by Dr. Wolfgram and motion carried.

5. **Discussion/Direction**


A. Code Compliance Items. None.

B. Future Agenda Items. Mr. Allen noted a future discussion item about an update on the regional housing task force.

C. Additions or Corrections to Minutes. None.

6. **MINUTES**

The minutes of the meeting of August 5, 2019 were approved.

  
Terry Pederson, Secretary