



Plan Commission Minutes
February 15, 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, Plaza and Wittwer

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen chaired the meeting. Mr. Larsen, Mr. Seymour and Ms. Christopherson were present in 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 February 1st 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 the February 1st Plan Commission Meeting

Mr. Seymour left his seat on the Commission

Conditional Use Permit (CZ-2103) – Bed and Breakfast

Mr. Petrie presented a request for a conditional use permit to allow a bed and breakfast located at 132 Oakwood Place. He noted the provisions of the ordinances and for this request. The property is a large single family residence having unique character and location within the Third Ward Neighborhood. This property was designed and built to fit into the established neighborhood. The home was built in 2005 with approximately 2,400 square feet of living area.

He noted that the Third Ward Neighborhood Association steering committee discussed the conditional use permit during their February 10th meeting. The committee voiced concerns about the land use and voted to recommend denial of the request. A similar conditional use permit in the neighborhood was approved for 435 Jefferson Street in 2018. The property has already received approval for this use from Licensing and the Health Department.

Matthew Cornetta, 2820 Clark Place, attorney and step-father of the applicant spoke in support of the request, since the property owner and applicant (Joseph Mitchell) was unable to sign in to the WebEx meeting. This house would be used for their family. The current owner lives in Illinois and would be using the home for family gatherings and would use the home for 6-8 weeks each year. He noted the rental would be used 16-20 weeks out of the year. The home would be maintained and operated by the applicant's mother who lives in the community.

Tim Kohl, 1328 Park Avenue, spoke in opposition about the conditional use permit because this area is not situated for a bed and breakfast which is a dead end off of State Street. He noted issues the neighbors had this past November and December. In addition, he spoke about the tenants that could be using the home, to which parking may become an issue. This is a big concern within the Third Ward Neighborhood.

Margaret Ott, 204 Gilbert Avenue, spoke about how the Third Ward Neighborhood works to keep homes owner-occupied and to benefit the community rather than an Airbnb rental. She noted concerns that another property is moving to a rental and mostly surrounded by owner occupied homes.

Lissa Siedow, 118 Summit Avenue, spoke against the change within the land use and had a difficult time trying to understanding why another property is going to be a rented home.

Sharon Hildebrand, 426 Summit Avenue, noted on the Third Ward Steering Committee and noted troubles about maintenance of properties within the neighborhood. She noted that the west side of the community is approximately 15% of owner-occupied homes and this would be an additional property that goes to rental. This allows one by one homes that lose to owner occupied.

Anton Smets, 28 Newton Street, questioned if the Commission looks at other existing bed and breakfast properties within the neighborhood, in particular the property located 132 Marston Avenue.

Mr. Petrie answered that the 132 Marston Avenue offer to purchase fell through back in 2016.

The Plan Commission members held a discussion about the proposed conditional use permit.

Ms. Christopherson moved to approve the conditional use permit with the added conditions on the permit in regards to non-transferable to any other property owner besides Joseph Mitchell, no commercial vehicles parked on the property or commercial entities' use thereof, and to expire in no more than five years, which is February 15, 2026. Mr. Granlund seconded and the motion carried (5-3) (Brenholt, Gragert, Wolfgram voted nay).

6. Mr. Seymour returned to his seat on the Commission

Annexation (21-1A) – Graff Road

Mr. Allen presented the annexation of approximately 70.5 acres to be annexed from the Town of Washington to the City of Eau Claire. The property is located within the sewer service area for the City and this would be the next phase of development to the north which is Timber Bluff. This would be on the Council agenda for the February 23rd meeting.

No one spoke to the agenda item.

Ms. Christopherson moved to recommend approval of the annexation. Mr. Seymour seconded and the motion carried (8-1, Gragert voted nay).

7. Certified Survey Map (CSM-2-21) – Two-lot CSM

Mr. Allen presented a certified Survey Map for a two-lot CSM with right-of-way dedication for a property located on the southeast corner of Mercury Avenue and Virginia Lane. This CSM is to clean up the right-of-way issue along the existing Virginia Lane. This will be on the Council agenda on February 23rd.

No one spoke to the agenda item

Mr. Seymour moved to recommend approval of the CSM. Ms. Christopherson seconded and the motion carried.

8. Excess Land – Jeffers Road

Mr. Wittwer presented an excess land request on a vacant parcel located on Jeffers Road, south of the North Crossing. The property is adjacent to the railroad tracks and the parcel is no longer necessary for the city to use the land.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the excess land. Ms. Christopherson seconded and the motion carried.

9. Easement – North Crossing

Mr. Wittwer presented a permanent easement from Northern States Power Company for the location of two existing public trails along the North Crossing and O'Brien Street. A license agreement allowed for the initial installation of the trails in 2008.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the easement. Ms. Christopherson seconded and the motion carried.

10. Easement – Forest Street

Mr. Wittwer presented a gas easement along Forest Street. He noted that Northern States Power Company is requesting a utility easement. The easement is on the existing City shop and trail property on Forest Street.

No one spoke to the agenda item.

Mr. Seymour moved to recommend approval of the easement. Ms. Christopherson seconded and the motion carried.

11. Easement – Birch Street and Wagner Street

Mr. Wittwer presented an electric easement along Birch Street and Wagner Street. He noted that Northern States Power Company is requesting a utility easement.

No one spoke to this agenda item.

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

12. Site Plan (SP-2105) – Three 8-units Apartments (24-units)

Mr. Petrie presented a site plan for phase IV of the Gateway Apartments located on Gateway Drive and Otteson Lane. He noted the final phase of the development is for three 8-unit apartments. The zoning of the property is R-3P and the parking requirement for the phase is 43 stalls, while the site plan shows 49 stalls. The open space as noted on the site plan is approximately 41% of the lot. The landscape plan shows street trees, foundation plantings and evergreen plantings along the property line.

Trent Schmidt, Advanced Engineering Concepts, noted that it would be the final phase of the apartments and would be started in summer of this year.

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

13. McDonough Park Active Aging Plan

Mr. Plaza presented an updated site plan and design for the McDonough Park Active Aging Area. He noted that the City received a matching grant from the DNR and pledges, bench donations and a Mayo Home Town Health Grant to help with funding the project. The park improvements will be this spring and has been approved by the Waterways and Parks Commission.

14. Future Agenda Items and Announcements. The Commission agreed to schedule their next Comprehensive Plan 5-year Review work session to Monday, March 15, 2021.

Mr. Larsen adjourned the meeting at 9:47 p.m.



James Seymour, Secretary