



Plan Commission Minutes  
April 19, 2021 at 7:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

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

Staff Present: Messrs. Allen, Graybehl, Petrie, and Wittwer

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen chaired the meeting. Mr. Larsen, Mr. Seymour, Mr. Brenholt and Ms. Christopherson were present in the Council Chambers. Ms. Obaid, Dr. Wolfgram, Ms. Proznik, Mr. Granlund and Mr. Gragert were present virtually online.
3. Mr. Seymour moved to approve the April 5<sup>th</sup> 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. None.
5. Postponed by the Plan Commission on March 1<sup>st</sup>  
Conditional Use Permit (CZ-2101) – 826 Market Street  
Mr. Petrie presented a home occupation request for a firearms business at 826 Market Street. He noted the existing lot is zoned RM and approximately 8,801 square feet in size. The proposed project would allow firearms sales and repair. This application was postponed by the Plan Commission on March 1<sup>st</sup>. Prior to the March 1<sup>st</sup> meeting one letter in opposition was received and following the March 1<sup>st</sup> meeting the Historic Randall Park Neighborhood Organization submitted a letter of support.

Eric Wanke, the applicant, spoke about the proposed project indicating they would not sell guns on site but rather gun transfers where he will conduct a background check.

The Commission asked how other structures on site will be used and noted the Historic Randall Park Neighborhood Organization letter of support.

Mr. Wanke indicated that gun transfers will occur within the primary structure.

Mr. Seymour moved to approve the conditional use permit. Ms. Christopherson seconded and the motion carried 7-2.

6. Postponed by the Plan Commission on March 15<sup>th</sup>  
Rezoning (Z-1685-21) – 3536 Folsom Street  
Mr. Petrie presented a rezoning request for properties from R-1 to R-2P and to adopt the general development plan for twin homes at 3536 Folsom Street. The application was postponed by the Plan Commission at the March 15<sup>th</sup> meeting. The applicant submitted a revised application allowing for all lots to develop twin homes, the placement of a 15 foot wide rear yard vegetative buffer, a 10 foot wide drainage easement, and a reduction in front yard setback from 30 feet to 25 feet. The applicant seeks deferment on the installation of sidewalks due to the lack of sidewalks in the surrounding area.

Mr. Bergh presented on behalf of the applicant, his father Romaine Bergh. The applicant discussed the outreach process where they mentioned they were unsure whether members of the mobile home park were present.

Dr. Wolfram asked how outreach to the surrounding area was conducted and if members of the mobile home park were present at the neighborhood meeting.

Mr. Bergh could not elaborate on whether members of the mobile home park were present.

Mr. Gragert inquired as to if there would be some buffer between the proposed street labeled "Public St." and the existing residential use which will abut the street to the west.

Mr. Bergh could not speak to if any buffer will be placed between the proposed street and the abutting residential use.

Mr. Gragert asked if the applicant seeks a deferment of the installation of sidewalks.

Mr. Bergh proposed to defer installation due to the lack of existing sidewalk in the surrounding area.

Carl Zondlo, 3214 33rd St., a neighbor, requested an expansion of the buffer between the development and the lots to the east. They are against connecting the proposed road to the street to the east due to concerns about increased traffic and subsequent decrease in safety and privacy of the street.

Jesse Cain, 3009 33rd St., a neighbor, requested the new development not connect to their street as the existing street has been that way for 40 years and has worked well as a cul-de-sac during that time.

Kristin Cain, 3009 33rd St., a neighbor, after conversation with the applicant and staff it seems possible that the proposed development won't make use of the road connection and a full-size street would not have to be installed. They also made clear that not all members of the street were able to make it to the meeting with the applicant as there was only a seven-hour notice prior to the meeting.

Curtis Rykal, 2912 33rd St., a neighbor, indicated that some members of the street reached out to the applicant to discuss the proposal. They are not sure if every member of the neighbor was notified of the meeting or the modifications of the plan. Those neighborhood members present expressed their wish to see the expansion of the tree buffer and they are against the connection of the streets.

Josh Bauer, 3108 33rd St., a neighbor, would like to see an expansion of the proposed tree buffer and is against the connection of the streets.

Mr. Petrie indicated the applicant could expand the proposed tree buffer.

Staff indicated the connection of utilities from the proposed subdivision to the street to the east to complete the utility system. In addition, planned connection of the streets was established as part of the plat which created the properties to the west.

Mr. Seymour moved to recommend approval with the rezoning with the general development plan with conditions found in the staff report. Mr. Brenholt seconded.

Dr. Wolfram noted she wished to postpone the meeting due to a lack of information and wants to see more outreach to the surrounding residential uses, including the mobile home park. They are concerned that the neighbors had to reach out to the applicant and that not all of the public was included. They believe it is important for outreach to the park and to be held by someone besides the applicant as they are the landlords of the site.

Mr. Gragert added that there are still questions to be answered and the applicant has still not come before the commission.

The motion failed to carry with a 2-7 vote.

7. Postponed by the Plan Commission on April 5<sup>th</sup>

Preliminary Plat (P-2-21) – Vine Street

Mr. Allen presented a preliminary plat for eight lots along Vine Street. The property is zoned R-1 and approximately 4.1 acres in size. He noted that the proposed development will be for seven buildable single-family homes and one 2.3-acre outlot. The application was postponed by the Plan Commission at the April 5<sup>th</sup> meeting.

Paul Holzinger with American Land Surveying noted there is a shortage of lots available and they are trying to create as many units as possible. The dedication of right-of-way may decrease the number of potential lots on future divisions on the outlot.

Dr. Wolfram asked if Mr. Holzinger has reached out to neighbors to the west.

Mr. Seymour motioned to recommend approval of the preliminary plat. Mr. Brenholt seconded the motion.

Mr. Gragert moved to add a condition of approval that the applicant dedicates right-of-way to permit the future extension of Hoyem Lane to Vine Street. Ms. Christopherson seconded which was carried 8-1.

The original motion was voted on and the motion carried 9-0.

8. Rezoning (Z-1688-21) – Graff Road; TR-1A to R-1P & R-2P

Preliminary Plat (P-3-21) – Timber Bluff II

Request to recommend approval of rezoning property from TR-1A to R-1P & R-2P, to adopt the general development plan for a reduction in the front yard setback from 30 feet to 25 feet with a preliminary plat for single-family and twin home development by the applicant Real Land Surveying and Advanced Engineering Concepts at Graff Road.

Mr. Gartmann seeks to provide a development which provides open space, provides twin homes, and is shaped to steep slopes on site. The applicant will provide some flag lots to allow for the placement of more homes and seeks to defer sidewalks due to slopes.

Mr. Brenholt moved to recommend approval of the rezoning and preliminary plat with conditions listed in the staff report. Mr. Seymour seconded and the motion carried 9-0.

9. Rezoning (Z-1689-21) – NE corner of Folsom Street & North Town Hall Road  
Preliminary Plat (P-4-21) – Mill Meadows

Mr. Petrie presented a request for rezoning property from R-1 to R-1P & R-2P and to adopt a general development plan. The applicant seeks to adopt a general development plan for the reduction in the front yard setback from 30 feet to 25 feet and reduction to the lot width for R-2P from 60 feet to 50 feet and to approve the preliminary plat for single-family and twin home development. The project is located at the northeast corner of Folsom Street & North Town Hall Road.

Mark Erickson with Everyday Surveying and Engineering spoke about the project and how the applicant intends to fill the wetlands on site working with the Wisconsin State Department of Natural Resources.

Nick Brenner with Menards Inc indicated the applicant did reach out to the neighbors and there was not much response. They intend to look into other methods to decrease noise from the highway. They are not proposing a park at this point in time due to development costs including utility expansion costs. They will maintain an open dialog with neighboring properties if any problems arise.

Jennifer Meyer, the Chairperson of the Town of Union Board, expressed concerns about the number of trips which may be generated at the intersection and potential impacts due to the surrounding topology of the streets.

Mark Erickson shared how the applicant prepared an abbreviated TIA which indicates improvements off site were not required. As part of this process, the County found that eventually a decrease in speed on the highway may be required.

Ms. Christopherson moved to approval of the rezoning and general development plan with conditions found in the staff report. Mr. Seymour seconded and the motion carried 9-0.

10. Rezoning (Z-1690-21) – 204 Maxon Street, Sawmill Flats

Mr. Allen presented a request for rezoning property from RM to CBDP and to adopt the general development plan. The general development plan indicates a multi-family development at 204 Maxon Street. The project proposes twenty-eight (28) units.

Julia Johnson with Pablo Group discussed the proposed project and was excited about the placement of the site as it is very walkable and close to other amenities. The project site will allow for dense development with parking on ground level with the front doors. They expressed the goal to achieve certain attainable rent levels.

Judi Moseley, 2230 Trimble St., expressed her support for the development due to the expressed goals regarding rent, as the local Tax Increment Finance (TIF) district discusses affordability but is concerned about gentrification in the neighboring areas. The development is a good transition between existing development and expected future development in the surrounding area.

Grace Malone, 1711 Bellinger St., would like to see trees retained because there have been many lost in the area which removes the neighborhood feel. She is concerned about the impact of traffic due to this project in combination with other nearby projects in the area.

Mr. Brenholt moved to recommend the rezoning request with conditions found in the staff report. Ms. Christopherson seconded and the motion carried 9-0.

11. Annexation (21-3A) – Drier Ct

Mr. Graybehl presented the annexation of approximately 0.704 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 no development is proposed.

Mr. Seymour moved to recommend approval of the annexation. Mr. Brenholt seconded and the motion carried 9-0.

12. Site Plan (SP-2110) – Fountains Upper

Mr. Allen presented a site plan application for multi-family apartments and duplex development. The project site is located at the end of Sculy Drive, east of Highway 53. The project proposes a total of 4-dwelling units with 9 four-unit apartments and 5 duplexes.

Matt Appel indicated the proposed trail will provide interconnectivity with the existing trail system.

Mr. Seymour moved to recommend approval of the site plan with conditions. Ms. Christopherson seconded and the motion carried 9-0.

13. Site Plan (SP-2113) – 2627 Truax Blvd

Mr. Wittwer presented a site plan located at 2627 Truax Blvd. The proposed site plan shows the addition to an existing warehouse with additional parking and two new driveways on Truax Blvd.

Mark Erickson with Everyday Surveying and Engineering spoke about the project and why the applicant seeks two new access points. The property owner may seek to divide the lot in the future and the two access points would be split to serve the new lots.

Mr. Brenholt moved to approve the site plan with conditions recommended by staff. Ms. Christopherson seconded and the motion carried 8-0. Commissioner Granlund recused himself from the item.

14. Site Plan (SP-2114) – 3625 Gateway Drive

Mr. Wittwer presented a site plan located at 3625 Gateway Drive. The proposed site plan shows the placement of a new 2,311 square foot bank building with drive through lanes and 17 parking spaces.

Mark Erickson with Everyday Surveying and Engineering spoke about the project and how the proposed bank will serve the future needs of the applicant.

Mr. Brenholt moved to approve the site plan with staff recommendations. Mr. Seymour seconded.

Mr. Gragert moved to add a condition of approval that the applicant provide a pedestrian connection to Prill Road. Ms. Christopherson seconded and the motion carried 5-3.

The original motion was voted on and the motion carried 9-0.

15. Certified Survey Map (CSM-5-21) – Two-lot CSM

Mr. Petrie presented a certified survey map for a two-lot CSM located on Sandstone Road in the Town of Washington which falls within the City of Eau Claire Extra Territorial Jurisdiction. The proposed CSM shows two commercial lots sized at 1.0 acres and 1.4 acres in size. The applicant seeks exception to the 5-acre minimum lot size for commercial zoned properties.

Ms. Christopherson moved to approve the CSM with staff recommendations. Mr. Seymour seconded and the motion carried.

16. Certificate of Appreciation – Mr. Eric Larsen and Mr. Craig Brenholt

17. Future Agenda Items and Announcements. None.

18. Mr. Larsen adjourned the meeting at 10:30 p.m.

  
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Zina Obaid, Secretary