



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

Staff Members Present: Ness, Noel, Petrie

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 September 18, 2023 Plan Commission minutes
B. Menomonie Street Transportation Plat

Commissioner Werthmann motioned to approve the Consent Agenda, Commissioner Wolfgram seconded. Commissioner Erickson asked about the Menomonie Street Transportation Plat. Ness noted right-of-way and design of the roundabout and construction coming in spring 2024. The motion carried unanimously.

Regular Agenda

5. Rezoning (Z-1733-23) – R-1 to R-3P, adopt the general development plan for multi-family
Site Plan (SP-2330) – Multi-Family Apartments, 40 units
CSM-9-23 – 1 Lot CSM Right-of-Way Dedication

Petrie presented the request for rezoning property from R-1 to R-3P, to adopt the general development plan with site plan for multi-family apartments located at 4808 E Hamilton Avenue. This request will allow for development of the property for the 2 acres. The property was annexed in September and assigned single family residential zoning. The property owner is looking to remove the existing home and infill development with multi-family apartments.

The proposed site plan shows five buildings with 40 units total with a mixture of one-bedroom and two bedrooms. He noted that staff received two emails from the neighborhood. The comprehensive plan notes that area as transitional from low density to the west and the higher density to the east. This request will be reviewed by the Council on October 23rd.

Matt Appel, Civil Engineer with Advanced Engineering Concepts, spoke about the land use would be similar as development to the east with the building types. A certified survey map will be filed prior to the start of the project, half the right-of-way will be dedicated as part of the CSM. He noted that the existing trees along the west side of the property will remain.

Mitchell Wenzel, 3115 Summerfield Drive, noted the neighborhood does not like the proposed density and the transition of the change within the neighborhood. The things missing from within the neighborhood are sidewalks along Hamilton Avenue, parks and green space. He noted that Hamilton Avenue speed is too high and dangerous for the community. The proposed development does not fit within the single-family homes to the west. In addition, he thought that the property value would be impacted by the proposal.

Frank Vega, 3129 Summerfield Drive, was concerned about the movement of people with vehicles within the neighborhood, and the proposed development density with individuals and too many people within the small area. Lack of sidewalks for kids make it difficult with the growth. Would like the developer to consider less density and less individuals and the facing of lights of vehicles for the apartments.

Kristen Parr, 3211 Summerfield Drive, was concerned with vehicles and traffic within the neighborhood. She noted that the eastern apartments with the garages are not being used because the tenants are required to pay more for them, and so are instead parking on the street. Street lighting is an issue along Hamilton and Summerfield Streets and should be considered to be installed in the future. Due to Hamilton Avenue safety issues, she noted children are bused to Robbins Elementary, rather than using a short walk, and Gateway Drive and Hamilton Avenue should be a four way stop or a roundabout.

Andrea Wenzel, 3115 Summerfield Drive, noted that the parking lot is approximately 10 feet from the property line which is too close. In addition, the dumpsters will be very close to the neighbors on the west and will be a noise issue regarding the location. The wet pond is not in the best location within the development and questioned where dogs can be walked now.

Ness noted the Hamilton Avenue (Horlacher Lane to Gateway) street project in more detail with possible urban design with sidewalk, lighting, and new roadway. The City would look at the vehicle traffic and pedestrian counts, along with speed. A four way stop at Gateway Drive and Hamilton Avenue would be reconsidered. The longer-term goal would be to upgrade the avenue all the way to Robbins Elementary for pedestrian safety.

Commissioner Felton moved to recommend the rezoning from R-1 to R-3P, to adopt the general development plan with site plan for multi-family apartments and with staff conditions. Second by Commissioner Wolfgram (0-9 nay, recommendation failed).

6. Discussion Items –

A. Plan Commission Work Plan Review

Noel noted about the Plan Commission Work Plan Review for 2023 and asked the commission for comments regarding the plan. No comments by the members.

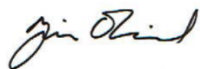
B. 2024 Proposed Meeting Schedule Review

Noel asked the Commission if the January 2, 2024 meeting would be a conflict. Most members will not be available and directed to cancel the meeting.

7. Future Agenda Items and Announcements

The next Plan Commission meeting will be November 20th. The Commission will meet beforehand for the zoning code update on November 6th with City Council.

8. Adjournment - The meeting adjourned at 8:25 p.m.



Zina Obaid, Secretary