



Plan Commission Minutes
August 16, 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: Petrie, Graybehl 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, Gragert, Brandvold, Wolfgram, and Christopherson were present in the Council Chambers. Commissioner Obaid was present virtually online.
3. Commissioner Seymour moved to approve the August 2nd minutes. Commissioner Wolfgram 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. Rezoning (Z-1305-04 Amd) & Preliminary Plat (P-10-21) – Withdrawn by the Applicant
6. Site Plan (SP-2123), Street Vacation, Excess Land, Certified Survey Map – St. Patrick’s Church Mr. Graybehl presented a request to review a site plan with street vacation, excess land and certified survey map for St. Patrick Church. The proposed site plan shows a new parking lot where the school was demolished. Mayo Clinic will use the new parking lot during the week and the church parking lot during the weekend.

Mark Erickson, with Everyday Surveying and Engineering spoke on the proposed site plan, noting that other projects had reduced parking lot widths.

Sharon Sliwka with St. Patrick’s Church noted this was the best option to remove the vacant school and lease the parking lot to Mayo Clinic.

Lauren Lierman with Randall Park Neighborhood Association noted concerns about traffic and the location of the bicycle trail adjacent to the parking lot. She noted that the neighborhood did not vote on the proposed project because the meeting lacked a quorum.

Commissioner Seymour moved to recommend approval of the site plan, street vacation, excess land and certified survey map with staff recommendations. Commissioner Wolfgram seconded. The commission held a discussion about the proposed project.

Commissioner Gragert moved to postpone to the hearing on September 20th, 2021. Commissioner Wolfgram seconded and the motion carried.

7. Site Plan (SP-2127) – Huebsch Services Addition
Mr. Petrie presented a request for site plan approval for an addition at 3605 & 3807 White Avenue.

Commissioner Erickson moved approval with conditions listed by staff. Commissioner Christopherson seconded and the motion carried.

8. Site Plan (SP-2128) – Five Star Plastics Addition
Mr. Petrie presented a request for site plan approval for an addition at 1339 Continental Drive.

Sean Bohan on behalf of Advanced Engineering Concepts expressed support for the project.

Commissioner Seymour moved approval with conditions listed by staff. Commissioner Gragert seconded and the motion carried.

9. Site Plan (SP-2131) – Two-Story Mixed-Use Building

Mr. Petrie presented a request for site plan approval for a 2-story mixed-use building at 434 Water Street.

John Mogensen with Investment Realty expressed support for the project. He addressed parking for residential tenants stating that parking spaces across the alley will be available. In addition, he indicated the State approved the proposed alteration to the neighboring buildings.

Commissioner Seymour moved approval with conditions listed by staff. Commissioner Gragert seconded and the motion carried.

10. Land Purchase – 1055 Zephyr Hill Ave

Mr. Wittwer presented a request to recommend land purchase of a property at 1055 Zephyr Hill Avenue. The property may be use in the future for path or trail development.

Commissioner Erickson moved approval. Commissioner Seymour seconded and the motion carried.

11. Land Purchase – Farwell Street

Mr. Wittwer presented a request to recommend land purchase of a parcel on Farwell Street. The property would be used for trail expansion.

Commissioner Gragert moved approval. Commissioner Wolfgram seconded and the motion carried.

12. Easement – Eddy Lane

Mr. Wittwer presented a request to recommended a permanent easement along Eddy Lane. The easement will be used to place a sidewalk.

Commissioner Christopherson moved approval. Commissioner Seymour seconded and the motion carried.

13. Excess Land – 425 & 429 Forest Street

Mr. Wittwer presented a request to recommend transfer of two parcels as excess land.

Commissioner Erickson moved approval. Commissioner Seymour seconded and the motion carried.

14. Transfer Land - County Line Road and County Road T

Mr. Wittwer presented a request to transfer land from the City to Gateway at County Line Road and County Road T.

Commissioner Christopherson moved approval. Commissioner Gragert seconded and the motion carried.

15. Certified Survey Map (CSM-11-21) - 925 & 927 Cedar Street

Mr. Petrie presented a request to recommend approval of a certified survey map to allow for two non-conforming lots within R-2 zoning district.

Commissioner Seymour moved approval. Commissioner Wolfgram seconded and the motion carried.

16. Discussion Item – University of Wisconsin – Eau Claire Hibbard Lot monument sign
Mr. Petrie presented a sign permit application for a monument sign at the Eau Claire Hibbard Lot.

Jake Wrasse with UWEC, presented on behalf of the applicant detailing the existing lighting in the area and the applicants wish for the sign to remain lit throughout the night.

Commissioner Seymour moved to approve the sign as proposed. Commissioner Christopherson seconded and the motion carried.

17. Future Agenda Items and Announcements - The next meeting is scheduled for September 7th.
18. The meeting adjourned at 9:09 p.m.



Zina Obaid, Secretary