



Commission Members Present: Erickson, Helgeson, Wolfgram, Davis, Obaid, Brandvold, Holzman, Werthmann

Commission Members Absent: Felton

Staff Members Present: White, Noel, Baumgartner, Ness, Tietz

1. Call to Order – Chairperson Helgeson called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Helgeson called roll for the meeting. Commissioners Erickson, Helgeson, Wolfgram, Davis, Obaid, Brandvold, Holzman, and Werthmann were all present.
3. Open public comment period for items not on the agenda noted as public hearings. None.

#### **Consent Agenda**

4. A. Approval of the May 1, 2023 Plan Commission minutes  
Motion by Commissioner Werthmann to approve the May 1, 2023 minutes, seconded by Commissioner Erickson, and the motion carried unanimously.

#### **Regular Agenda**

5. Public Hearing – For Recommendation to City Council – Rezoning and Site Plan for a Parking lot for the LE Phillips Senior Center (Z-1726-23 & SP-2314)  
Noel presented a request for a recommendation of approval on a rezoning from R-4 to CBDP and to adopt the general development plan (GDP), and approval of a site plan for a parking lot expansion for the LE Phillips Senior Center located at 1616 Bellinger Street. Noel covered the parking, amenities, stormwater, and access points to the property. The rezoning aspect of this agenda item will be on the Council agenda on the June 16<sup>th</sup> meeting.

Commissioner Werthmann asked about the process in which a property owner acquires and demolishes homes prior to requesting the rezoning. Mr. Noel explained the typical development process and there is no mechanism to intervene at Plan Commission to require a rezoning first. If developers are proactive and seek a rezoning earlier in the process, then a general development plan can show what may happen in the future.

Geno Carlson, an architect with Point of Beginning, Inc. spoke on behalf of the project. The new parking access will be off Whipple Street. Central plantings are not part of a bioretention system, but stormwater would flow into the intersection of Whipple and Cameron streets.

Adjacent neighbors were public noticed on the rezoning and site improvements, but Commissioner Wolfgram instructed Mr. Carlson to follow up with staff so neighbors are consulted more on the expansion.

Chairperson Helgeson asked about adding a fence to the pickleball courts fence. Mr. Carlson responded that the preference of his client was to exclude the athletic striping rather than put up a fence as it would be exclusionary.

Commissioner Werthmann asked for assurance that the neighboring properties along Whipple Street would have more protection from potential headlight glare than the trees were shown.

Mr. Carlson responded that light may shine across Whipple at the entrance and exit points of the parking lot and it may not be something that can be mitigated.

Public Hearing:

Ivar Lunde, at 1610/1616 Whipped St. noted his project support, that they were notified, and that he will be tearing down his two structures across the street.

Motion by Commissioner Wolfgram to approve the rezoning from R-4 to CBDP and to adopt the general development plan for the senior center to be recommended to City Council, seconded by Commissioner Obaid. Commissioner Werthmann added the condition to require additional screening to vehicle lighting on the west side. The amended motion carried unanimously.

6. Public Hearing – For Recommendation to City Council – 2024-2028 Capital Improvement Plan  
Noel presented a request for recommendation of approval of the 2024-2028 Capital Improvement Plan (CIP), noting that the motion in their packet is to find the proposed CIP to be consistent with the comprehensive plan.

Werthmann noted that City Council requested to vote on the Capital Improvement Plan at the first meeting in July, that there will be a public hearing at the next meeting on June 12th, and there will be one at the meeting on Monday, July 10<sup>th</sup>. Thus, the Plan Commission will have more time to review it and provide further feedback.

Commissioner Wolfgram noted that she was concerned about the lack of wide community dissemination of the CIP, recommending alternative methods of dispersal.

Mr. Noel responded the commission is there to make sure the CIP is consistent with the City's comprehensive plan, not provide additional avenues to seek input, which is up to the City Manager/Council. Commissioner Wolfgram asked for clarification on the striking of funding for 2024 affordable housing and he confirmed that is correct.

Commissioner Davis asked about the impact of tabling it. Mr. Noel responded that there is one more chance for them to vote on it on June 19<sup>th</sup> if needed.

Shelley Janke, Executive Director with Eau Claire County Humane Association (ECCHA) advocated to reinstate the funding for her organization in 2026. She noted she was not told why it was cut, and that they provide a service to the City of Eau Claire.

Commissioner's Wolfgram and Erickson asked several follow-up questions relating to Ms. Janke's possible attendance at the June 12<sup>th</sup> public hearing, the finances of her organization, what services they provide to the City, and the funding for the construction of their new facility.

Stephanie Sorensen, the president of the Eau Claire County Humane Association's (ECCHA) board, asked for the funding to be reinstated, noting that they had to foster many of the animals to leave room for the strays.

Kevin Renley, on the board of the Eau Claire County Humane Association (ECCHA), advocated for the reinstatement of the funding, noting the services that they provide.

Chairperson Helgeson asked how funding the Humane Association connects with the comprehensive plan. Noel explained that there is a community facilities chapter but it does not address the Eau Claire County Humane Association (ECCHA) nor funding a new facility.

Commissioner Werthmann believed there is funding for affordable housing in the American Rescue Plan Act (ARPA) allocation and possible Tax Increment District (TID) closures.

Aaron White, Interim Community Development Director, confirmed there are no proposed ARPA funds for this incentive in 2024, and no TID closures will be ready.

Motion by Commissioner Erickson to postpone consideration of the item until the June 19<sup>th</sup> meeting, second by Commissioner Werthmann. The postponement passed unanimously.

7. Public Hearing – For Recommendation to City Council – TID #16

White presented a request for recommendation of approval of TID 16, located around Shopko Plaza. He presented various aspects (public transportation improvements, increment revenue, etc.) of the project plan prepared by Ehlers.

Commissioner Wolfgram asked if there will be a 1-year extension for affordable housing and adding an option to allow for the funding of the rehabilitation of low-income housing. White said that they were consider it within a half-mile buffer around the TID.

Commissioner Erickson asked if there was any consideration for greenspace within the TID. White responded that there are no private developer plans right now but there could be opportunity with the large amount of vacant parking. Erickson asked about acquiring properties across Hendrickson Drive. White responded that none of the open sites are available for acquisition as they are in the process of being developed. White responded that specific plans would be drafted as developers got into the site plan phase.

Commissioner Davis asked where building valuation projections came from. White stated they were derived by projects in the pipeline and future projects.

Commissioner Werthmann asked if it was possible to include greenspace as an objective. White responded that it would be difficult as we don't own the land, but the opportunity can happen when things move forward with specific site developments.

No one from the public came forward to speak on the TID during the public hearing.

Commissioner Wolfgram moved to approve TID 16 for recommendation to the City Council, seconded by Brandvold, and the motion was carried unanimously.

8. Public Hearing – For approval by Plan Commission – Conditional Use Permit for Outdoor Storage at 1425 Western Avenue (CZ-2303)

Mr. Noel presented the request of a conditional approval of outdoor storage at 1425 Western Avenue. Noted were the existing site conditions, points of ingress and egress, that the applicant planned to screen it with a slatted fence, and that standards relating to landscaping, vision triangles, and lighting will be followed.

Commissioner Erickson asked if it previously had a screened fence. Noel responded that it did and that this project is a duplication of what was there before which lost its grandfather rights.

Wayne Peters, the owner/applicant, noted it was leased to Farrell Equipment & Supply in the past. They built the fence and took it down when they left. He noted that they have a newly interested party, a cable contractor, and that they would install brand new fencing and lighting.

No one from the public came forward to comment.

Commissioner Werthmann moved to approve TID 16 for recommendation, second by Commissioner Davis, and the motion carried unanimously.

9. Public Discussion – For approval by Plan Commission – 406 Talmadge Street  
White presented a request for site approval for the Housing Authority to purchase a property. The Authority’s offer was accepted and the appraisal has not been ordered yet. He described the condition of the structure and the Authority will be using CDGB funds to purchase it.

Motion by Commissioner Werthmann to approve the purchase, second by Commissioner Wolfgram, and the motion was approved unanimously.

10. Public Discussion – Site Plan for a Manufacturing Facility at 2218 County Line Road (SP-2313)  
Baumgartner presented a request for the approval of a site plan for a manufacturing site to be located at 2218 County Line road. He noted aspects of the project, including the preliminary CSM, location of the property lines, additional parking above the maximum, the façades, the signage, and the landscaping. Thirteen more trees along the property frontage are required per landscaping code.

Jake Gullerud, applicant with Cedar Corp. spoke on the item. The intent of Coating Tech Slot Dies is to move into a bigger facility to as they have outgrown their current one. They plan on adding onto the proposed facility within the next 5-10 years as they continue to grow.

Chairperson Helgeson asked if they could reconfigure the striping., which Gullerud replied that they could look into it the change.

Commissioner Davis asked what the future plans were for the eastern lot, noting the utilities that were stubbed around it. Mr. Gullerud responded that it will be greenspace, and the east property owner is farming it and has a fence up. They will rework the property boundary to leave the fence and landscape the area with either green grass or prairie grass. Davis further asked who is going to own that parcel. Gullerud responded that they are currently going through a legal process on ownership rights.

White added the adjoining property owner’s fence is 69’ over the property line and they have been farming it for 20 years. Gateway Industrial Park will retain ownership during adverse possession process so the project can advance.

Motion by Commissioner Erickson to approve the site plan request, second by Commissioner Holzman, and passed unanimously.

11. Public Discussion - Site Plan for a Mixed use building at 402 Water Street (SP-2315)  
Mr. Noel presented request for a site plan approval for the tear-down and redevelopment of the Fleet Feet building located at 402 Water Street. He covered various aspects of the project and that the demolition was approved by the state historical society.

Commissioner Erickson asked Noel to explain the parking requirements and how they work with the project. Noel explained that one space is required per bedroom and that there is plenty of parking through various reductions and the other spaces that the applicant owns in the area. Erickson also asked about the west side breezeway, to which Noel commented that it was laid-out this way due to the requirements of the fire code and windows on buildings.

Joe Miller, applicant, spoke to the condition of building, the parking, and façade and two-stories.

Motion for approval by Commissioner Werthmann, second by Commissioner Wolfgram and passed unanimously.

12. Future Agenda Items and Announcements

Mr. Noel announced that Tuesday, June 6<sup>th</sup> marks the 100<sup>th</sup> anniversary of the adoption of the first zoning code. An upcoming open house for the zoning code update will be on June 20<sup>th</sup> from 4:30 – 6:30 pm at the Library. He showed the project website and stated there will be a future online survey will be launched. The first joint Zoning Policy Advisory Committee (ZPAC) meeting between City Council and the Plan Commission will be on June 19<sup>th</sup>.

13. Adjournment

The meeting adjourned at 8:36 p.m.

  
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Zina Obaid, Secretary