



Plan Commission Minutes
June 14, 2021 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Ms. Christopherson, Dr. Wolfgram, and Ms. Proznik
Messrs. Granlund, Seymour, Gragert, Brandvold, and Erickson

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

1. Roll Call – Chairperson Mr. Granlund called the roll for the meeting. Mr. Seymour, Mr. Erickson, Mr. Gragert, Mr. Brandvold, Ms. Proznik, and Ms. Christopherson were present in the Council Chambers. Dr. Wolfgram was present virtually online. Ms. Obaid was not present.
2. Mr. Seymour moved to approve the May 17th minutes. Ms. Christopherson seconded and the motion carried.
3. Open public comment period for items that do not appear on this agenda noted as public hearings. None.
4. Public Hearing – To recommend approval of the Capital Improvement Plan (CIP 2022-2026). Mr. Allen presented the proposed Capital Improvement Plan (CIP 2022-2026) to the Commission. Commissioner Proznik moved that the 2022-2026 Capital Improvement Plan, presented as the document on file in the Office of the City Clerk and open to public inspection during normal business hours, is consistent with the Comprehensive Plan and recommended approval, thereof. Mr. Brandvold seconded and the motion carried.
5. Public Hearing – For Recommendation to City Council
Rezoning (Z-1693-21) – Galloway Flats
Certified Survey Map – 2 lot CSM
Condo Plat – P-5-21 – Galloway Flats Condo
Mr. Petrie presented a project to rezone property from I-2 to R-2P, R-3P and P, to adopt the general development plan a project known as Galloway Flats which consists of single-family homes, twin homes, and multi-family apartments. The project includes a certified survey map and condo plat. The project site is located at the southeast corner of Galloway Street and River Prairie Drive. The Waterways and Parks Commission recommended approval of the project.

Commissioner Proznik raised the question to why a Condo Plat is proposed and not a PUD as the condo owner would not own the land. This makes it more difficult for the potential property owners to get a loan for financing. Mr. Petrie answered it seems likely that the developer will cede ownership of the parcels identified in the Condo Plat to the purchaser while allowing the condo owner to develop the land. The applicant responded that this is a condo site which does cede the land to the purchaser.

Mr. Gragert raised the concern that the development is not connected to sidewalks. Staff informed this is a condition which the Plan Commission can add. Mr. Gragert encouraged the applicant to consider ways to create a better connection.

Mr. Erickson asked whether the trail can connect to the street on the eastern edge of the property. Mr. Wittwer explained that the City could expand it at a later date to allow connection to Altoona. Mr. Erickson raised concern that only part of the trail will be asphalt. Mr. Wittwer responded that an agreement with the developer will see the developer grade and pave to the location indicated on the map and grade the rest of the trail, and the City will improve the trail from gravel at a later date.

Mr. Gragert asked what the limited development area displayed on the site plan is. The applicant responded this area is only for specified units within the development.

Tom Gillett, owner of Indianhead Food Service Inc located at 313 N. Hastings Place, made clear the amount of traffic his site generates, the types of products, number of clients, and an approved commercial GDP at a site to the southwest of the site on Galloway Street. He raised concern about the proposed residential use next to his existing industrial use. He raised concern of the potential longevity and ability to expand his site due to the proposed residential site and

the potential conflict of uses. Commissioners Gragert and Christopherson expressed their viewpoint that Mr. Gillett's site and uses are appropriate for the location. The applicant expressed they can address this problem in the agreement to join the site so the purchaser knows of the nearby industrial site. The applicant believes that the proposed use is the best fit, environmentally, for the site.

Mr. Seymour moved to recommend approval with staff recommendations. Ms. Christopherson seconded and the motion carried.

6. Public Hearing – For Recommendation to City Council
Rezoning (Z-1694-21) – TR-1A to R-1

Mr. Graybehl presented a request to rezone property located at 4215 Drier Court from TR-1A to R-1. This property was annexed into the City of Eau Claire in April of 2021. This property is approximately 0.7 acres in size. This is consistent with the comprehensive plan and surrounding land uses.

Pete Gartmann with Real Land Surveying spoke in favor of the request and will be a single-family home.

Mr. Seymour moved to recommend approval of the rezoning. Mr. Erickson seconded and the motion carried.

7. Public Hearing – For Recommendation to City Council
Rezoning (Z-1695-21) – R-1A to R-2P

Preliminary Plat (P-6-21) – Northern Lights

Mr. Petrie presented a request for rezoning properties from R-1A to R-2P, to adopt the general development plan for twin homes and approval of the preliminary plat.

Mr. Gragert raised concern of the loss of trees and the lack of buffer between the proposed homes and the power lines.

Scott Cerveny with Advanced Engineering Concepts expressed the difficulty to provide a tree buffer due to changes in elevation. He also indicated the trees within the right-of-way will remain.

Commissioner Wolfgram asked if the applicant has reached out to property owners outside of the state-required notification area. The applicant indicated they have been in contact with close neighbors including those on Hagman Street.

Mr. Seymour moved to recommend approval with staff conditions. Ms. Proznik seconded and the motion carried.

8. Public Discussion – For Recommendation to City Council
Final Plat (P-4-21) – Mill Meadows

Mr. Petrie presented a request for final plat approval for Mill Meadows located at the northeast corner of W. Folsom Street and N. Town Hall Road, west of I-94.

Nick Brenner with Menards spoke in favor of the request. He explained the need for additional storm water retention and the following loss of four (4) twin-home lots.

Ms. Christopherson recommended the dedication of lands for greenspace or public use. Nick Brenner responded that they will take a look into providing public space.

Mark Erickson with Everyday Surveying Engineering spoke in favor of the request.

Ms. Proznik moved to recommend approval of the final plant. Mr. Brandvold seconded and the motion carried.

9. Public Discussion – For Recommendation to City Council
Certified Survey Map (CSM-7-21) – Four lot CSM with right-of-way dedication
Mr. Petrie presented a request for approval of a CSM with right-of-way dedication related to two final site plans for apartments. The project site is located at the southwest corner of Graff Road and Old Town Hall Road. Mr. Seymour moved to recommend approval with staff recommendations and conditions. Mr. Erickson seconded and the motion carried.
10. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2115) – Apartments
Mr. Petrie presented a request to approve a final site plan for apartments at the southwest corner of Graff Road and Old Town Hall Road. Mr. Seymour moved to recommend approval with staff recommendations and conditions. Mr. Erickson seconded and the motion carried.
11. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2119) – Apartments
Mr. Petrie presented a request to approve a final site plan for apartments at the southwest corner of Graff Road and Old Town Hall Road. Mr. Seymour moved to recommend approval with staff recommendations and conditions. Mr. Erickson seconded. Mr. Gragert recommended an amendment to require sidewalk connection from Timber Trail to buildings 1 through 4, and include a future sidewalk connection to Old Town Road to the development. Ms. Christopherson seconded the recommendation and the amendment carried. The revised motion carried.
12. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2117) – Discount Tire store
Mr. Graybehl presented a request to approve a site plan for Discount Tire store at 2124 South Hastings Way. He noted this is a redevelopment of the existing site which will be removed. Discount Tire will be approximately 8,100 square foot in size. The property is currently zoned C-3 and is approximately 0.93 acres. He noted that staff worked with the development team and the applicant to have a revised site plan prepared prior the Plan Commission meeting.

The revised site plan based on staff comments to reduce the drive width and parking lot design along with landscape plan is in compliance with the landscape ordinance. The proposed building will have six bays for the project. He noted the access points onto Hastings Way and Esmond Road. The southernmost driveway should be reduced down to limit cut-through traffic.

Todd Mosher with RA Smith in Naperville, IL, noted the revision site plan and spoke about the site plan letter based on submittal. He noted the access driveway width for deliveries from Esmond Road. He noted that item number four is working with the private owner.

Mr. Seymour moved to approve the site plan with staff recommendations. Mr. Gragert seconded and the motioned carried (7-1).
13. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2118) – Apartments
Mr. Petrie presented a request for approval of a site plan for 44-unit apartment buildings at the 900 block of Menomonie Street.

Mr. Erickson raised the question as to the area to the north of the property which acts as an alley which is in fact not platted as one. Staff indicated they will work with property owners to provide access to their sites from Water Street.

On behalf of the applicant, Matt Appel spoke in favor of the project and indicated there is approximately 13 feet from the existing garage on the northern property to the proposed curb for the parking lot.

Mr. Rolbiecki indicated support for the proposed project and indicated they will be providing some additional space for the neighboring property owners to use for access.

Mr. Seymour moved to approve the site plan with staff recommendations. Ms. Christopherson seconded the recommendation. Mr. Gragert moved to amend the site plan to reflect a sidewalk connection from "Building C" to Menomonie Street. Ms. Christopherson seconded and the amendment carried. The revised recommendation was carried.

14. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2120) – Temporary Transit Center

Mr. Allen presented a request for approval of a site plan for temporary location of the Transit Center at the southwest of Gray Street and S. Dewey Street.

Acting on behalf of the City of Eau Claire, Transit Manager Tom Wagener indicated support for the proposed project. Tom Wagener addressed questions raised by members of the Commission.

Mr. Seymour moved to approve the site plan with staff recommendations. Mr. Gragert seconded and the motioned carried.

15. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2122) – Royal Credit Union

Mr. Petrie presented a request for approval of a site plan for Royal Credit Union at 317 N. Barstow Street. Mr. Petrie discussed revisions to the site plan received after the packet was created.

Scott Cervený with Advanced Engineering Concepts requested the removal of the condition which requires the reduction in the drive isle.

Mr. Gragert asked if the west access on Madison Street was needed as it is so close to the intersection. The applicant replied that they are moving it further east than it is now.

The exit onto N. Farwell Street seems to indicate two cars leaving at the same time, is a 24-foot exit required? Mr. Beardsley conveyed the applicant decreased the width on the access off N. Barstow Street.

Mr. Seymour recommended approval with staff conditions. Mr. Brandvold seconded. Mr. Gragert moved to amend the approval to reduce the width of the access to N. Farwell Street to allow for one car only. Mr. Brandvold seconded and the motioned carried. The revised motion carried (6-2).

16. Future Agenda Items and Announcements

17. Adjournment



Zina Obaid, Secretary