



Plan Commission Minutes
December 2, 2019 at 7:00 p.m.
City Hall Council Chambers

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

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

The meeting was chaired by Mr. Larsen

1. Postponed from October 14th Plan Commission meeting

Rezoning (Z-1654-19) – TR-1A to C-3P and R-3P
Certified Survey Map (CSM-5-19) – Right-of-Way Dedication

Mr. Allen presented a request to recommend approval of a rezoning from TR-1A to C-3P and R-3P, to adopt the general development plan for commercial and apartment buildings and to approve the certified survey map located on the west end of Lorch Avenue, south of I-94. The general development plan has been revised, and he noted that the CSM was for four lots. Lorch Avenue would be extended with the north side for commercial development and the south side for apartment development. This agenda item will be considered at the City Council on December 9th.

Mark Erickson, Everyday Surveying and Engineering, noted the changes to the proposed project since October's meeting. The new proposed development plan shows the buildings and layout of the site with elevations of the proposed apartments.

Dean Frase, 7155 Highway 53, spoke in opposition of the request because of the amount of density and the amount of traffic that would be added to Lorch Avenue.

Dr. Wolfgram noted concerns about the proposed density, traffic and about the market rate apartments.

Mr. Seymour moved to recommend approval of the rezoning and CSM with staff conditions. Mr. Pederson seconded and the motion carried (8-1).

2. **Rezoning (Z-1659-19) – TR-1A & R-1 to R-1P**
Preliminary Plat (P-8-19) – Woodland Hills Estates

Mr. Allen presented a request to recommend approval to rezone properties located on the north side of Seymour Road, east of Andover Avenue, from TR-1A and R-1 to R-1P and to approve the General Development Plan with a reduced front yard setback for the preliminary plat for Woodland Hills Estates. The preliminary plat is for 20 single-family residential lots with a reduction from 30 feet down to 20 feet. This development includes four parcels of which two parcels were recently annexed to the City of Eau Claire. This agenda item will be considered at the City Council on December 9th.

Andrew Holland, JA Development Group LLC, noted that the setback reductions along the front is to preserve the hillside and trees. He noted that his group is working with the Engineering Department for the storm water and potential runoff issues. He also spoke about hiring a forestry company to determine the number of trees that should be removed.

Ms. Christopherson moved to recommend approval of the rezoning and the preliminary plat with staff conditions. Seconded by Mr. Granlund and motion carried.

3. **Amendment to the Multi-Family Housing Design Manual**

Mr. Petrie presented a request to recommend approval of an update and amendment to the multi-family housing design manual. He presented on the process and about trends within the established neighborhoods. He also spoke about the process to which the update went through working with stakeholders and developers, plus examples of the changes and goals moving forward. He noted that staff worked with Neighborhood Associations, developers, architects and other stakeholders to come up with a list of guiding principles for new development. This agenda item will be considered at the City Council on December 9th.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the changes. Seconded by Dr. Wolfram and motion carried.

4. **Annexation (19-5A) – Losan Avenue**

Mr. Allen presented a request to recommend approval of an annexation for Losan Avenue, adjacent to the North Crossing. The property is located within the sewer service area of the City of Eau Claire and is consistent with the Comprehensive Plan. This agenda item will be considered by City Council at their December 10th meeting.

Nick Brenner with Menard Inc. spoke about the land being added to the existing site to make the lot larger.

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

5. **Underground Easement**

Ms. Ness presented a request to recommend approval of an underground easement located on Western Avenue. The easement requested is for a 12-foot one along the city trail, on the west side of Western Avenue, for underground fiber optic cable. This agenda item will be considered by City Council at their December 10th meeting.

No one spoke this agenda item.

Mr. Granlund moved to recommend approval. Seconded by Mr. Gragert and motion carried.

6. **Discussion/Direction**

A. Code Compliance Items. None.

B. Future Agenda Items. Mr. Allen noted that December 16th has a lack of agenda items.

Mr. Pederson motioned to cancel the meeting, Mr. Brenholt seconded and motion carried.

C. Additions or Corrections to Minutes. None.

7. **MINUTES**

The minutes of the meeting of November 18, 2019 were approved.



Terry Pederson, Secretary