



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

Commission Members Present: Brandvold, Christopherson, Erickson, Gragert, Granlund, Obaid, Seymour, and Wolfgram

Staff Members Present: Allen, Petrie, Hoffer and Wittwer

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called the roll for the meeting. Commissioners Granlund, Seymour, Erickson, Brandvold, Wolfgram, and Christopherson were present in the Council Chambers. Commissioners Obaid and Gragert were present virtually online.
3. Commissioner Wolfgram moved to approve the August 16th minutes. Commissioner Seymour 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. Rehearing postponed by Plan Commission from August 2nd meeting
Conditional Use Permit (CZ-2110) & Site Plan (SP-2129) – Catholic Charities Sojourner House
Mr. Allen noted this agenda item is the rehearing from the conditional use permit for the expansion of the Catholic Charities Sojourner House at 618 S. Barstow Street, along with the site plan. He noted additional public meetings within the neighborhood to discuss the operations and the proposed project. He noted added the bicycle parking, exterior lighting, added fencing between the gap of the buildings and revised elevation. This conditional use permit would allow the residential on the ground floor mixed with the office and supportive services above.

Casey Stadler with Wieser Brothers Contracting stated the northern alleyway includes existing gas meters and will maintain security in the area with 12-foot metal fencing. He noted an additional emergency exit for the building which would be to the north exit only.

Kevin Burch with Catholic Charities of The Diocese of La Crosse, Inc. noted the multiple neighborhood meetings and discussion with stakeholders and noted the JCAP proposal was not feasible with 24 hour 7 days a week shelter. He noted the concerns about the homeless and the site with a solution for the individuals.

Sheri Baemmert, business owner at 705 S. Barstow St., provided a letter and photos to the Plan Commission. She noted she sees drug deals, people being high around the site and homeless using Wilson Park where they wait until they can access the shelter. She notes that the individuals do not require them to use the services that are provided. This is a negative impact to the neighborhood.

Lauren Pomush, 821 S. Barstow St., has volunteered at the shelter and stated the addition will provide more access to resources to gain employment. She is in support of the expansion because the individuals are in crisis and hope the addition will be supported by the community.

Mike Milewski, 618 S. Farwell St., stated he was never contacted by the applicant and has had retail problems as some clients will not get out of the car to do business. The Seaver Street parking lot includes drug use and prostitution. Catholic Charities needs to address the surrounding nuisances and noted a no-vote because of the unsafe and unhealthy environment.

Judi Moseley, co-chair JONAH noted support of the conditional use permit that the crisis currently in the world and the Sojourner House is a key part for the community to serve of the individuals. The issues for the people using the shelter is a starting point to help individuals.

Carrie Poser, 3035 Eddy Ln., Director of Wisconsin Balance of State Continuum of Care, noted if the Plan Commission denies the permit all the issues will continue and most services are located downtown. The day to day services will allow up to 21 individuals in the future. Homelessness existed before Catholic Charities and this will help continue serving the community. Not all criminal activity is done by the homeless and they are not the responsibility of the shelter.

Vicki Milewski, 618 S. Farwell St., notes to consider the business community for the downtown with the shelter expansion. The future planning needs to be considered and the image the city wants within the downtown area.

Commissioner Wolfgram moved to approve the request for the conditional use permit with staff conditions, including: 1 and 2 as written in the report; 3 as amended to provide a safe shelter for the construction in compliance with the city and state building code requirements; 4 as amended to include a decorative metal fence on the back/west alley and to include security cameras comprehensively throughout the site; 5 added to require a Sojourner House staff member will be outside 30 minutes prior to check in to supervise queuing; 6 added to require scheduling a quarterly meeting and discussion with the neighborhood for the first year of operation and periodically thereafter. Commissioner Christopherson seconded and the motion carried 7-1.

Commissioner Wolfgram moved to approve the site plan with staff conditions. Commissioner Brandvold seconded and the motion carried 7-1.

6. Rezoning (Z-1698-21) – I-1 to R-2

Mr. Petrie presented a request to rezone property from I-1 to R-2. This property is currently a single-family home on the property and bank financing for the property needs the proper zoning for the property. The proposed R-2 zoning is consistent with the zoning of the surrounding homes.

Michael Walters, 627 Wagner Avenue, noted it is a single-family home and should be zoned residential.

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

7. Final Plat (P-8-21) – Mill Meadows West

Mr. Petrie presented a request to approve a final plat for Mill Meadows West located west of North Town Hall Road. The plat includes 28 single-family homes and two outlots for stormwater facilities. The proposed final plat is consistent with the preliminary plat. This request will be reviewed by the Council at their September 14th meeting.

Nick Brenner with Menard Inc. spoke in support of the request.

Commissioner Seymour moved to recommend approval of the final plat. Commissioner Christopherson seconded and the motion carried.

8. Final Plat (P-9-21) – Mill Run Pointe

Mr. Petrie presented a request to approve a final plat for Mill Run Pointe located on Losan Avenue. The final plat shows 34 lots for twin homes and one lot for future multi-family development. The proposed final plat is consistent with the preliminary plat. This request will be reviewed by the Council at their September 14th meeting.

Nick Brenner with Menard Inc. was in attendance for the agenda item.

Commissioner Seymour moved to recommend approval of the final plat. Commissioner Erickson seconded and the motion carried.

9. Annexation (21-6A)

Mr. Petrie presented a request to annex vacant land to the City of Eau Claire located along Highway 53. The property is approximately 23.9 acres, currently in the Town of Washington. The property is located within the sewer service area for the city and is consistent with the comprehensive plan.

Jon Johnson, Eau Claire Highway Department, described the future facility and a new driveway.

Commissioner Seymour moved to recommend approval of the annexation. Commissioner Wolfgram seconded and the motion carried.

10. Future Agenda Items and Announcements – Mr. Allen noted County Highway T road project public input meeting is scheduled for Monday, September 20th.

11. The meeting adjourned at 9:14 p.m.



Zina Obaid, Secretary