



Plan Commission Minutes
February 1, 2021 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

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

Staff Present: Messrs. Allen, Petrie and Wittwer

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen chaired the meeting. Mr. Larsen, Mr. Seymour and Ms. Christopherson were present at the Council Chambers. Ms. Obaid, Dr. Wolfgram, Ms. Proznik, Mr. Granlund, Mr. Brenholt and Mr. Gragert were present virtually online.
3. Mr. Seymour moved to approve the January 4th minutes. Ms. Christopherson seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
5. Postponed from January 4th Plan Commission meeting
Rezoning (Z-1678-20) – RM to CBDP
Site Plan (SP-2033) – Redevelopment of the 700 block of Water Street
Mr. Petrie presented the rezoning of property from RM to CBDP with the general development plan and site plan for the redevelopment of the 700 block of Water Street. This agenda item was postponed by the Plan Commission to give the Historic Randall Park Neighborhood Association time to review the site plan. This project shows the rezoning of the parcels and redevelopment into two apartment townhome-style buildings. The neighborhood plan and the Water Street plan does consider ground floor residential west of 7th Avenue. The rezoning to CBDP allows for flexibility within the setbacks, height, parking and density of the project. Water Street is an arterial street with bike lanes and on-street parking.

Mr. Petrie noted that Planning staff reached out to the other existing property owners within the block and unfortunately could not get all the owners to agree to a zoning change. This would allow for more of a comprehensive review of the zoning. The proposed site plan for the project is for one 16-unit, 28-bedrooms and one 24-unit, 36-bedrooms. Both buildings will be a mixture of one and two-bedrooms. The proposed structures will be approximately 14 feet from the property line along Water Street. The narrative notes the building will be three-stories with dormers and architectural features. The required parking for the development is 54 stalls and the applicant is providing 50 stalls to which the Plan Commission will need to find appropriate. A certified survey map is required to combine the lots into one for each of the buildings. This agenda item will be reviewed by the City Council at their February 8th meeting.

Alex Padrnos, JCAP Development and Construction, noted the project has now gained support from the neighborhood association. He spoke about the two phases to which the first phase will start in summer of this year.

Matt Appel, Advanced Engineering Concepts, spoke about the reduction in parking is requested because of the on-street parking and the sizes of the lots do not have enough room for the four additional parking stalls.

Joel Mikelson, 701 Menomonie Street, is the owner and operator to the north of the proposed project. He is a member of the Neighborhood Association but tonight will be speaking as a citizen member. He noted support of the project and the majority noted support. He discussed and supported the reduction in parking because of the availability of on-street parking.

Mr. Seymour moved to recommend approval of the rezoning and site plan with the conditions noted in the staff report. Ms. Christopherson seconded and the motion carried (8-1).

6. Rezoning (Z-1681-21) – I-2 to C-3P
Site Plan (SP-2103) – Kwik Trip redevelopment
Certified Survey Map (CSM-1-21) – One lot with right-of-way dedication

Mr. Petrie presented rezoning the property from I-2 to C-3P with general development plan and site plan with certified survey map with right-of-way dedication. The existing vacant Direct Oil store is zoned C-3P and the existing single-family home to the west is zoned I-2. This redevelopment looks to rezone and build a new store with car wash and truck parking. The proposed site plan shows the new store with two access points on Melby Street and one on Robin Road. A certified survey map shows the right-of-way dedication of approximately 33 feet along Melby Street. The three driveways are over 30 feet wide which require approval. This agenda item will be reviewed by the City Council at their February 8th meeting.

Nate Byom with Kwik Trip Inc., noted that trucks would enter the site from Robin Road and exit on Melby Street. He noted the store will be a 9,200 square foot building similar to the Gateway Drive one that was approved earlier. He noted the westernmost driveway on Melby Street can be reduced from 35 to 30 feet wide and would be used for customer vehicles.

Scott Teigen with Kwik Trip Inc., noted that the site plan is protecting the existing neighborhood to the south and to the west. In addition, he spoke about the additional landscaping and the truck parking moved away from the single-family homes.

Mr. Seymour moved to recommend approval of the rezoning and the site plan with conditions and the reduction from 35 feet to 30 feet of the westernmost driveway on Melby Street. Mr. Brenholt seconded and the motion carried.

7. Public Zoning (PZ-2101) – CVTC Emergency Services Addition

Mr. Allen presented a site plan for P-Public zoning for CVTC Emergency Services addition located at 3623 Campus Road. The site plan shows an expansion of the existing footprint to the north and remodeling of the Emergency Services Education Center. The site plan shows the construction of 26,000 square foot addition. The proposed elevations show a single-story building addition with the new exterior cladding designed with brick and existing metal panels to remain in certain areas. The addition will accommodate a 50-yard firing range, apparatus bay, classrooms and an expanded student commons area. This request will be heard by the City Council at their February 8th meeting.

Rod Bagley with CVTC noted that this facility houses many different programs and is used six days a week by the school. He spoke about the need of the apparatus bay on the north end of the addition, which will allow the Eau Claire Fire Department Station 9 more room within the station.

Shelly Olson with CVTC noted that the students are limited on the space and the expansion will help the growth needs within the programs.

Brian Lambert with Ayres Associates noted that the grades and slopes will be reduced to allow better visibility and improve traffic flow.

Mr. Seymour moved to recommend approval of the site plan with staff conditions. Ms. Christopherson seconded and the motion carried.

8. Conditional Use Permit (CZ-2102) – Eau Claire Bulk Storage Asphalt Terminal Addition
Site Plan (SP-2104) – Storage Addition

Mr. Petrie presented a conditional use permit and site plan for an addition located at 3827 McIntyre Avenue. He noted a revised site plan was submitted by the applicant prior to the meeting. The revised site plan shows a 2.1 million gallon storage tank to be added to the site, along with additional trailer parking. The setback off Cardinal Avenue is 75 feet to protect the existing single-family neighborhood. As noted in the narrative, the proposed tank will be 95 feet in diameter and 40 feet tall. The applicant is proposing to have gravel around the tank and to the north for storage of tanks. The site plan shows a new driveway onto Cardinal Avenue which will be gated. The landscape plan shows screening along Cardinal Avenue.

Michael Lund-Knill, Henry G. Meigs LLC, spoke about that the site plan revision and further change that the site will be paved rather than gravel as submitted. The proposed driveway would only be for emergency and service vehicles. In addition, the new trees along Cardinal Avenue will be evergreen plantings to block the view from the homes.

Matt Appel with Advanced Engineering Concepts noted the stormwater facility on site will add to the site for a 25-year rain event and the proposed improvements would help this.

Sara Clark with Henry G. Meigs LLC spoke about the environmental safety measured that will help with the new storage tanks and employee safety with the equipment improvements.

Ms. Christopherson moved to approve the conditional use permit and the site plan with staff conditions with the added conditions that evergreen plantings be added to the north of the site and along Cardinal Avenue, the expanded area to be an asphalt surface, and the Cardinal Avenue access to be gated and used only for service and emergency vehicles. Mr. Seymour seconded and the motion carried.

9. Conditional Use Permit (CZ-2103) – Bed and Breakfast
Postponed by the applicant in order to meet with the Neighborhood Association.

10. Site Plan (SP-1910 Amd) – Amendment to the site plan

Mr. Petrie presented a site plan for an amendment to the previous approved site plan located at 8 South Farwell Street. The proposed site plan shows a new driveway onto Farwell Street. The proposed land uses remain the same as mixed-use. The site plan shows the proposed drive alley at approximately 18 feet and 19 feet, which typically drive alleys are 24 feet wide. The Plan Commission will need to find compliance with city standards.

Eli Rupnow with Sages Prospero Management LLC noted he was trying to work with the neighbor to the west to allow for cross access but the agreements did not work in the end and this new driveway would allow for access.

Mr. Seymour moved to approve the site plan with staff condition. Ms. Christopherson seconded and the motion carried.

11. Site Plan (SP-2102) – Multi-Family Apartments

Ms. Proznik left her seat on the Commission.

Mr. Petrie presented the final site plan approval for multi-family apartments to be located on the northwest corner of Mill Run Road and Stonewood Drive. The proposed site plan shows a two-phase development proposal. The rezoning and general development plan was approved by the Council back in October of 2020 with the conditions noted in the staff report. The proposed site plan does not appear to match the conditions of the approval. Planning staff met with the developer and the engineer for the project to which a change in building orientation and combining the parking area into one area was encouraged as part of the redesign.

Mark Erickson with Everyday Surveying and Engineering explained that in his view and that of his client's the discussion during the rezoning and general development plan at the previous Plan Commission and Council in October, was that the conditions were to be looked at but not necessarily required. He explained that Planning staff's recommendations and that of the approved general development plan would be adding more impervious surface and less open space.

Jason Griepentrog with GRIP Development explained that if one of the driveways was to be removed, it would end in the result of losing 10 dwelling units and the project would not be feasible. He added the changes will also result in the apartments not being affordable.

Mr. Seymour moved to postpone to meet the conditions of approval from the rezoning and general development plan. Ms. Christopherson seconded and the motion carried.

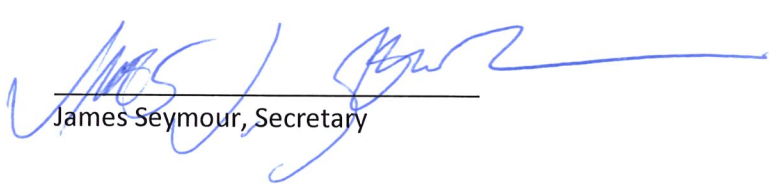
12. Discussion: 2021 Work Program – Ms. Proznik returned to her seat.

Mr. Allen presented an updated from the previous meeting discussion about the 2021 Work Program. He noted a few projects added to the work program.

Ms. Christopherson moved to add five items to the work program. Mr. Seymour seconded and motion carried.

13. Future Agenda Items and Announcements. The next meeting is scheduled for Monday, February 15, 2021.

Mr. Larsen adjourned the meeting at 10:47 p.m.



James Seymour, Secretary