



Plan Commission Minutes
September 18, 2023 at 7:00 p.m.
City Hall Council Chambers

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

Commission Members Absent: Holzman

Staff Members Present: Lee, Ness, Noel, Petrie, 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.
3. Open public comment period for items not on the agenda noted as public hearings. None.

Consent Agenda

4. A. Approval of the August 14, 2023 Plan Commission minutes
B. CSM-6-23 W Hamilton Avenue
C. CSM-8-23 Hwy 53
D. Easement Lorch Avenue

Motion by Commissioner Werthmann to approve the consent agenda, seconded by Commissioner Wolfgram, and the motion carried unanimously.

Regular Agenda

5. Rezoning (Z-1732-23) – TR-1A to R-2
Petrie presented the request for rezoning property from TR-1A to R-2 located on W. Vine Street. This request will allow for development of the property. The property was annexed years ago and assigned temporary zoning. The property never had permitted zoning. The lot size is about 13,000 square feet. This request will be reviewed by the Council on September 25th.

Jeremy Skaw, surveyor with Real Land Surveying noted the land use would be a two-family residential, twin homes. A certified survey map would be submitted at a later date.

Commissioner Erickson moved to approve the rezoning from TR-1A to R-2. Second by Commissioner Wolfgram and the motion carried unanimously (Davis abstained).

6. Public Zoning (PZ-2301)
Petrie presented the request for the recommendation for the public zoning site plan for the Science and Health Science building located on the lower campus of UWEC. The building height is 84 feet tall and the mechanical is approximately 105 feet tall. The Waterways and Parks Commission recommended approval of the request during their August 26th meeting. The request will be heard by the City Council at their September 26th meeting.

Jacob Wrasse, Legislative and Community Relations Liaison with University of Wisconsin-Eau Claire, noted the master plan done in 2010 for the campus had a new science building. The estimated cost is approximately \$341 million for the project. The State building commission will cover budgeting and construction bidding. He noted that Phillips Hall will be in operation until the new science building and science health building are completed. That site will be land-banked for future development and possible parking expansion.

Angi Goodwin, Engineer with Ayes Associates, noted that the Putnam Drive bridge will remain the same and addressed stormwater measures.

Bob Mangas, Architect with Potter Lawson, Inc., noted the overall height of the proposed building is approximately 105 feet.

Commissioner Brandvold moved to approve the recommendation of the floodplain ordinance amendment, second by Commissioner Felton. Motion carried unanimously.

7. Annexation (23-2A)

Petrie presented the request for annexation of a single-family home located at 4808 E. Hamilton Avenue. The property is currently in the Town of Washington and is approximately 2 acres in size. This request will be reviewed by City Council at their September 26th meeting.

No one spoke regarding this agenda item.

Commissioner Felton moved to recommend approval of the annexation. Second by Commissioner Davis and the motion carried.

8. Annexation (23-3A)

Petrie presented the request for annexation of a single-family home located at 3131 Orange Street. The property is currently in the Town of Washington and is approximately 0.45 acres in size. This request will be reviewed by City Council at their September 26th meeting.

Property owner, Marc Fischer, noted that the septic is in the process of failing and would like to connect to water and sewer.

Commissioner Werthmann moved to recommend approval of the annexation, seconded by Commissioner Felton. The motion carried unanimously.

9. Site Plan (SP-2327) – 6-unit apartment

Petrie presented the request for approval of the site plan for a 6-unit apartment building located at 205 Maxon Street. The proposed site plan shows approximately 3,232 square feet in size. The 6-unit apartment will have 12-bedrooms with attached one-car garages. The site plan shows the alley access for the garages and the project does not disturb the existing slope.

Todd Schwartz, developer, spoke about starting the building process this year and fitting the project within the neighborhood of the Cannery District. The rent levels will be approximately \$2,000 per unit.

Commissioner Erickson moved to approve the site plan for the 6-unit apartment, with requesting alleyway improvement to occur in the Capital Improvement Plan and slope vegetation to help with erosion control methods. Second by Commissioner Werthmann and the motion carried 7-1 (Davis voted nay).

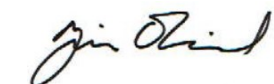
10. Discussion Item – Shawtown Neighborhood Plan Improvement Draft Policies

Noel noted that Shawtown Neighborhood Plan improvement draft policies for the Commission to review. He shared the improvement strategies within the draft plan while working with the stakeholders and other community engagements to involve the neighborhood. The neighborhood association will get an opportunity to recommend the plan at a later date.

11. Future Agenda Items and Announcements

Noel noted that the next Plan Commission meeting will be October 16th.

12. Adjournment - The meeting adjourned at 8:23 p.m.



Zina Obaid, Secretary