



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

Commission Members Absent: Holzman

Staff Members Present: Noel, Petrie, Ness, Tietz

1. Call to Order – Chairperson Helgeson called the Plan Commission meeting to order at 7:02 p.m.
2. Roll Call – Chairperson Helgeson called roll for the meeting. Commissioners Erickson, Helgeson, Wolfgram, Davis, Obaid, Brandvold, Felton, 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 June 5, 2023 Plan Commission minutes
B. CSM-3-23, 4 Lot for Sunnyvale
Motion by Commissioner Wolfgram to approve the consent agenda, seconded by Commissioner Felton, and the motion carried unanimously (Davis abstained).

Regular Agenda

5. Rehearing – 2024-2028 Capital Improvement Plan (CIP)
Noel presented a request for recommendation of approval of the 2024-2028 Capital Improvement Plan (CIP) which was postponed by the Plan Commission on June 5th. He noted the affordable housing is federally funded from a different source than the City of Eau Claire. Also spoke about the future funding within the CIP and if the Plan Commission finds the CIP consistent with comprehensive plan.

Shelley Janke, 3431 Sharon Drive, Director of the Eau Claire County Humane Association spoke to the cutting of their CIP pledged funding, but the construction project is still on track.

Commissioner Erickson stated funding should be restored for the Humane Association, but the dollar amount should not be under the commission's determination.

Motion by Commissioner Helgeson for recommended approval of the CIP to the City Council, second by Commissioner Felton and the motion failed (4-4 with Davis, Obaid, Erickson and Brandvold voted nay).

6. Public Hearing – Rezoning Request 2840 West Folsom Street – TR-1A to C-3
Petrie presented the request for rezoning property from TR-1A to C-3. It will allow for redevelopment of a site into mini-warehouse storage building. The comprehensive plan notes the area as commercial. A final site plan will be submitted for review at a later date. This request will be heard by the City Council at their June 26th meeting.

Dan Knowlton with Everyday Surveying and Engineering was in attendance for the rezoning request and spoke in support.

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

7. Public Hearing – Conditional Use Permit for Truck Stop and addition to the store at 1506 Black Avenue (CZ-2304 & SP-2316)

Petrie presented the request of a conditional approval of semi-truck parking and addition for the Kwik Trip store located at 1506 Black Avenue. The store location is along Highway 53, given the location, large trucks stop at the site. A sidewalk connection will be extended to the south, connecting to the Costco sidewalk.

Scott Teigen with Kwik Trip Inc., noted the expansion for the truck parking and also that trucks would be more day use. The location would not be considered a large truck stop because it does not have showers and other amenities that overnight truckers would use.

Commissioner Brandvold moved to approve the Conditional Use Permit and site plan, second by Commissioner Wolfgram, and the motion carried unanimously (Davis abstained).

8. Future Agenda Items and Announcements

Petrie noted that July 3rd Plan Commission is canceled and the next meeting will be July 17th.

9. Adjournment

The meeting adjourned at 7:50 p.m.



Zina Obaid, Secretary