



Plan Commission Minutes
November 15, 2021 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

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

Staff Members Present: Allen, Petrie, 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, Gragert, Erickson, Helgeson, and Christopherson were present in the Council Chambers. Commissioner Obaid and Brandvold were present virtually online.
3. Commissioner Seymour moved to approve the November 1st minutes. Commissioner 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. Rezoning (Z-1704-21) – I-2 & P to C-3P
Site Plan (SP-2136) – Sonnentag Project

Mr. Allen presented a request for the recommendation of approval of rezoning property from I-2 & P to C-3P and to approve the general development plan with a site plan for the project known as Sonnentag Project located on Menomonie Street, west of 10th Avenue adjacent to the Chippewa River. This project includes the new Sonnentag recreation/event center along with a future commercial development to the west of the project. The property is approximately 24 acres in size and was donated to the University of Wisconsin - Eau Claire (UWEC). The owner of the property is Blugold Realty. The planned development is for a Sonnentag project for an event center along with Mayo sports medicine center. The western portion of the land is noted as future development which will require a final site plan approval by the Plan Commission at a later date.

The site plan shows an event center along the Chippewa River, approximately 231,349 gross square feet. The building includes 3,500 seats for the multi-propose event center and/or gymnasium with a total capacity of 5,000 for a large event, 100-yard UWEC fieldhouse on the east side of the building, UWEC Center for health and wellbeing, along with Mayo sports medicine center, UWEC Athletic offices and common gathering space.

The conceptual drawings and displays show the building is designed with a variety of exterior building materials, colors, and textures. The elevations show the proposed fieldhouse with a mixture of a natural and manufactured stone, brick veneer, architectural metal panels and a variety of patterns. The maximum height is approximately 71 feet for the fieldhouse and 56 feet for the event center. There are conditions that are needed with a revised site plan prior to a building permit being issued.

The site plan shows three main parking areas along Menomonie Street along with bicycle parking in three different locations. The property has three different access points into the property. The site plan shows 513 parking stalls are provided for the event center, and during larger events, the narrative notes 1,200 parking stalls within a mile radius of the property. During a normal business day, the site should have enough parking stalls on the site. The landscape plan shows a mixture of street trees, trees throughout the site along with other plantings. Lighting plans are noted on the proposed site plan and should in compliance with city standards. Mr. Allen noted that staff received an email from a community member about questions on interior layout for the fieldhouse portion of the project.

This project was recommended for approval by the Waterways and Parks Commission at their meeting of October 27th. The Sustainability Advisory Committee will have a discussion on the proposed project at their November 17th meeting. This request will be on the City Council agenda for the November 22nd meeting.

Disa Wahlstrand, Vice President with Ayres Associates, noted the history of the project and of the site. She noted the final details will be provided with the noted conditions. Some trees will be removed along the Chippewa River to provide sight views from the building and site. She noted a variety of uses of the facility and seating capacity for the proposed building.

Gareth Shambeau with Ayres Associates was in attendance.

David Delfosse with Ayres Associates noted sustainability practices and the work on final designs with solar, geothermal and other practices. He noted creating controls to the building system to maximum effectiveness. He noted this project may use LEED certification to track the sustainability goal of the project and UWEC goals.

Commissioner Helgeson moved to recommend approval of the rezoning request along with the site plan including the staff recommendations and conditions as noted in the staff report. Commissioner Gragert seconded and the motion carried unanimously.

6. Future Agenda Items and Announcements – Mr. Allen noted the next and final 2021 Plan Commission meeting is scheduled for December 6, 2021. In addition, he noted a public meeting for the Cannery District Park this evening. Mr. Allen also expressed the goal of holding the Plan Commission's formal public hearing on the 5-year Comprehensive Plan Review at the January 31, 2022 meeting.
7. The meeting adjourned at 8:05 p.m.



Zina Obaid, Secretary