



Plan Commission Minutes  
September 30, 2019 at 7:00 p.m.  
City Hall Council Chambers

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

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

The meeting was chaired by Mr. Granlund

1. **Rezoning (Z-1649-19) – R-1A to R-2P  
Preliminary Plat (P-5-19) – Jeffers Ridge Twin Homes**

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 a preliminary plat for twin home development on the east side of Jeffers Road. The parcels of land are in between twin home development to the north and multi-family development to the south. The applicant is proposing a pedestrian connection to the Northwest Community Park between two lots. The development will have two areas of open space for stormwater and greenspace. The request is consistent with the Comprehensive Plan and will be reviewed by the City Council at their October 7<sup>th</sup> meeting.

The Engineer for the project, Sean Bohan with Advanced Engineering Concepts, noted that this development is similar to Camden Place on the north side of this lot. The stormwater facility will be designed to handle the proposed development.

Jeff Schweiner, 5455 Benjamin Street, noted that Jeffers Road will not be able to handle the added vehicles. He noted the mixture of land uses and the amount for each. In particular, he noted that when built out, the mixture would be: single family making up 22%, twin homes 37%, duplexes 4% and apartments 37%.

William Nemitz, 5451 Benjamin Street, spoke against the duplex development within the area and would rather see more single-family homes.

The owner and developer for the project, Steve Wiggins with Wurzer Builders, spoke about the homeowner's association which will maintain the lawns, trees, snow removal, landscaping and common open space. He noted that more clients are looking for affordable new home construction and can achieve this with the twin homes.

Mr. Brenholt moved to recommend approval of the rezoning and the general development for twin home development. Seconded by Mr. Gragert and motion carried.

2. **Rezoning (Z-1652-19) – R-1 to R-2, 3141 Hastings Way and 3130 Fern Court**

Mr. Allen presented a request to recommend approval of a rezoning from R-1 to R-2 for two properties located at 3141 Hastings Way and 3130 Fern Court. The property consists of two separate but adjacent parcels. The request is consistent with the Comprehensive Plan and will be reviewed by the City Council at their September 23<sup>rd</sup> meeting.

The applicant for this rezoning was not in attendance.

Daniel Sessions, 3127 Fern Court, noted the existing right-of-way area between his property and 3130 Fern Court should be vacated because he has been maintaining this property for many years.

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

3. **Rezoning (Z-1653-19) – R-2P to R-3P, South of Hwy 12/312 North Crossing, West of Kane Road**

Mr. Petrie presented a request to recommend approval of a rezoning from R-2P to R-3P, to adopt the general development plan for apartment buildings located on the south side of Hwy 12/312 North Crossing and west of Kane Road. The proposed general development plan shows a variety of apartment buildings throughout the 108 acres of land. The total number of units proposed for this development is 564. The mixture of the units is 4-unit, 6-unit, 8-unit, 16-unit and 20-unit apartments and proposing two 2-units. The comprehensive plan shows this site as a transitional area from a mixture of low density residential to medium-high density residential along Kane Road and commercial along Highway 12/312 North Crossing.

The proposed development would be started on the east in phases and continuing to the west. The dwelling unit count is approximately 564 units, with setbacks as shown of 30 feet in the front, 8 feet of the sides and 25 feet of the rear. Along Kane Road, the setback will be 30 feet and 50 feet along Hwy 12/312 North Crossing. The units are a mixture of studio, one, two and three-bedroom options ranging from 650 to 1700 square foot within the apartments. The preliminary plat and final plat along with the final site plan review process will confirm compliance with city requirements. The Plan Commission will need to find the application consistent with the Comprehensive Plan.

The applicant, Jacqui Miller with SC Swiderski, presented the history and background information of the developer. She noted this updated plan from 2017 has a variety of unit types and unit sizes throughout the 108 acres of development. The design team created new buildings for this project in particular to have a variety of neighborhoods for all ages of individuals. This new proposed development would be done in phases as the market and buildings are completely rented the next phase would start. She noted sidewalks throughout the public roads and a trail on the north side of the development. Also, she spoke about the community center for the development and the management of the property. She spoke about the rental rents for the entire development and about two-thirds of the development will be between 60-120% of CMI (County Median Income).

Steve Rouse, President with Mill Ridge Condominiums Association, noted that the applicant did meet with the homeowners within the condo association over the past two years. He noted the concern over the drainage and Kane Road culverts into the ditch which has been an issue with the homeowners.

Tom Mihajlov, 4120 Mill Run Court, presented a fact sheet from the corporation counsel and noted that the City of Eau Claire was at fault for the drainage design. He noted that this is something that needs to be reviewed and worked with the County and the City.

David Winter, 4102 Mill Run Court, spoke and showed the Commission where the culverts are located on Kane Road and the movement of water across the street.

Gloria Helmbrech, President of the Westridge Village Homeowners Association, located on the west side of the proposed development, spoke about how the developers did not meet with their neighborhood association. She was concerned with the amount of density and traffic added to the area with the proposed units. Also, she spoke about the drainage issues in regards to the existing stormwater pond.

Tim Santine, 4023 Mill Run Road, spoke about concerns regarding the stormwater pond and the design of the overflow. He noted that phase two of the development was not built thus causing the overflow problem within the stormwater pond.

Ron Walsh, 4001 John Hart Road, questioned why the change in the land use from single-family and two-family homes as shown in the 2004 plan to apartment buildings. He would prefer to see lower density within the development.

Sean Bohan with Advanced Engineering Concepts noted he is the engineer for the project and spoke about the proposed development as a transitional area from the multi-family and the single-family to the west side. He noted that the discussion is helping him plan the stormwater area and future runoff.

Judi Moseley, Co-chair of JONAH affordable housing task force, noted support for the more affordable, workforce housing units within the community. She thought the mixture of one, two and three-bedroom units work well throughout the development. This project would meet up two-thirds of the units between 60-120% CMI (County Median Income).

Francis Rutz, 4281 Mill Ridge Circle, said he would be in more support if Stonewood Drive would be extended to the east and connect to the proposed multi-family along Highway 12/312 North Crossing.

Mr. Granlund read an email from Dr. Wolfgram about questions regarding affordable housing and income verification, along with how the city would hold the development accountable if the rezoning is granted.

The Commission held a discussion about the proposed general development plan and the rezoning of the land.

Ms. Christopherson moved to postpone this agenda item until the next Plan Commission meeting. Seconded by Mr. Gragert and motion carried.

4. **Site Plan (SP-1926) – Parking Lot Expansion, Indianhead Food Service**

Mr. Petrie presented a request to approve a site plan for a parking lot expansion for the Indianhead Food Service located on Galloway Street. The site plan shows the removal of the existing storage building and pole sign, and replaced with 86 parking stalls for the employees. The proposed parking will add a landscape buffer along the bike path.

The applicant was not in attendance to speak to this agenda item.

Mr. Gragert moved to approve the site plan with staff conditions with the removal of item two and added that the trail should be repaired if damaged during construction. Seconded by Mr. Pederson and motion carried.

5. **Discussion/Direction**

A. Code Compliance Items. None.

B. Future Agenda Items. Mr. Allen spoke about the next agenda on October 14<sup>th</sup> and thought the discussion about affordable housing would be moved to the first meeting in November given the amount of items for October 14<sup>th</sup>.

C. Additions or Corrections to Minutes. None.

6. **MINUTES**

The minutes of the meeting of September 16, 2019 were approved.



Terry Pederson, Secretary