



Plan Commission Minutes  
September 16, 2019 at 7:00 p.m.  
City Hall Council Chambers

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

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

The meeting was chaired by Mr. Larsen.

1. **Third Ward Neighborhood Plan Update**

Mr. Noel presented a request to recommend approval of the update to the Third Ward Neighborhood Plan. He noted the significant changes to the plan and reviewed the process to which the plan went through. He noted that the University of Wisconsin-Eau Claire sent a letter to the Plan Commission prior to the meeting. This request will be reviewed at the City Council agenda for September 23<sup>rd</sup> meeting.

Mr. Rindo with the University of Wisconsin-Eau Claire noted concerns about the new update plan and is asking for a postponement until the University had more time to review the proposed plan. He noted in previous updates to neighborhood association plans, in particular Randall Park Neighborhood and the Water Street updated district plans, the University was involved in both updates. In this neighborhood update, the University was not involved.

Kevin Rosenberg, President of the Third Ward Neighborhood Association, noted the Third Ward Neighborhood supports the neighborhood plan update on a 6-1 vote. He noted about the continued issues that the neighborhood deals with and about State Street reconstruction should help with pedestrian safety.

Mr. Gragert moved to recommend approval of the update to the Third Ward Neighborhood Plan. Seconded by Dr. Wolfgram.

The Commission held a discussion about the neighborhood plan and how to involve the University.

Mr. Gragert moved to amend the motion to postpone until the first Plan Commission meeting in November. Seconded by Dr. Wolfgram and motion carried.

2. **Rezoning (Z-1650-19) – R-1A to R-2P**  
**Site Plan (SP-1924) – Two Duplexes and One Single Family**

Mr. Allen presented a request to recommend approval for a rezoning from R-1A to R-2P and to adopt the general development plan with final site plan for two duplexes and one existing single-family home located at 2327 Melanie Lane. The site plan shows two new duplexes, and one existing single-family home would remain. The request is consistent with the Comprehensive Plan and will be reviewed by the City Council at their September 23<sup>rd</sup> meeting.

Applicant, Dan Stanley, 214 Mt. Washington Avenue, noted that he would divide the land into three lots for new duplexes.

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

3. **Rezoning (Z-1651-19) – TR-1A to R-1**

Mr. Allen presented a request to recommend approval of a rezoning from TR-1A to R-1 for a property located north of Seymour, east of Andover Avenue. In April, the applicant had requested a similar rezoning for approximately 12.6 acres immediately west of the subject property. The request is consistent with the Comprehensive Plan and will be reviewed by the City Council at their September 23<sup>rd</sup> meeting.

Joe Craven, 2513 County Highway 00, noted that request is to add more land to the proposed single-family lots.

Mr. Seymour moved to recommend approval of the rezoning. Seconded by Ms. Obaid and motion carried.

4. **Street Vacation – Newton Street**

Mr. Granlund lefted his seat.

Ms. Ness presented a request to vacant a portion of a street, known as Newton Street, from Wilcox Street to the Chippewa River. The City received a petition to vacate the right-of-way. The petition has been signed by the owners of all the frontage of the lots and land abutting the proposed right-of-way to be discontinued and by the owners of more than one-third of the frontage of the lots and lands abutting the remainder of the right-of-way. The existing Newton Street right-of-way is 66 feet wide. The Waterways and Parks recommend approval to support the vacation. This will be on the September 23<sup>rd</sup> City Council meeting.

Applicant, Anton Smets, owner of 28 Newton Street, noted that the process has been difficult and he has been maintaining the land since moving to the home. He noted that the GIS map changed a few weeks ago to show the street and would like to get this resolved.

Brian Nodolf with Nodolf Flory, 526 Water Street, noted that his client showed documents to the commission in regards to the street vacation. He had original home building plans showing that Newton Street was vacated. He thought that the comprehensive plan noted access to the waterways and greenspace but thought this is not the situation for this property.

Kevin Rosenberg, President of the Third Ward Neighborhood Association, noted the Third Ward Neighborhood supports the vacation.

Mr. Pederson moved to recommend approval of the vacation. Seconded by Mr. Gragert and motion carried.

5. **Conditional Use Permit (CZ-1906) – Detached Garage**

Mr. Granlund returned to his seat.

Mr. Petrie presented a request to approve a conditional use permit for a second detached garage located at 658 Lamplighter Court. The proposed detached garage is approximately 36 x 50 or 1,800 square foot with an overall height of 25 foot. This proposed garage will be similar to the existing house in terms of style, design, siding and doors. This property did receive

approval for a conditional use permit in 2016, for two garages, one attached and one detached totaling 5,640 square foot.

Nick Brenner with Menards Inc., on behalf of the owner, noted that this new garage would be for antique cars that his father currently has stored at his house.

Mr. Granlund moved to approve the conditional use permit. Seconded by Ms. Obaid and motion carried.

6. **Conditional Use Permit (CZ-1907) – Home Occupation – Hair Salon**

Mr. Petrie presented a request to approve a conditional use permit for a home occupation – hair salon within an R-1 zoning district located at 1801 W. Mead Street. This proposed home occupation will be for one client at a time. The hours will average between 9 AM to 8 PM, four days or less per week. The hair salon will take approximately 240 square feet of the home and be fully enclosed within the home.

Applicant, Emily Kaufman, 1801 W. Mead Street spoke in support of the conditional use permit.

Mr. Seymour moved to approve the conditional use permit for the home occupation. Seconded by Dr. Wolfgram and motion carried.

7. **Preliminary Plat (P-6-19) – Trilogy Subdivision**

Mr. Petrie presented a request to approve a preliminary plat for Trilogy located in the Town of Washington. This plat creates 46 lots, which 44 lots are for single family homes and two lots are commercial development with 4 outlots for stormwater. The preliminary plat is consistent with the agreement between the Town of Washington and City of Eau Claire. The Town of Washington and Eau Claire County have approved the preliminary plat.

Sean Bohan, Advanced Engineering Concepts, described the proposed community sewer system.

Ms. Christopherson moved to approve the preliminary plat. Seconded by Mr. Granlund and motion carried.

8. **Site Plan (SP-1923) – RSTC Enterprise Inc.**

Mr. Petrie presented a request to approve a final site plan for RSTC Enterprise Inc. located on Continental Drive within the Sky Park Industrial Center. 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. This site plan was approved by the Plan Commission in June but the site location has changed to this site.

Dan Knowlton, Everyday Surveying and Engineering, noted that this is the same proposed building as the building in Gateway Industrial Park.

Mr. Gragert questioned the site plan to add a trail easement on the property to allow for pedestrian and bicycle access through the site to Continental Drive.

Mr. Petrie noted that it could be added as a condition to the site plan letter and could be added to the purchase agreement when City Council reviews the offer.

Mr. Gragert moved to approve the site plan with staff recommendations with the addition to add a trail easement as shown in the Bicycle and Pedestrian Plan. Seconded by Dr. Wolfram and motion carried.

9. **Site Plan (SP-1925) – Gateway Apartments**

Mr. Petrie presented a request to approve a site plan for the Gateway Apartments located on the northwest corner of Gateway Drive and E. Hamilton Avenue. The site plan shows five buildings with 8-units in each building, for a total of 40 units. The site is approximately 2.4 acres in size which is a density of 16.6 units/acre and R-3 zoning allows up to 21 units/acre. The narrative notes that all landscaping will meet the standards. The site plan shows 69 total parking stalls and the required parking is 69. The overall open space for the development is 41 percent with the common open space proposed to be at least 15 percent.

Mr. Gragert questioned the pedestrian access to the western apartments on the site.

Sean Bohan, Advanced Engineering Concepts, noted that a sidewalk can be added to serve the pedestrian to the units.

Mr. Gragert moved to approve the site plan with staff conditions with the addition to add pedestrian connection to the western apartments. Seconded by Mr. Pederson and motion carried.

10. **Discussion/Direction**

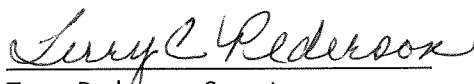
A. Code Compliance Items. None.

B. Future Agenda Items. Mr. Allen noted that affordable housing update discussion will occur in the next upcoming meeting.

C. Additions or Corrections to Minutes. None.

11. **MINUTES**

The minutes of the meeting of August 19, 2019 were approved.



Terry Pederson, Secretary