



## Plan Commission Agenda

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City Hall Council Chambers  
203 S. Farwell Street, Eau Claire, WI 54701  
November 18, 2024, 6:00 PM

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1. Call to Order
2. Roll Call
3. Open public comment period for items that do not appear on this agenda noted as public hearings  
Consent Agenda
4. A. Approval of November 4, 2024, Plan Commission minutes

### Regular Agenda

5. Public Discussion – For Approval by the Plan Commission  
Site Plan – (SP-2414) – Parking Lot Addition  
Request: To consider a site plan for parking lot addition  
Applicant: Northtrail Auto Sales  
Location: 3702 Gateway Drive
6. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2415) – 7 Brew Coffee  
Request: To consider a site plan for a commercial building  
Applicant: Plaza Street Partners, LLC  
Location: 3702 Gateway Drive
7. Public Discussion – For Approval by the Plan Commission  
Annual Work Plan
8. Future Agenda Items and Announcements
9. Adjournment

*If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 715-839-4914. This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes. Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting. In order to accommodate the participation of persons with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least 2 days prior to the meeting.*

  
\_\_\_\_\_  
Greg Helgeson, Chairperson  
c: News Media



Commission Members Present: Davis, Erickson, Felton, Helgeson, Holzman, Lenard, Werthmann, Wolfgram, Zeug

Staff Members Present: Petrie, Rinka, Shea

1. Call to Order – Chairperson Helgeson called the meeting to order at 6:01 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 October 14, 2024, Plan Commission minutes  
B. P-5-24 Wheaton Wildflowers – Final Plat, Town of Wheaton, Chippewa County

Commissioner Wolfgram moved to approve the consent agenda, seconded by Commissioner Lenard and the motion carried unanimously.

#### Regular Agenda

5. Public Hearing – Rezoning (Z-744-89 Amd) – 2832 Damon Street  
Site Plan (SP-2413) – Scooters Coffee

Petrie presented a request to rezone a property at 2832 Damon Street from C-2P to allow for the amendment for the 55 feet setback reduction along Highway 93. The proposed coffee shop is Scooters Coffee with an approximately 700 square-foot building with a drive-through. This lot was created with a certified survey map earlier this year. The rezoning will be heard by the Council at their November 25<sup>th</sup> meeting.

Bohan with AEC noted the revised site plan and the changes within the site to allow the development to move forward. He also noted that traffic impact analysis will be conducted at a later date as the consultant is working on it.

Commissioner Felton moved to recommend approval of the rezoning with the staff conditions based on the revised site plan. Seconded by Commissioner Davis and the motion passed unanimously.

6. Public Hearing – Conditional Use Permit (CZ-2416) – Bed and Breakfast

Petrie presented a request to allow for a conditional use permit located at 1303 Main Street. The proposed single-family home has four bedrooms for guests and has parking for six vehicles within the driveway and garage. This home is currently zoned R-2P and will have the trash cans screened from the neighborhood.

Knoops, owner of the property, would like approval for the short-term rental. She noted it would be listed on Airbnb. She is involved with three additional short-term rentals on a lake north of Chippewa Falls and there have been no issues.

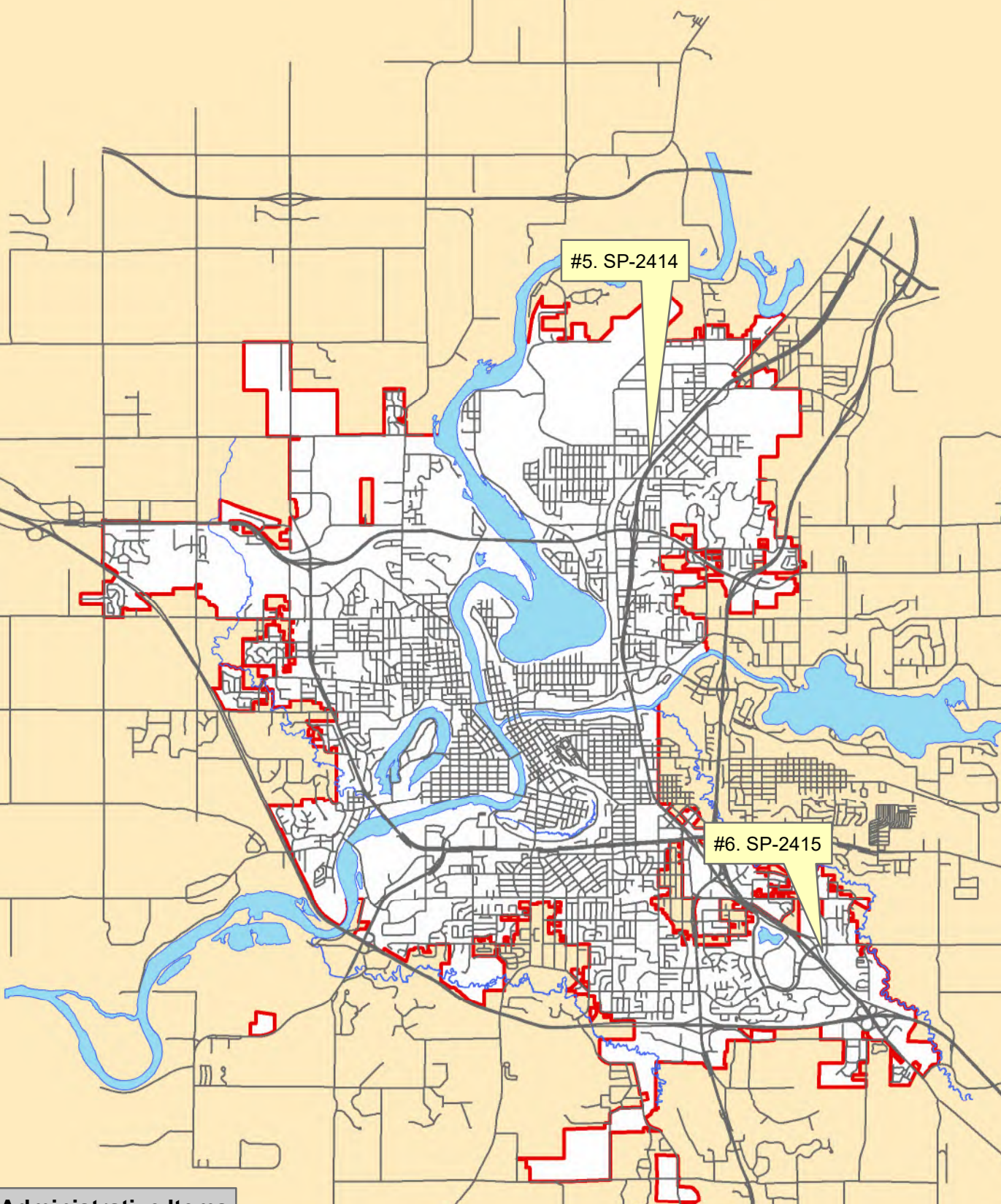
Commissioner Wolfgram moved to approve the conditional use permit. Seconded by Commissioner Zeug and the motion passed (6-3); Lenard, Felton, Werthmann voted nay.

7. Discussion Item – 2025 Plan Commission Schedule. Petrie spoke about the schedule for next year, moving forward in the summer of 2025 to one Plan Commission meeting per month rather than two. The Commission discussed the change and would prefer to use the new schedule.
8. Future Agenda Items and Announcements. Petrie noted that the next Plan Commission meeting is November 18<sup>th</sup>. Also, he introduced Planning Intern Shea to the Commission.
9. Adjournment - The meeting adjourned at 6:32 PM.



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Tim Davis, Secretary



#5. SP-2414

#6. SP-2415

#1-4A. are Administrative Items



CITY OF  
**EAU  
CLAIRE**

Plan Commission  
11/18/2024 Agenda Items



## Staff Report

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To: Plan Commission Meeting Date:  
Plan Commission: 11/18/24

From: Community Development

File No.: SP-2414

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Agenda Item: Request for a site plan approval for a parking lot expansion at 3101 N. Hastings Way.

Applicant/Property Owner: Steve and Melissa Hallquist

Surrounding Land Use: North: Commercial (C-3 zoning)  
East: Residential (R-1 zoning)  
South: Residential/Commercial (C-2, R-1 zoning)  
West: Highway

Area: +/- 0.6 Acres Comprehensive Plan: Commercial

Existing Zoning: C-3 Proposed Zoning: Same

Existing Land Use: Car Lot Proposed Land Use: Same

Recommendation: If the Plan Commission finds the site plan consistent, the Commission should approve the site plan.

Background: In 2022, the applicant had the subject property combined through a CSM and rezoned to C-3 to lay the groundwork for the expansion of their business. In early 2023, the applicant cleared the site and later in the year started parking cars on it, holding off on any paving pending a possible future right-of-way vacation. This was a violation of Section 18.25.080 A. which requires new parking lots to be hard surfaced. After over a year of working with the applicant they are ready to apply for their site plan and come into compliance with the ordinance.

Analysis: Steve and Melissa Hallquist, owners, are requesting the approval of a site plan to expand the parking lot of their vehicle sales business located at 3101 N. Hastings Way. Attached are the narrative and site plan for the project. The proposed site plan for Northtrail Auto Sales shows the parking lot expansion to the northeast. As part of the expansion, the applicant is proposing to pave the existing gravel lot, stripe 37 new stalls, and add a new driveway at the northern section of the property. To compensate for the increase in impervious area, the applicant is proposing a stormwater retention pond on the north side to capture any new runoff.

Section 18.25.080 A. requires all new or renovated parking lots to be hard surfaced with concrete or asphalt. To meet these standards, the applicant should have the lot paved by the middle of June, 2025.

Section 18.45.050 D. requires all areas not otherwise occupied by structures or paved areas to be landscaped per the provisions of the landscaping manual, this includes street trees and

parking lot screening. Provided in the submitted plan are detailed on the construction of a rain garden in the bioretention pond. As no other landscaping details have been provided, the applicant will need to provide a landscaping plan prior to the paving of the expansion area that contains the following details:

- Street trees at a rate of one (1) tree per 30' lineal feet of the lot frontage for the expansion.
- Plant a row of shrubs, switch grass or equivalent type at a rate of one (1) plug per two feet along the outdoor parking lot.
- An alternative design approach that incorporates a mix of both of the above to meet the intent of the ordinance, while allowing the outdoor display parking area to be seen.

Under Section 18.25.080 C, parking lots require structurally sound abutments, such as curbing or car stops, around their perimeter. Included on the site plan is fence along the eastern property line that serves as a "stop" for vehicles. To cover the rest of the site (including the existing sales area to the south that abuts the frontage road), staff recommends stops or continuous curbing along N. Hastings Way, but not along the northern end. Due to the slope of the site, staff does not recommend requiring curbing along northern line to allow for stormwater to flow into the water retention pond. If the applicant is proposing new lighting, the applicant should provide a plan prior to installation.



**COMMUNITY DEVELOPMENT**

Economic Development: (715) 839-4914  
Inspections: (715) 839-4947  
Planning: (715) 839-4914  
Fax: (715) 839-4939

November 18, 2024

Steve and Melissa Hallquist  
3101 N. Hastings Way  
Eau Claire, WI 54703

RE: SP-2414 – Plan Commission Site Plan Review

Dear Applicant:

The Plan Commission, at its November 18, 2024 meeting, reviewed the above-referenced site plan. Conditions to be shown/satisfied on a revised site plan:

1. The parking lot should be paved by the middle of June, 2025.
2. Street trees should be installed along the expansion area at a rate of one (1) tree per 30', clumps of switch grass should be planted at a rate of 1 clump per 2' of the parking lot, or a mix of both.
3. Vehicle stops, should be provided along the side of the parking lot abutting N. Hastings Way, this can be in the form of "car stops" or continuous curbing.
4. A lighting plan shall be provided that meets the standards of the ordinance.

Any changes in your site plan must be reviewed by the Department of Community Development. Please contact me at 715-839-4914 if you have any questions or if you need additional information.

Sincerely,

Peter Baumgartner  
Associate Planner

c: File, Shoua Bauer, Kelsey Hanson

# Engineering Analysis & Report

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## Engineering Department

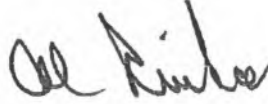


CITY OF  
**EAU  
CLAIRE**

SUBJECT: SP-2414, Northtrail Auto Parking Lot

DATE: November 11, 2024

BY: Al Rinka  
Deputy City Engineer



The proposed site plan is located north of Eddy Lane and east of N. Hastings Way Frontage Road East. The following comments are based on materials received by the City of Eau Claire Engineering Department on October 17, 2024.

Grading and Drainage: The site is tributary to the Chippewa River via the Marquette Street outfall.

Storm water best management practices (BMP's) are required to improve runoff water quality. A bio-infiltration pond is proposed as the water quality BMP's. The threshold for new development BMP's identified in NR151 is an 80% reduction in Total Suspended Solids. Calculations must be submitted showing this requirement is met.

Calculations need to be submitted indicating that on-site detention is provided so the estimated peak discharge from the developed site generated by a 24-hour design storm event with a 1% exceedance probability (100-year) does not exceed the estimated peak discharge generated by a 24-hour design storm event with a 33% exceedance probability (3-year), from site conditions prior to constructing the proposed improvements.

Public Utilities: Water and sewer service is available to the site; record dimensions of public facilities can be obtained by calling the Engineering Department. Utility connections may require a work in the right-of-way permit and a plumbing permit.

Fire sprinkler designs should be based on current fire hydrant flow tests. Contact the Water Utility at 715-839-5045 to obtain fire hydrant flow test data or to request a flow test.

Traffic: The traffic generated by the proposed improvements should not adversely impact traffic flow in the area.

Transit: The proposed project is not likely to impact Transit. This project is located 0.6 miles from Bus Routes #3 – North High and 0.2 miles from #4 – Locust Lane.

### Recommended Conditions:

1. City of Eau Claire Engineering Department approval of drainage calculations, drainage plan, and long-term maintenance agreement for the bio-infiltration pond.
2. The culvert under the driveway entrance will be concrete as it is within the right-of-way.
3. On the erosion control plan sheet, show the location of the tracking pad and reference detail ERO 6.
4. Ordinance 18.25.080, "A structurally sound abutment, including but not limited to bumper blocks, continuous curb or a retaining wall, shall be installed around each side of the parking lot." Provide revised drawings showing structurally sound abutments on the west side of the parking lot.

cc: William Youngberg, Inspections & Zoning



Hi

This is Northtrail Auto Sales  
3101 N Hastings Ave Eau Claire WI.  
We will be complying with  
Eau Claire ordinance by parking  
in parking lot 21 to 50 stalls  
and a small retention pond  
on the north side of parking  
lot.

Thank you.  
Melissa Hallgren



# Land Use Development Climate Impacts Calculator - Existing

Project Name:

## Inputs - Existing

Please enter information in gray highlighted cells

### Site - Existing

[Reset inputs for Existing](#)

|  |                             |  |
|--|-----------------------------|--|
| Existing site status   | Developed and occupied      |  |
| Existing land use  | Retail (C-1, C-2, C-3, CBD) |  |
| <b>Existing site area</b>  |                             |  |
| Ground Cover - Tree / Forest coverage (square feet)                    |                             |  |
| Ground Cover - Grass, shrub, or wetland (square feet)                  | 19,796                      | Note: do not include area reported as crop or pasture below  |
| Ground Cover - Crop or pasture (square feet)                           |                             |  |
| Ground Cover - Open water (square feet)                                |                             | Note: include only permanent water features such as ponds, lakes, rivers   |
| Pavement coverage - Asphalt (square feet)                              | 6,295                       | Note: include all pavement including parking, sidewalks, trails, etc   |
| Pavement coverage - Pervious Asphalt (square feet)                     |                             | Note: include all pavement including parking, sidewalks, trails, etc   |
| Pavement coverage - Concrete, compacted earth, or gravel (square feet) |                             | Note: include all pavement including parking, sidewalks, trails, etc   |
| Pavement coverage - Pervious Concrete or Pervious Pavers (square feet) |                             | Note: include all pavement including parking, sidewalks, trails, etc   |
| Building coverage - black/dark roofing (square feet)                   | 1,140                       | Note: provide "footprint" area only, not total building area   |
| Building coverage - white/light roofing (square feet)                  |                             | Note: provide "footprint" area only, not total building area   |
| Building coverage - green/living roofing (square feet)                 |                             | Note: provide "footprint" area only, not total building area   |
|  |                             | Note: verify reported site area is equal to known project size. If not, please adjust site area numbers above as needed. |
| <b>Total site area</b>   |                             |  |
| Square feet:   | <b>27,231</b>               |  |
| Acres:   | <b>0.63</b>                 |  |

### Buildings - Existing

|  |  |  |
|--|--|--|
| <b>Existing Residential - One/Two Family</b> |  |  |
| Number of buildings                          |  |  |
| Total number of units                        |  | Note: a single family building is "1" unit, a two family building is "2" |
| Total building area (square feet)            |  |  |
| <b>Existing Residential - Multi-Family</b>   |  |  |
| Number of buildings                          |  |  |
| Total number of units                        |  |  |
| Total building area (square feet)            |  |  |
| <b>Existing Commercial / Retail / Public</b> |  |  |
| Number of buildings                          |  |  |
| Total building area (square feet)            |  |  |
| <b>Existing Industrial</b>                   |  |  |
| Number of buildings                          |  |  |
| Total building area (square feet)            |  |  |

### Energy Use - All Existing Buildings

|  |    |  |
|--|----|--|
| Is total annual energy use known?                    | No |  |
| If "Yes" please enter below                          |    |  |
| Electricity (grid supplied)                          |    | kWh annually (do not include electricity included below) |
| Electricity - REC or Xcel Renewable Connect purchase |    | kWh annually   |
| Electricity (on-site solar/wind)                     |    | kWh annually   |
| Natural Gas  |    | Therms annually  |
| Liquid Propane                                       |    | Gallons annually   |
| Fuel Oil/Kerosene                                    |    | Gallons annually   |
| Wood / Wood pellets                                  |    | Pounds annually  |

### Vehicles and Trips - Existing

|   |    |  |
|---|----|--|
| <b>On-Site Vehicle Fleet</b>                      |    |  |
| Number of Gasoline / Diesel Vehicles              |    |  |
| Number of Electric Vehicles                       |    |  |
| Number of Fuel Cell Vehicles                      |    |  |
| Total number of vehicles in fleet                 | 0  | Note: verify reported total is equal to known fleet size. If not, please adjust numbers above as needed. |
| <b>Site generated trips - existing</b>            |    |  |
| Auto trips (daily total)                          | 20 |  |
| Public transit trips (daily total)                |    |  |
| Bike/walk trips (daily total)                     |    |  |
| <b>Electric Vehicle Infrastructure - existing</b> |    |  |
| Number of level 2 charging plugs                  |    | Note, please enter plug counts, not charging station counts  |
| Number of DC fast charging plugs                  |    | Note, please enter plug counts, not charging station counts  |

## Estimated Existing Baseline

### Greenhouse Gas Emissions Impacts

|                  |         |                    |
|------------------|---------|--------------------|
| Annual Emissions | 14.4    | Metric Tons        |
|                  | #DIV/0! | Metric Tons per SF |

### Estimated Average Building Energy Use Intensity (EUI)

|                         |         |                  |
|-------------------------|---------|------------------|
| Total EUI:              | #DIV/0! | kBTU/Square Foot |
| Electricity EUI share:  | #DIV/0! | kBTU/Square Foot |
| Heating fuel EUI share: | #DIV/0! | kBTU/Square Foot |

### Heat Island Impacts

|                              |      |    |
|------------------------------|------|----|
| Site heat island coefficient | 4.7  | °F |
| Change from existing         | 0.0% |    |

### Carbon Impacts

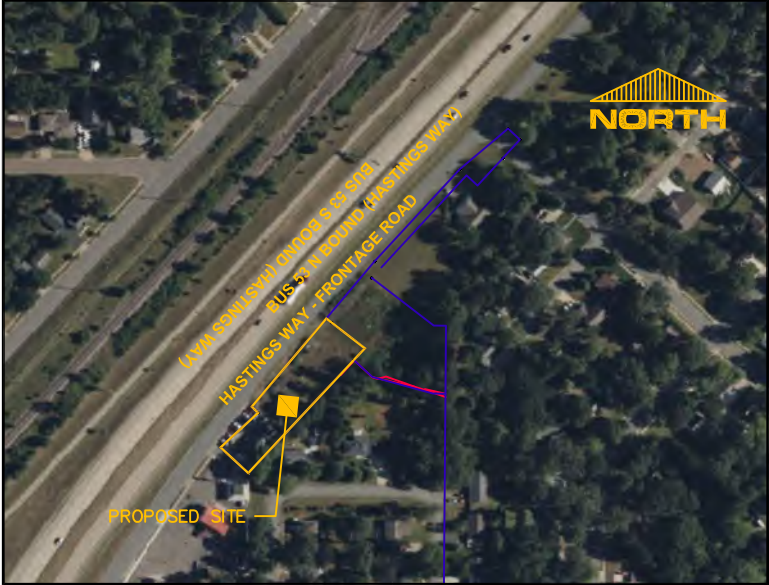
|                             |         |            |
|-----------------------------|---------|------------|
| Annual carbon sequestration | 1,034.3 | Pounds CO2 |
| Change from existing        | 0.0%    |            |

**Land Use Development Climate  
Impacts Calculator - Proposed**

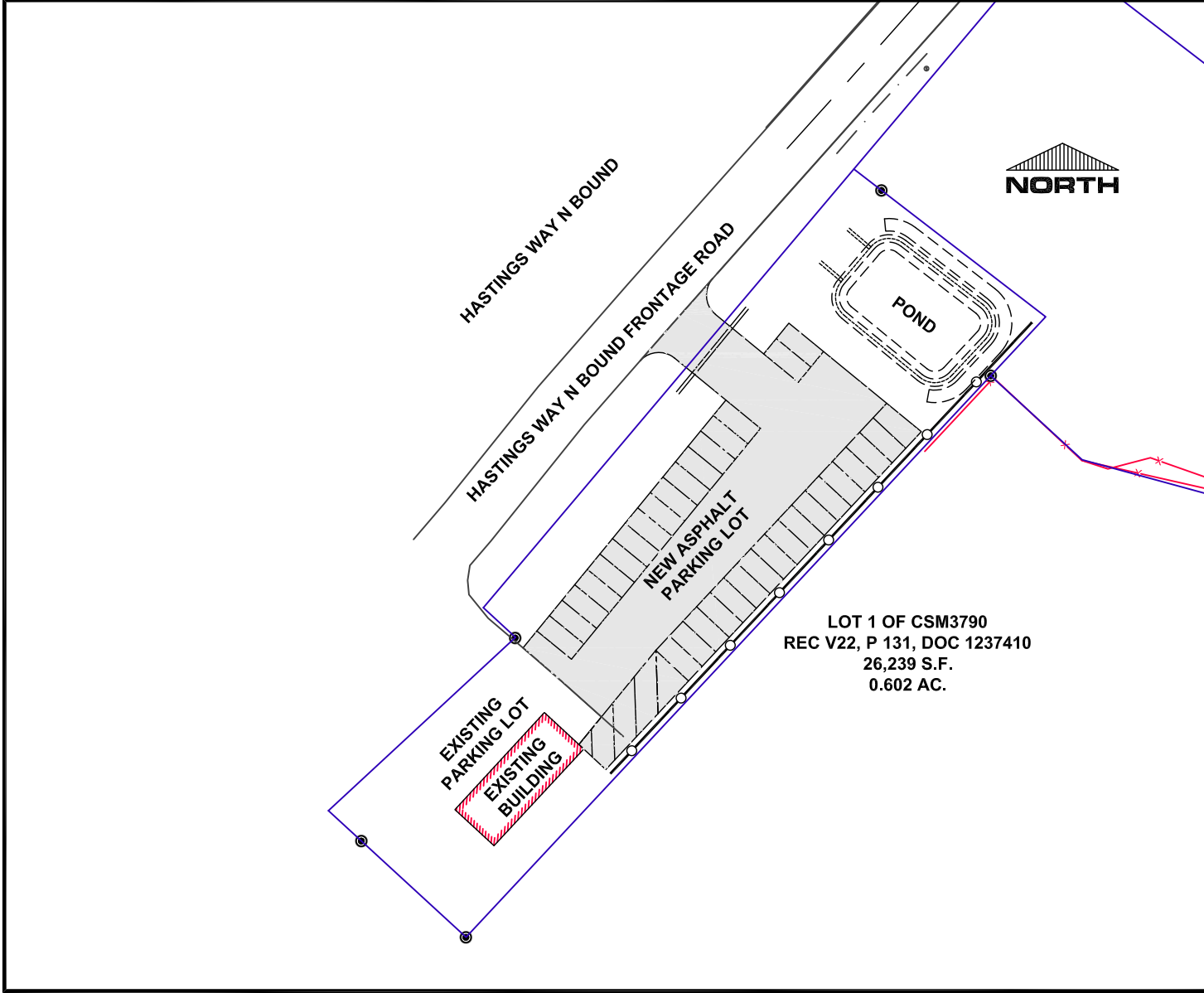
Project Name:  
0

| Inputs -Proposed<br>Concept Option 1  |         | Inputs -Proposed<br>Concept Option 2  |         | Inputs -Proposed<br>Concept Option 3  |         |
|---|---------|---|---------|---|---------|
| Please enter information in yellow highlighted cells                          |         | Please enter information in yellow highlighted cells                          |         | Please enter information in yellow highlighted cells                          |         |
| <b>Site - Proposed</b>  |         | <b>Site - Proposed</b>  |         | <b>Site - Proposed</b>  |         |
| <a href="#">Reset inputs for Option</a>                                       |         | <a href="#">Reset inputs for Option</a>                                       |         | <a href="#">Reset inputs for Option</a>                                       |         |
| Proposed land use   |         | Proposed land use   |         | Proposed land use   |         |
| <b>Proposed site area</b>   |         | <b>Proposed site area</b>   |         | <b>Proposed site area</b>   |         |
| <b>Ground Cover - Tree / Forest coverage (square feet)</b>                    |         | <b>Ground Cover - Tree / Forest coverage (square feet)</b>                    |         | <b>Ground Cover - Tree / Forest coverage (square feet)</b>                    |         |
| <b>Ground Cover - Grass, shrub, or wetland (square feet)</b>                  | 8666    | <b>Ground Cover - Grass, shrub, or wetland (square feet)</b>                  |         | <b>Ground Cover - Grass, shrub, or wetland (square feet)</b>                  |         |
| <b>Ground Cover - Crop or pasture (square feet)</b>                           |         | <b>Ground Cover - Crop or pasture (square feet)</b>                           |         | <b>Ground Cover - Crop or pasture (square feet)</b>                           |         |
| <b>Ground Cover - Open water (square feet)</b>                                |         | <b>Ground Cover - Open water (square feet)</b>                                |         | <b>Ground Cover - Open water (square feet)</b>                                |         |
| <b>Pavement coverage - Asphalt (square feet)</b>                              | 17425   | <b>Pavement coverage - Asphalt (square feet)</b>                              |         | <b>Pavement coverage - Asphalt (square feet)</b>                              |         |
| <b>Pavement coverage - Pervious Asphalt (square feet)</b>                     |         | <b>Pavement coverage - Pervious Asphalt (square feet)</b>                     |         | <b>Pavement coverage - Pervious Asphalt (square feet)</b>                     |         |
| <b>Pavement coverage - Concrete, compacted earth, or gravel (square feet)</b> |         | <b>Pavement coverage - Concrete, compacted earth, or gravel (square feet)</b> |         | <b>Pavement coverage - Concrete, compacted earth, or gravel (square feet)</b> |         |
| <b>Pavement coverage - Pervious Concrete or Pervious Pavers (square feet)</b> |         | <b>Pavement coverage - Pervious Concrete or Pervious Pavers (square feet)</b> |         | <b>Pavement coverage - Pervious Concrete or Pervious Pavers (square feet)</b> |         |
| <b>Building coverage - black/dark roofing (square feet)</b>                   | 1140    | <b>Building coverage - black/dark roofing (square feet)</b>                   |         | <b>Building coverage - black/dark roofing (square feet)</b>                   |         |
| <b>Building coverage - white/light roofing (square feet)</b>                  |         | <b>Building coverage - white/light roofing (square feet)</b>                  |         | <b>Building coverage - white/light roofing (square feet)</b>                  |         |
| <b>Building coverage - green/living roofing (square feet)</b>                 |         | <b>Building coverage - green/living roofing (square feet)</b>                 |         | <b>Building coverage - green/living roofing (square feet)</b>                 |         |
| <b>Total site area</b>  |         | <b>Total site area</b>  |         | <b>Total site area</b>  |         |
|   | 27,231  |   | 0       |   | 0       |
|   | 0.63    |   | 0.00    |   | 0.00    |
| <b>Buildings - Proposed</b>   |         | <b>Buildings - Proposed</b>   |         | <b>Buildings - Proposed</b>   |         |
| <b>Existing Residential - One/Two Family</b>                                  |         | <b>Existing Residential - One/Two Family</b>                                  |         | <b>Existing Residential - One/Two Family</b>                                  |         |
| Number of buildings   |         | Number of buildings   |         | Number of buildings   |         |
| Total number of units   |         | Total number of units   |         | Total number of units   |         |
| Total building area (square feet)   |         | Total building area (square feet)   |         | Total building area (square feet)   |         |
| <b>Existing Residential - Multi-Family</b>                                    |         | <b>Existing Residential - Multi-Family</b>                                    |         | <b>Existing Residential - Multi-Family</b>                                    |         |
| Number of buildings   |         | Number of buildings   |         | Number of buildings   |         |
| Total number of units   |         | Total number of units   |         | Total number of units   |         |
| Total building area (square feet)   |         | Total building area (square feet)   |         | Total building area (square feet)   |         |
| <b>Existing Commercial / Retail / Public</b>                                  |         | <b>Existing Commercial / Retail / Public</b>                                  |         | <b>Existing Commercial / Retail / Public</b>                                  |         |
| Number of buildings   |         | Number of buildings   |         | Number of buildings   |         |
| Total building area (square feet)   |         | Total building area (square feet)   |         | Total building area (square feet)   |         |
| <b>Existing Industrial</b>  |         | <b>Existing Industrial</b>  |         | <b>Existing Industrial</b>  |         |
| Number of buildings   |         | Number of buildings   |         | Number of buildings   |         |
| Total building area (square feet)   |         | Total building area (square feet)   |         | Total building area (square feet)   |         |
| <b>Energy Use - All Proposed Buildings</b>                                    |         | <b>Energy Use - All Proposed Buildings</b>                                    |         | <b>Energy Use - All Proposed Buildings</b>                                    |         |
| Is projected annual energy use known?   | No      | Is projected annual energy use known?   |         | Is projected annual energy use known?   |         |
| If "Yes" please enter below   |         | If "Yes" please enter below   |         | If "Yes" please enter below   |         |
| Electricity (grid supplied)   |         | Electricity (grid supplied)   |         | Electricity (grid supplied)   |         |
| Electricity - REC or Xcel Renewable Connect purchase                          |         | Electricity - REC or Xcel Renewable Connect purchase                          |         | Electricity - REC or Xcel Renewable Connect purchase                          |         |
| Electricity (on-site solar/wind)  |         | Electricity (on-site solar/wind)  |         | Electricity (on-site solar/wind)  |         |
| Natural Gas   |         | Natural Gas   |         | Natural Gas   |         |
| Liquid Propane  |         | Liquid Propane  |         | Liquid Propane  |         |
| Fuel Oil/Kerosene   |         | Fuel Oil/Kerosene   |         | Fuel Oil/Kerosene   |         |
| <b>Vehicles and Trips - Proposed Development</b>                              |         | <b>Vehicles and Trips - Proposed Development</b>                              |         | <b>Vehicles and Trips - Proposed Development</b>                              |         |
| <b>On-Site Vehicle Fleet</b>  |         | <b>On-Site Vehicle Fleet</b>  |         | <b>On-Site Vehicle Fleet</b>  |         |
| Number of Gasoline / Diesel Vehicles  |         | Number of Gasoline / Diesel Vehicles  |         | Number of Gasoline / Diesel Vehicles  |         |
| Number of Electric Vehicles   |         | Number of Electric Vehicles   |         | Number of Electric Vehicles   |         |
| Number of Fuel Cell Vehicles  |         | Number of Fuel Cell Vehicles  |         | Number of Fuel Cell Vehicles  |         |
| <b>Total number of vehicles in fleet</b>                                      | 0       | <b>Total number of vehicles in fleet</b>                                      | 0       | <b>Total number of vehicles in fleet</b>                                      | 0       |
| <b>Site generated trips - proposed</b>  |         | <b>Site generated trips - proposed</b>  |         | <b>Site generated trips - proposed</b>  |         |
| Auto trips (daily total)  | 20      | Auto trips (daily total)  |         | Auto trips (daily total)  |         |
| Public transit trips (daily total)  |         | Public transit trips (daily total)  |         | Public transit trips (daily total)  |         |
| Bike/walk trips (daily total)   |         | Bike/walk trips (daily total)   |         | Bike/walk trips (daily total)   |         |
| <b>Electric Vehicle Infrastructure - proposed</b>                             |         | <b>Electric Vehicle Infrastructure - proposed</b>                             |         | <b>Electric Vehicle Infrastructure - proposed</b>                             |         |
| Number of level 2 charging plugs  |         | Number of level 2 charging plugs  |         | Number of level 2 charging plugs  |         |
| Number of DC fast charging plugs  |         | Number of DC fast charging plugs  |         | Number of DC fast charging plugs  |         |
| <b>Estimated Impacts of Proposed Concept Option 1</b>                         |         | <b>Inputs -Proposed Concept Option 2</b>                                      |         | <b>Inputs -Proposed Concept Option 3</b>                                      |         |
| <b>Greenhouse Gas Emissions Impacts</b>                                       |         | <b>Greenhouse Gas Emissions Impacts</b>                                       |         | <b>Greenhouse Gas Emissions Impacts</b>                                       |         |
| Annual Emissions  | #REF!   | Annual Emissions  | 0.0     | Annual Emissions  | 0.0     |
| Change from existing  | #REF!   | Change from existing  | -100.0% | Change from existing  | -100.0% |
| Metric Tons per SF  | #REF!   | Metric Tons per SF  | #DIV/0! | Metric Tons per SF  | #DIV/0! |
| <b>Estimated Average Building EUI</b>   |         | <b>Estimated Average Building EUI</b>   |         | <b>Estimated Average Building EUI</b>   |         |
| <b>Total EUI:</b>   | #DIV/0! | <b>Total EUI:</b>   | #DIV/0! | <b>Total EUI:</b>   | #DIV/0! |
| Electricity EUI share:  | #DIV/0! | Electricity EUI share:  | #DIV/0! | Electricity EUI share:  | #DIV/0! |
| Heating fuel EUI share:   | #DIV/0! | Heating fuel EUI share:   | #DIV/0! | Heating fuel EUI share:   | #DIV/0! |
| Change in Total EUI from existing   | #DIV/0! | Change in Total EUI from existing   | #DIV/0! | Change in Total EUI from existing   | #DIV/0! |
| <b>Heat Island Impacts</b>  |         | <b>Heat Island Impacts</b>  |         | <b>Heat Island Impacts</b>  |         |
| Site heat island coefficient  | 11.7    | Site heat island coefficient  | #DIV/0! | Site heat island coefficient  | #DIV/0! |
| Change from existing  | 149.7%  | Change from existing  | #DIV/0! | Change from existing  | #DIV/0! |
| <b>Carbon Impacts</b>   |         | <b>Carbon Impacts</b>   |         | <b>Carbon Impacts</b>   |         |
| Annual carbon sequestration   | 452.8   | Annual carbon sequestration   | 0.0     | Annual carbon sequestration   | 0.0     |
| Change from existing  | -56.2%  | Change from existing  | -100.0% | Change from existing  | -100.0% |

# NORTHTRAIL AUTO SALES COMMERCIAL RE-DEVELOPMENT CITY OF EAU CLAIRE



**VICINITY MAP**  
(N.T.S.)



**PROJECT SITE**  
**3101 N HASTINGS WAY**  
**SE 1/4 OF NE 1/4 , SECTION 4, TOWN 27N, RANGE 9W**  
**CITY OF EAU CLAIRE, EAU CLAIRE COUNTY**  
(N.T.S.)

**OWNER:**  
NORTHTRAIL AUTO SALES  
STEVE HALQUIST  
3101 N HASTINGS WAY  
EAU CLAIRE, WI 54703  
EMAIL: STEVEHALLQUIST27@GMAIL.COM  
PHONE: (715) 514-4551

**ENGINEER:**  
MARK ERICKSON, P.E.  
EVERYDAY SURVEYING  
& ENGINEERING, LLC  
711 S. HILLCREST PARKWAY  
ALTOONA, WI 54720  
EMAIL: MARK@ESELLC.CO  
PHONE: (715) 831-0654

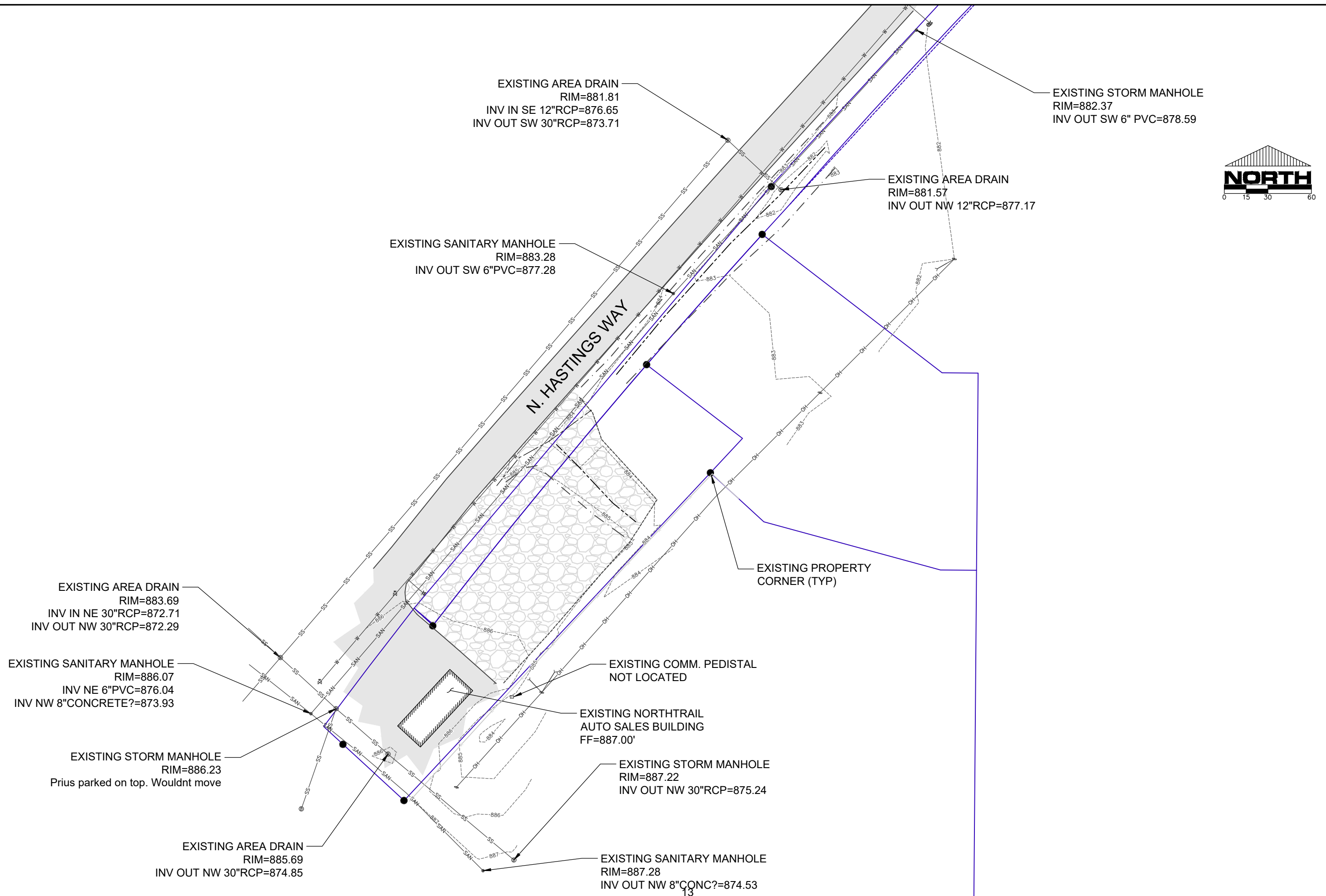
**SHEET INDEX:**

|      |                                 |
|------|---------------------------------|
| C100 | TITLE SHEET                     |
| C101 | EXISTING CONDITIONS & DEMO PLAN |
| C102 | SITE & UTILITY PLAN             |
| C103 | GRADING & EROSION CONTROL PLAN  |
| C500 | CONSTRUCTION DETAILS            |



ESE PROJECT #: 24090  
DATE: 07-31-2024

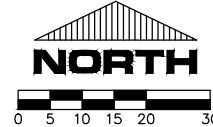
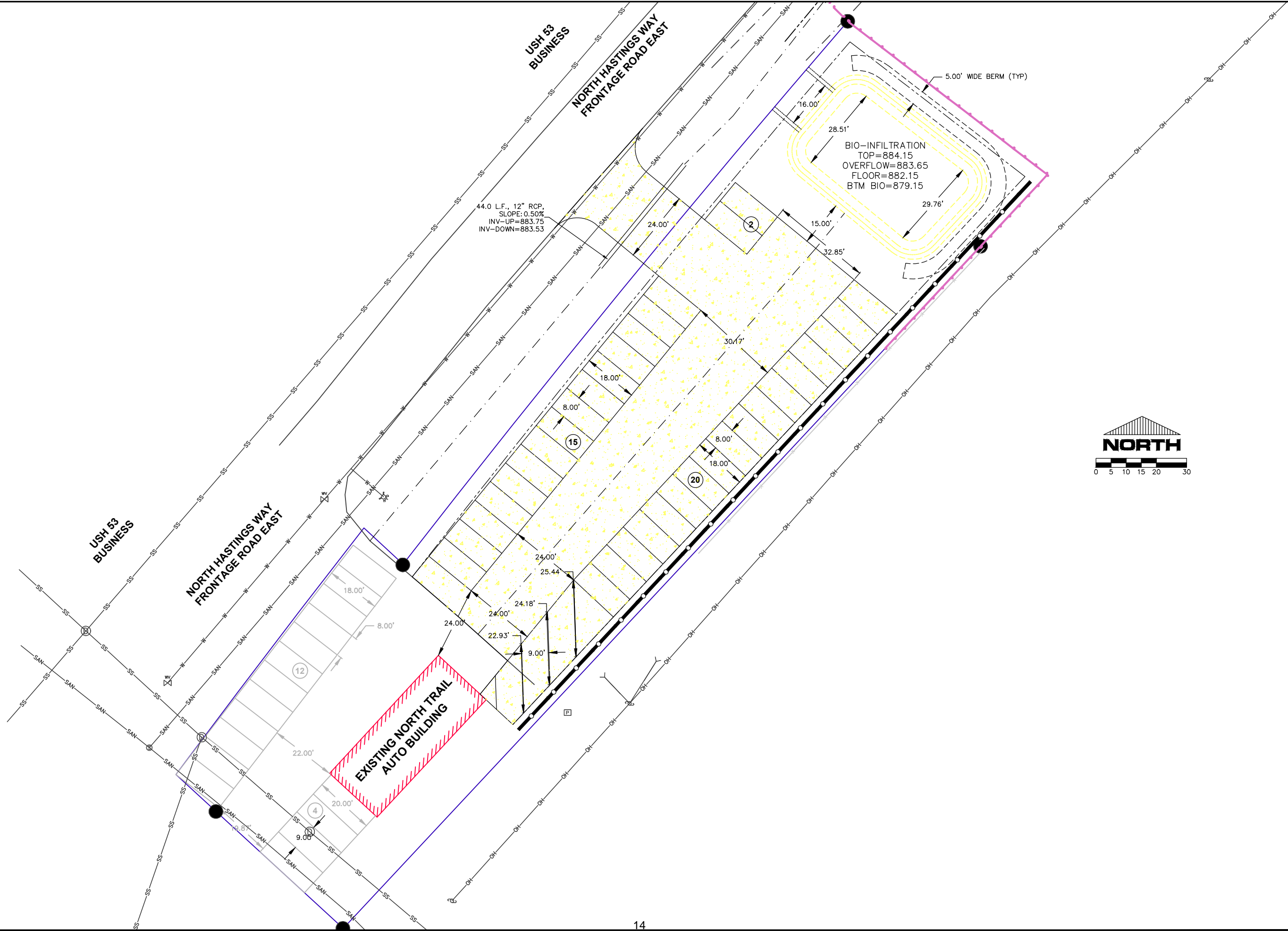
EVERYDAY SURVEYING & ENGINEERING



**EVERYDAY SURVEYING & ENGINEERING**  
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720  
PH: (715) 851-0654 • EMAIL: INFO@ESE.CO

|         |          |           |          |
|---------|----------|-----------|----------|
| DR BY:  | MAM      | JOB NO:   | 23009    |
| CHK BY: | XXX      | DWG NAME: | EXISTING |
| DATE:   | 02-22-23 | APPROV:   | XX-XX-XX |

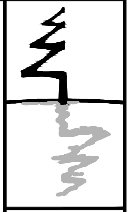
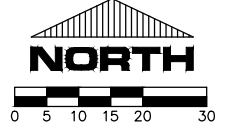
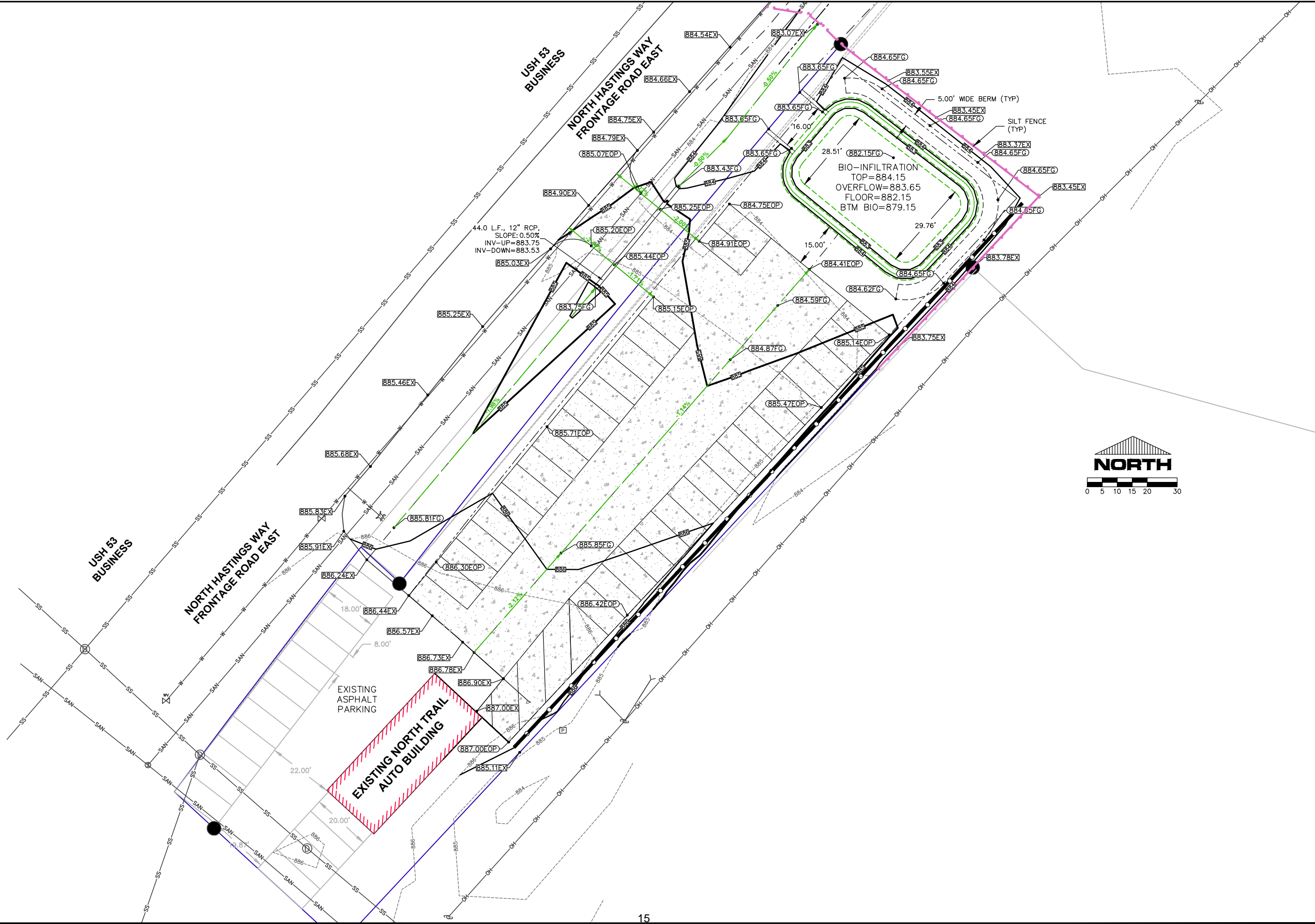
**HALLQUIST - NORTHTRAIL AUTO SALES**  
**EXISTING CONDITIONS EXHIBIT**  
**CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WI**



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 711 S. HILLCREST PARKWAY • ALTOONA, WI 54720  
 PH: (715) 851-0654 • EMAIL: INFO@ESE.CO

|         |            |           |          |
|---------|------------|-----------|----------|
| DR BY:  | XXX        | JOB NO:   | 23009    |
| CHK BY: | MAE        | DWG NAME: | DESIGN 1 |
| DATE:   | 07-31-2024 | APPRV:    | XX-XX-XX |

NORTH TRAIL AUTO  
 SITE & UTILITY PLAN  
 CITY OF EAU CLAIRE, WI



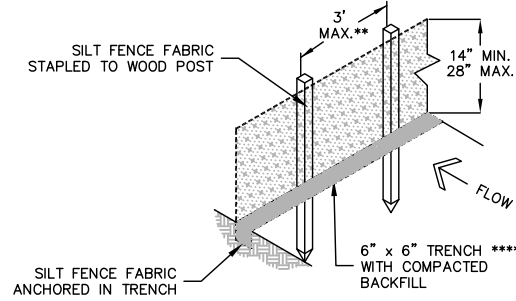
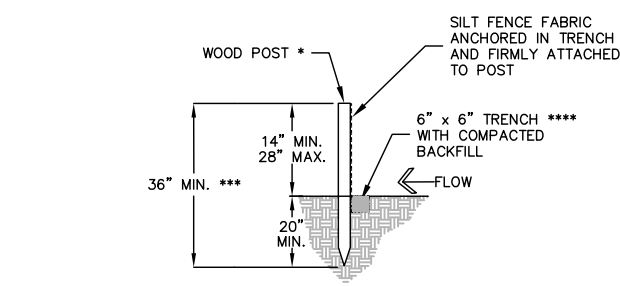
EVERYDAY SURVEYING & ENGINEERING  
 711 S. HILLCREST PARKWAY • ALTOONA, WI 54720  
 PH: (715) 891-0654 • EMAIL: INFO@ESE.CO

|         |            |           |          |
|---------|------------|-----------|----------|
| DR BY:  | XXX        | JOB NO:   | 23009    |
| CHK BY: | MAE        | DWG NAME: | DESIGN 1 |
| DATE:   | 07-31-2024 | APPRV:    | XX-XX-XX |

**NORTH TRAIL AUTO**  
**GRADING AND EROSION CONTROL PLAN**  
 CITY OF EAU CLAIRE, WI

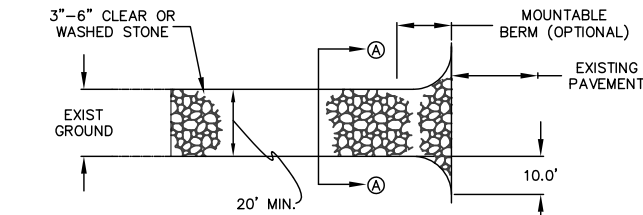
**EROSION CONTROL TECHNICAL NOTES**

1. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
2. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
3. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
4. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
5. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
6. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE # 1056 REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
7. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
8. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH MAY 15 COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
10. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
11. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY CHIPPEWA COUNTY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH AND DISPOSE OF APPROPRIATELY.
12. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
13. COORDINATE WITH CONTRACTOR & THE CITY OF EAU CLAIRE TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
14. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE EROSION CONTROL MATTING. SELECTED FROM APPROPRIATE MATRIX IN WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
15. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

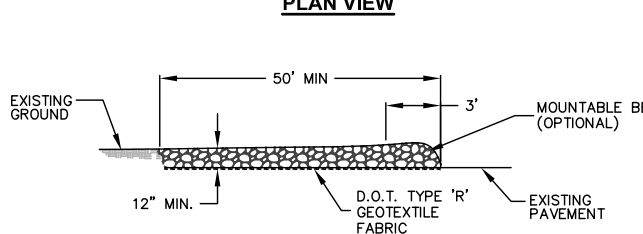


**NOTES:**  
 \* WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF EITHER OAK OR HICKORY.  
 \*\* ADDITIONAL WOOD POST OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.  
 \*\*\* ADDITIONAL DEPTH OF WOOD POST MAY BE REQUIRED IN UNSTABLE SOILS.  
 \*\*\*\* TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE SILT FENCE FABRIC.

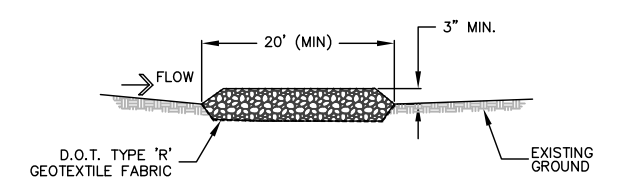
**ERO 1** **SILT FENCE**  
 (DNR STD 1056)  
 N.T.S.



MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION.



**PLAN VIEW**



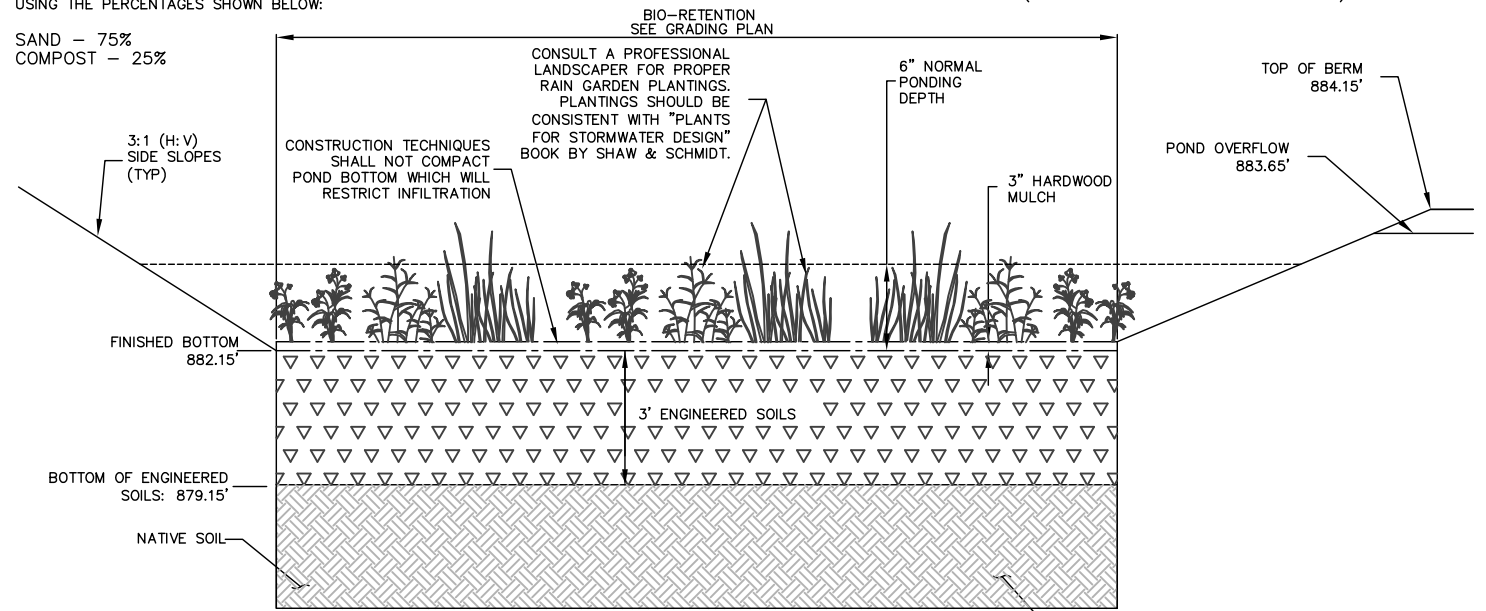
**SIDE ELEVATION**

**SECTION A-A**

**ERO 6** **STONE TRACKING PAD**  
 (DNR STD 1057)  
 N.T.S.

THE ENGINEERED SOIL LAYER SHALL CONSIST OF SAND & COMPOST. THE COMPOST MUST MEET THE WISCONSIN DNR SPECIFICATION S100 FOR COMPOST. THE SAND MUST MEET THE SPECIFICATIONS FOUND IN THE DNR TECHNICAL STANDARD 1004. THE MIX SHALL BE DESIGNED USING THE PERCENTAGES SHOWN BELOW:

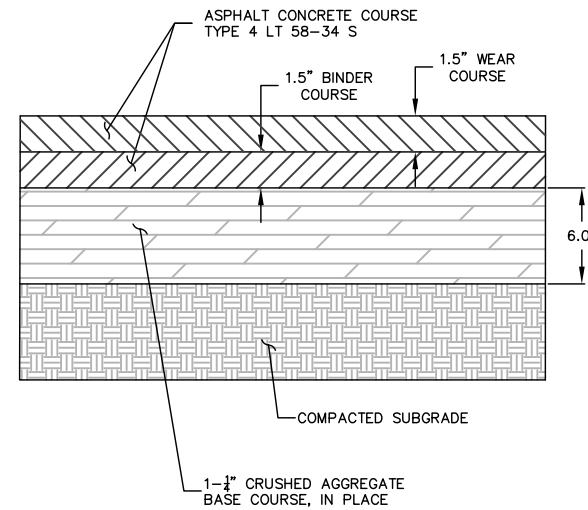
SAND - 75%  
 COMPOST - 25%



NOTE: GEOTEXTILE FILTER FABRIC TO BE PLACED BETWEEN ENGINEERED SOILS AND ROCK STORAGE LAYERS (IF THE ROCK STORAGE LAYER IS NEEDED).

A RUNOFF STORAGE VOLUME CONSISTING OF WASHED COARSE AGGREGATE MAY BE NEEDED TO PROMOTE INFILTRATION AND PROVIDE A STORAGE VOLUME IF POOR SOILS ARE ENCOUNTERED AT THE BOTTOM OF THE ENGINEERED SOILS LAYER

**BIO-INFILTRATION POND**  
 (N.T.S.)



**SITE 7** **TYPICAL ASPHALT SECTION**  
 N.T.S.



**EVERYDAY SURVEYING & ENGINEERING**  
 711 S. HILLCREST PARKWAY • ALTOONA, WI 54720  
 PH: (715) 891-0654 • EMAIL: INFO@ESECO

DR BY: XXX  
 CHK BY: XXX  
 DATE: 07-31-2024

JOB NO: 24090  
 DWG NAME: ---  
 APPROV: XX-XX-XX

**NORTHTRAIL AUTO  
 CONSTRUCTION DETAILS  
 CITY OF EAU CLAIRE, WI**

SHEET NO:  
**C501**



**Northtrail Auto Sales – Parking Lot Expansion  
Long Term Storm Water Management  
Maintenance Provisions**

---

**SITE NAME**

*Northtrail Auto Sales – Parking Lot Expansion Site Plan*

**PROPERTY LEGAL DESCRIPTION**

Lot 1 of CSM 3790, Recorded in Volume 22, on Page 131, Document #1237410. Located in the Southeast Quarter of the Northeast Quarter of Section 4, Town 27 North, Range 9 West

**RESPONSIBLE PARTY**

Site Owner – Steven Hallquist

**COMPONENTS OF THE STORM WATER MEASURES**

The stormwater system consists of the following components:

- + *Driveway Culvert*
- + *1 Bio-Infiltration Pond*

The locations of all permanent storm water measures are shown in the “North Trail Auto – Parking Lot Expansion” Plan Set, Dated 7-31-24.

**INSPECTION AND MAINTENANCE**

All components of the stormwater system shall be inspected at weekly intervals and after every rainfall totaling 0.5” or greater.

- The drainage swales and the wet detention basin should be checked for areas of erosion.
- Vegetative debris and trash should be removed from the inlets.
- Excessive woody vegetation on the wet detention basin back berms should be removed.
- The detention should drain down after rain events.
- More detail is provided in the operation and maintenance plan.
- Annually check Upflow Filters for clogging. Restore modules as needed.

Repairs will be made whenever the performance of an erosion control device is compromised.

**MOWING / FERTILIZER & CHEMICAL APPLICATION**

Mowing on the bio-retention area banks and within the drainage ways will be minimized in order to maximize filtration of runoff. If occasional mowing is necessary, the mowing height will be no shorter than six inches on the basin side-slopes. The planting of native prairie species is encouraged.

When using road salts during the winter on the parking lots and driveways, a form of chloride free deicer is suggested.

**DUTY TO PROVIDE MAINTENANCE**

It is the responsibility of *The Owners* to maintain inspection and maintenance records, and to submit to *the City of Eau Claire*, an annual report documenting the inspection and maintenance of the storm water management measures.

In the event the facility owner fails to perform their obligations under this agreement, the *City of Eau Claire* shall have the authority to inspect and maintain all components of the stormwater system. In such an event, all associated costs will be assessed back as a special charge against the property pursuant to Sec. 66.0627 Wis. Stats. Said charge shall be a lien on the property and shall be collected with the real estate taxes.

**SIGNATURES**

The undersigned agrees to the provision set forth in this agreement.

Melissa Hallquist  
Signature or Authorized Agent for Responsible Party

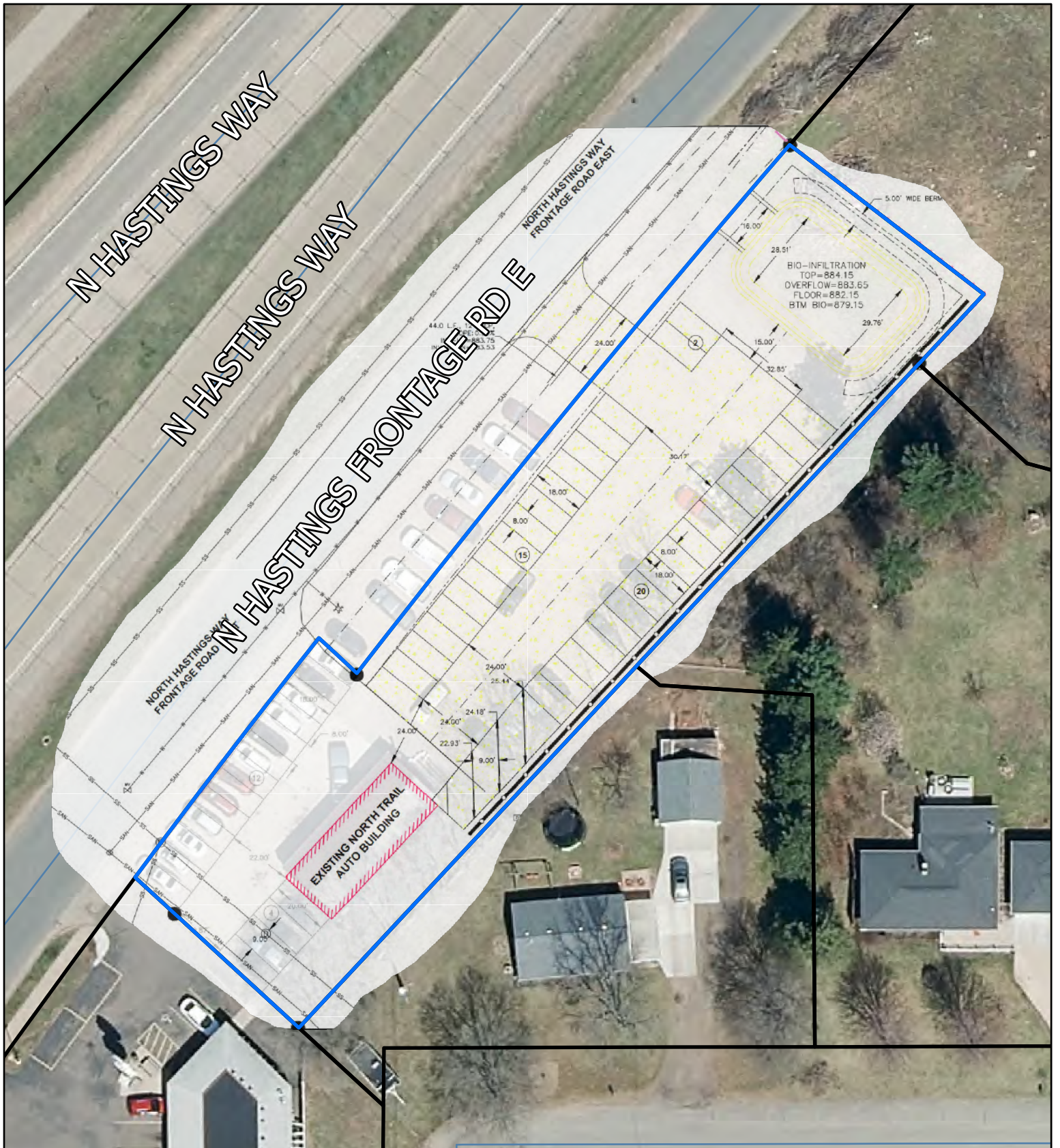
9-4-24  
Date

**Owner/Representative:**

Print Name:      Melissa  
                                 Steven Hallquist      MH

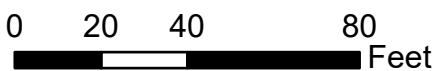
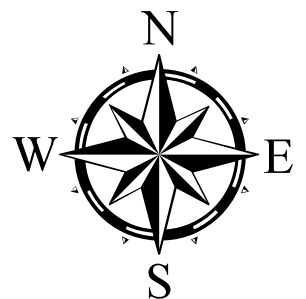
Address:                      3101 N Hastings Way

City/State/Zip:              Eau Claire/WI/54703



Aerial Map with Site Plan  
 Agenda Item: SP-2414  
 Address: 3101 N Hastings

 Subject Property





## Staff Report

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To: Plan Commission Meeting Date:  
Plan Commission: 11/18/24

From: Community Development

File No.: SP-2415

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Agenda Item: Request for a site plan approval for a drive-up coffee shop at 3702 Gateway Drive.

Applicant: Plaza Street Partners, LLC Owner: Dahm Family Properties, LLC

Surrounding Land Use: North: Commercial (C-3P zoning)  
East: Commercial (C-3P zoning)  
South: Commercial (C-3P zoning)  
West: Commercial (C-3P zoning)

Area: +/- 1.0 Acres Comprehensive Plan: Commercial

Existing Zoning: C-3P Proposed Zoning: No Change

Existing Land Use: Abandoned Gas Station Proposed Land Use: Vacant Lot & Coffee Shop

Recommendation: If the Plan Commission finds the site plan consistent with the existing general development plan (GDP) and the bulk standards of the zoning code, the Commission should approve the site plan subject to the conditions noted in the letter.

Analysis: Plaza Street Partners, developers, are requesting the approval of a site plan to construct a 780 square foot (s.f.) coffee shop (7-Brew) to be located on part of the former Holiday Station site located at 3702 Gateway Drive. Attached are the narrative, site plan, and general development plan for the project.

Following the demolition of the vacant Holiday Station, and the future subdivision of the lot, the drive-thru only coffee shop is proposed to be centrally located on the resulting eastern lot. The western lot is proposed to be vacant for future commercial. The coffee shop will consist of two structures connected by a shared canopy roof for a total of 780 s.f., 530 s.f. of which will be for the shop itself and the remaining 250 s.f. will be for a cooler.

Parking is provided only for employees at a rate of one (1) stall per 100 s.f. of gross floor space for a total of five (5) parking spaces with one being ADA. Customers will access the site through two drive lanes that are accessed near the entrance onto Gateway Drive. The two lanes together have 17 cars worth of stacking space, which meets the minimum requirement of six (6) spaces per drive service window/device.

The applicant will need to provide the minimum of four (4) bicycle racks required under Section 18.25.031 A. 6. d). and the pedestrian access required under Section 18.45.050 F. as they are not shown in the submitted site plans. Staff would recommend connecting the coffee shop to the sidewalk along Gateway Drive by striping/paving a path from the ramp shown by the cooler in the site plan.

Along the northside of the parking lot, the applicant is saving the two of the existing trees, adding two more and providing a landscaping bed that spans the width of the proposed new paved area and four trees on the east side. To meet the required 1 tree per 30' lineal feet along Gateway Drive, they would need to provide three (3) more trees. However, considering the underground electrical line there, they should instead provide a landscaping bed like the one along the northern side of the parking lot. The architectural and landscaping plans depict the trash enclosure as being made of brick with a cedar plank gate. Outside of the enclosure they are proposing to plant six (6) evergreen trees with 2 on each side of the except the gated side.

With no immediate plan for construction on the west side of the property, under Section 16.04.300 C. the disturbed area (gravel field) would be required to be reseeded with four inches of black dirt and grass seed following the demolition of a structure. However, considering that the southern portion of the disturbed area is covered by an ingress/egress easement, staff requires that this portion be paved to better facilitate travel. This should be completed within 6 months of demolition.

Grading and Drainage: The site is tributary to Otter Creek via the Horlacher Lane wetlands. Storm water detention facilities will not be required for peak rate runoff control because of the reduction of impervious area on the site. Storm water best management practices (BMP's) are required to improve runoff water quality. No BMP's are proposed for water quality. The threshold for redevelopment BMP's identified in NR151 is a 40% reduction in Total Suspended Solids, and the proposed site will not meet that requirement. Calculations will be submitted showing this requirement is met.

Public Utilities: Water and sewer service is available to the site; record dimensions of public facilities can be obtained by calling the Engineering Department. Utility connections may require a work in the right-of-way permit and a plumbing permit. Fire sprinkler designs should be based on current fire hydrant flow tests. Contact the Water Utility at 715-839-5045 to obtain fire hydrant flow test data or to request a flow test.

Traffic: According to the Initial Review (IR) traffic study from the 7 Brew Coffee Shop on the west side of Eau Claire in 2022, it was determined that an abbreviated Traffic Impact Analysis (TIA) was necessary based on the peak hour trips not exceeding 500 vehicles. This would be the same case for the current subject location on Gateway Drive. However, based on the following assessment, a more in-depth traffic study will be needed. The developer can work with City Engineering on the study.

From past and current traffic flows in this area, vehicles turning left in and out of this site's driveway does cause queueing problems on Gateway Drive and within the site. It is common for northbound Gateway Drive traffic to queue from the Golf Road traffic signals up to 400 feet to the south, blocking the subject site's driveway. This indicates that there would be a benefit to closing left-turn movements in and out of this site's driveway. There is also significant three-year crash history within this section of Gateway Drive.

This site does share the driveway with two other businesses, and while the City cannot deny

SP-2415

Page 3

access to a site, the City can restrict access. Coordination with the other businesses would be necessary to coordinate left-turn mitigation efforts in and out of this shared driveway.

Transit: The proposed project is not likely to impact Transit. This project is located one block from Bus Routes #1 – Margaret and Mall and #6 – Putnam Heights and Mall

If the site plan is approved by the Plan Commission, the applicant hopes to start construction by the second quarter of 2025, with a goal of being open by September of 2025.



November 18, 2024

Plaza Street Partners  
3400 College Blvd, Suite 200  
Leawood, KS 66211

RE: SP-2415 – Plan Commission Site Plan Review

Dear Applicant:

The Plan Commission, at its November 18, 2024 meeting, reviewed the above-referenced site plan. Conditions to be shown/satisfied on a revised site plan:

1. Provide the minimum of four (4) bicycle racks required under 18.25.031 A. 6. D.
2. Provide pedestrian access to the site as required under Section 18.45.050 F.
3. Provide a landscaping bed along the east side of the drive lanes. It should be similar to the one provided on the north side and is in lieu of the three missing street trees.
4. The site plan must be revised to show the reseeding of the area proposed to be graveled with the exception of the area within the access easement, which should be repaved. This work should be completed within six months of demolition.
  - a. This grassy area should not be incorporated into the equation for TSS reductions.
5. City of Eau Claire Engineering Department approval of drainage calculations, drainage plan, and maintenance agreement for best management practices.
  - a. The submitted drainage calculations and grading plans should incorporate a 40% reduction in suspended solids.
6. Work with the City Engineering Department to perform a full Traffic Impact Analysis (TIA) addressing:
  - a. Traffic volumes on Gateway Drive between Prill Road intersection and the southern McDonald's driveway, including Saturday and Sunday peak hour volumes. The TIA should address the impacts the proposed development may have on traffic queuing on Gateway Drive.

Any changes in your site plan must be reviewed by the Department of Community Development. Please contact me at 715-839-4914 if you have any questions or if you need additional information.

Sincerely,

Peter Baumgartner  
Associate Planner

c: File, Shoua Bauer, Kelsey Hanson



October 17<sup>th</sup>, 2024

Planning Division  
City of Eau Claire  
203 S Farwell Street  
Eau Claire, WI 54701  
715-839-4914

**RE: 7-Brew – 3702 Gateway Dr, Eau Claire, WI 54701 (Parcel #  
1822122709354109000)  
Project Narrative**

To Whom it May Concern:

Please accept this Project Narrative for the Site Plan and Certified Survey Map review for the proposed 7-Brew development.

## A. Project Description

Brew 4 You, LLC, doing business as 7 Brew, and Plaza Street Fund 313, LLC, doing business as Plaza Street Partners, LLC are proposing a Site Plan (“SP”) and Certified Survey Map (“CSM”) for a parcel of land containing approximately 1 acre located at the southwest corner of Gateway Drive and Prill Road (portion of Lot 1, CSM 983) (“Site”) in the city of Eau Claire, Wisconsin (“City”). The property is situated in the Northeast ¼ of the Southeast ¼ of Section 35, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin. The Site is bound on the north by Prill Road, on the east by Gateway Drive, on the south by Fazoli’s parking lot, and to the west by McDonald’s parking lot. A vicinity map is included in Appendix A for reference. The proposed SP comprises a 510 sq. ft. drive-through only, coffee service with two menu boards for more efficient service to customers.

## B. Public Benefit

The Site is located along the major corridor of the City of Eau Claire and the proposed improvements will greatly improve the appearance and use of the property to better serve the surrounding community. The future business created by the proposed Site Plan will also result in the creation of a minimum of 40 jobs and sales tax benefits for the City.





## C. Project Compliance, Compatibility, and Impact

The Site is designated as “C3-P” Planned Community Commercial District per the City of Eau Claire Zoning Map. A link to this map is included in Appendix A for reference. Objective 9 of the City of Eau Claire’s Comprehensive Plan states the following: “Restore underused, obsolescent or incompatible properties to viable commercial, residential or recreational opportunities.” The proposed Site Plan aligns with the City’s objective by replacing an inoperative gas station and providing beverages that are affordable to the general public.

It is not anticipated that the Site will have any adverse impacts on public facilities, including fire, police, sanitation, roads, parks, or schools.

There are no known water features, wetlands, or wildlife habitats located within the Site.

Brew 4 You and their development team will adhere to the City of Eau Claire Land Use Code and specific requirements applicable to the subject applications. Brew 4 You and their development team intend to fully cooperate with city staff to ensure all comments are addressed for both the Site Plan, CSM and future Building Plan review.

## D. Development Plans and Timing

Brew 4 You is anticipating starting construction upon permit approval by the City, which is currently being estimated in the second quarter of 2025. The total length of construction is estimated to be between 120 and 150 days, depending on the weather. The first phase of construction will be the removal of the underground tanks and demolition of the existing building. The second phase of construction will be the construction of new improvements, also noted in our Site Plan(s). The goal is to have the Site ready for 7-Brew opening in September 2025.

## E. Summary

Brew 4 You and their development team are committed to providing a suitable development that upholds the vision and guidelines set forth in the City of Eau Claire’s Land Use Code and Comprehensive Plan. The proposed development is compatible with the surrounding community and the proposed improvements enhance the current state of the Site, as well as promote future employment opportunities and long-term economic growth.

References:

1. [City of Eau Claire Land Use Code](#)
2. [City of Eau Claire Comprehensive Plan](#)

**APPENDIX A**

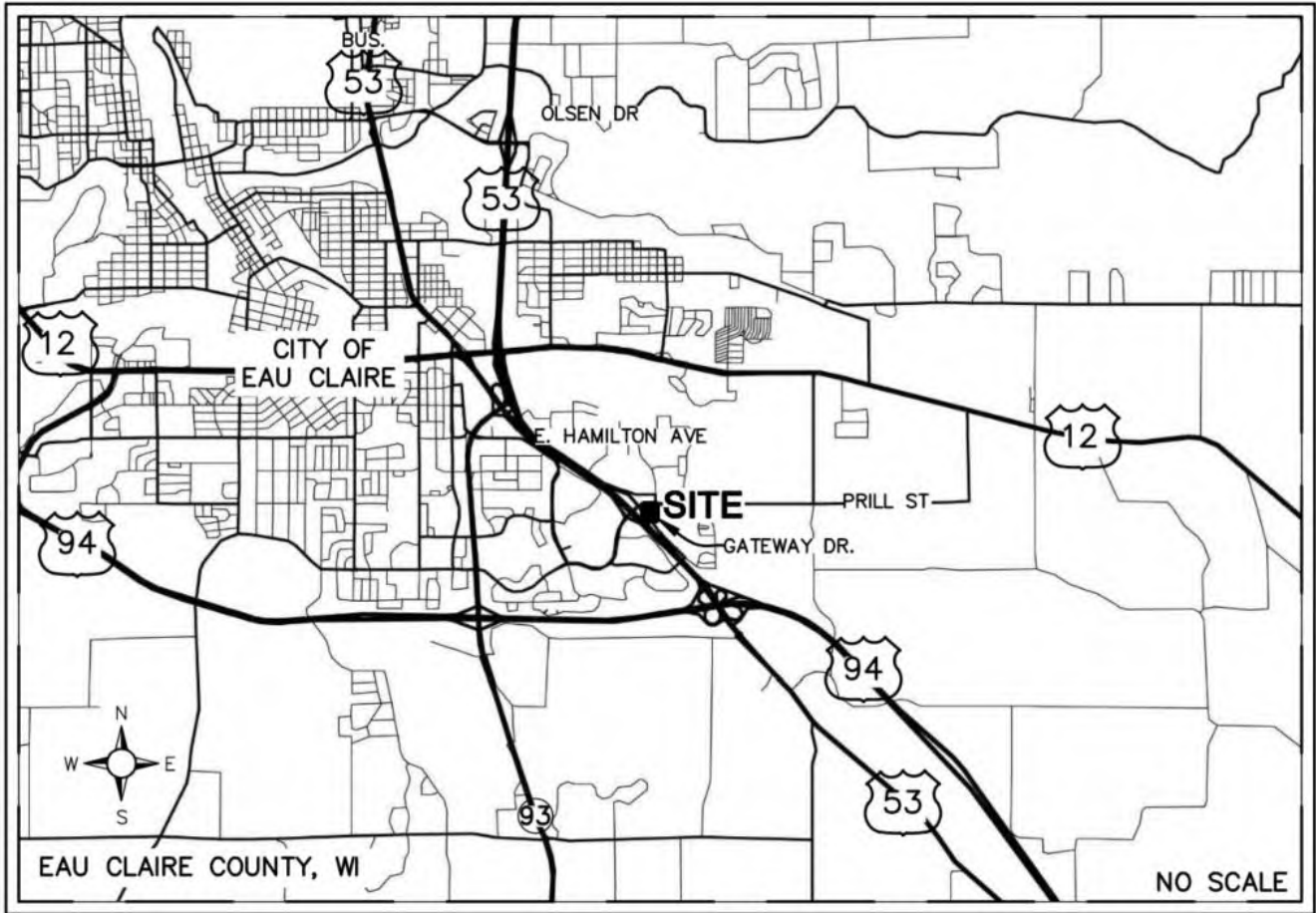
VICINITY MAP

SITE DATA SUMMARY TABLE

[CITY OF EAU CLAIRE ZONING MAP](#)

**APPENDIX A**

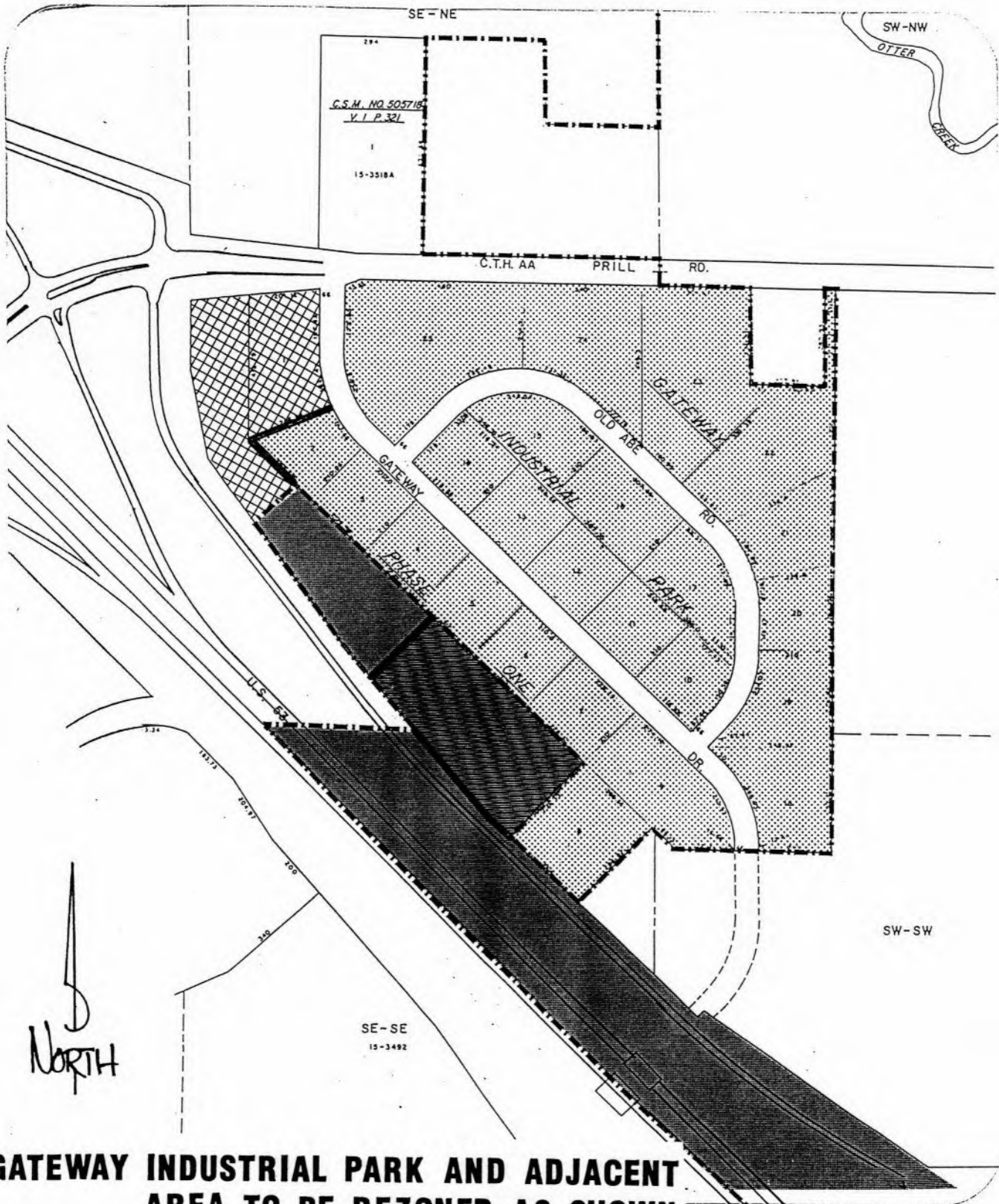
VICINITY MAP







## APPENDIX A

### SITE DATA SUMMARY TABLE

|                               |  |
|-------------------------------|--|
| <b>CURRENT PROPERTY OWNER</b> | Dahm Family Properties, LLC<br>11700 Exit Five Pkwy, Suite 100<br>Fishers, IN 46037<br>Attn: Julie McGaver (Transaction Manager)<br>M +1 414 429 5165<br>Julie.McGaver@cbre.com                            |
| <b>ADDRESS</b>                | 3702 Gateway Dr, Eau Claire, WI 54701<br><i>(Final address to be issued following lot split/CSM)</i>   |
| <b>PARCEL ID</b>              | 1822122709354109000  |
| <b>SITE AREA</b>              | 1 acre   |
| <b>ZONING</b>                 | C3-P Planned Community Commercial District   |
| <b>DEVELOPER/APPLICANT</b>    | Plaza Street Fund 313, LLC (dba Plaza Street Partners, LLC)<br>3400 College Blvd, Suite 200, Leawood, KS 66211<br>Attn: Mylena Oliveira (Pre-Development Coordinator)<br>moliveira@plazastreetpartners.com |



**GATEWAY INDUSTRIAL PARK AND ADJACENT AREA TO BE REZONED AS SHOWN**

-  REZONE THIS AREA FROM I-1P TO C-3P
-  EXISTING C-3P, GENERAL DEVELOPMENT PLAN TO BE AMENDED
-  PORTION OF PROPOSED ANNEXATION TO BE REZONED FROM TEMP. C-3 TO C-3P
-  PROPOSED ANNEXATION TO REMAIN TEMP. C-3

## GATEWAY SHOPPING CENTER

### GENERAL DEVELOPMENT PLAN

Applicant: Fain, Inc.  
Date: April 16, 1990  
Location: U.S. Hwy 53 and C.T.H. "AA"  
Eau Claire, WI

1. Vicinity Map. See attached plan.
2. Reduced General Development Plan. Enclosed.
3. Application Phasing. It is expected that a final implementation plan providing for the development of Buildings "A" and "B" will be submitted within 90 days following approval of the General Development Plan. The balance of the shopping center will be submitted within 12 months. There are no current plans for the development of the Out Lots or the undeveloped area located to the rear of the shopping center.
4. Land Use. The total site is approximately 48 acres and is intended to primarily accommodate a planned three anchor 310,000 square foot shopping center with opportunity for future expansion of approximately 75,000 square feet. Of the total area, about 25,200 sf will be available for 10 - 15 small shops. One outlot is proposed at this time but another could be added as shown on the plan if additional property for parking can be acquired. Development on the outlots will be restricted to single story buildings having gross leasable floor areas of no greater than 10,000 sf for each outlot. Provisions of the C-3 zoning district will apply to outlot development. There are approximately seven acres of land lying easterly of the proposed shopping center that are not included in the current development plan. The applicant understands that future development of these areas will require a new application for land use approval by the City.
5. Character of Buildings. All structures will be single story retail buildings sized and located approximately as shown on the Preliminary Site Plan dated March, 1990. The buildings will be predominantly masonry construction with a steel structural system.
6. Developer's Statement. The proposed landowner believes a Planned Development will provide the City and Developer an opportunity to more thoroughly address land use and site development issues than afforded by conventional zoning. This process provides the public and

the project participants greater assurance that the development is consistent with other interests in the area and that future problems regarding the development of the site will be minimized.

7. Site Utilities. The City Engineer has plans for the utilities in the area, is satisfied as to the adequacy of such services and has indicated further discussion in this submission is unnecessary.

8. Common Open Space. All of the developed land is to be under private ownership. Reciprocal operating agreements and individual store leases provide for the centralized management and maintenance of all common areas incorporated into the shopping center development.

9. Deed Restrictions. No deed covenants are anticipated.

10. General Development Plan.

a. Current owners of record are:

Gateway Industrial Park Corporation  
Gary L. and Diane M. Barneson  
Arthur W. and Delia M. Radtke  
Daniel L. and Donna L. Mayer

The property is being acquired by Fain, Inc. Copies of purchase agreements documenting Applicant's interest in the property have been made available to Planning Department staff members.

b. A name has not yet been selected for the development.

c. See attached legal description and map.

d. See plan.

e. Gateway Drive is to be vacated as a public street and converted to an easement for utilities.

f. No sidewalk is proposed to be constructed along the public roadways abutting the site.

g. The City Engineer has grading plans for the developed portion of the site.

h. The grading plan has not been developed but all drainage will be directed to the existing storm sewer system previously installed by the City of Eau Claire.

i. The project does not include provision for public recreational or open space.

j. See plan.

k. A 50 foot building set back line is proposed along CTH "AA" with a 30 foot setback along Frontage Road and 10 feet at the side and rear property lines.

l. See plan.

m. See plan.

11. Other.

a. Landscaping and signage requirements will be in accordance with provisions set forth under C-3 zoning districts.

b. Parking ratios will be not less than 5.5 stalls per 1000 square feet gross leasable building floor area.





# Land Use Development Climate Impacts Calculator - Existing

Project Name:

## Inputs - Existing

Please enter information in gray highlighted cells

### Site - Existing

[Reset inputs for Existing](#)

|  |                             |  |
|--|-----------------------------|--|
| Existing site status   | Developed but vacant        |  |
| Existing land use  | Retail (C-1, C-2, C-3, CBD) |  |
| <b>Existing site area</b>  |                             |  |
| Ground Cover - Tree / Forest coverage (square feet)  | 0                           |  |
| Ground Cover - Grass, shrub, or wetland (square feet)  | 4,498                       | Note: do not include area reported as crop or pasture below              |
| Ground Cover - Crop or pasture (square feet)   | 0                           |  |
| Ground Cover - Open water (square feet)  | 0                           | Note: include only permanent water features such as ponds, lakes, rivers |
| Pavement coverage - Asphalt (square feet)  | 13,929                      | Note: include all pavement including parking, sidewalks, trails, etc     |
| Pavement coverage - Pervious Asphalt (square feet)   | 0                           | Note: include all pavement including parking, sidewalks, trails, etc     |
| Pavement coverage - Concrete, compacted earth, or gravel (square feet)   | 4,360                       | Note: include all pavement including parking, sidewalks, trails, etc     |
| Pavement coverage - Pervious Concrete or Pervious Pavers (square feet)   | 0                           | Note: include all pavement including parking, sidewalks, trails, etc     |
| Building coverage - black/dark roofing (square feet)   | 911                         | Note: provide "footprint" area only, not total building area             |
| Building coverage - white/light roofing (square feet)  | 0                           | Note: provide "footprint" area only, not total building area             |
| Building coverage - green/living roofing (square feet)   | 0                           | Note: provide "footprint" area only, not total building area             |
| Note: verify reported site area is equal to known project size. If not, please adjust site area numbers above as needed. |                             |  |
| <b>Total site area</b>   |                             |  |
| Square feet:   | <b>23,698</b>               |  |
| Acres:   | <b>0.54</b>                 |  |

### Buildings - Existing

|  |     |  |
|--|-----|--|
| <b>Existing Residential - One/Two Family</b> |     |  |
| Number of buildings                          | 0   |  |
| Total number of units                        | 0   | Note: a single family building is "1" unit, a two family building is "2" |
| Total building area (square feet)            | 0   |  |
| <b>Existing Residential - Multi-Family</b>   |     |  |
| Number of buildings                          | 0   |  |
| Total number of units                        | 0   |  |
| Total building area (square feet)            | 0   |  |
| <b>Existing Commercial / Retail / Public</b> |     |  |
| Number of buildings                          | 1   |  |
| Total building area (square feet)            | 911 |  |
| <b>Existing Industrial</b>                   |     |  |
| Number of buildings                          | 0   |  |
| Total building area (square feet)            | 0   |  |

### Energy Use - All Existing Buildings

|  |         |  |
|--|---------|--|
| Is total annual energy use known?                    | No      |  |
| If "Yes" please enter below                          |         |  |
| Electricity (grid supplied)                          | 200,000 | kWh annually (do not include electricity included below) |
| Electricity - REC or Xcel Renewable Connect purchase | 0       | kWh annually   |
| Electricity (on-site solar/wind)                     | 0       | kWh annually   |
| Natural Gas  | 0       | Therms annually  |
| Liquid Propane                                       | 0       | Gallons annually   |
| Fuel Oil/Kerosene                                    | 0       | Gallons annually   |
| Wood / Wood pellets                                  | 0       | Pounds annually  |

### Vehicles and Trips - Existing

|   |       |  |
|---|-------|--|
| <b>On-Site Vehicle Fleet</b>                      |       |  |
| Number of Gasoline / Diesel Vehicles              |       |  |
| Number of Electric Vehicles                       |       |  |
| Number of Fuel Cell Vehicles                      |       |  |
| Total number of vehicles in fleet                 | 0     | Note: verify reported total is equal to known fleet size. If not, please adjust numbers above as needed. |
| <b>Site generated trips - existing</b>            |       |  |
| Auto trips (daily total)                          | 1,376 |  |
| Public transit trips (daily total)                | 0     |  |
| Bike/walk trips (daily total)                     | 0     |  |
| <b>Electric Vehicle Infrastructure - existing</b> |       |  |
| Number of level 2 charging plugs                  | 0     | Note, please enter plug counts, not charging station counts  |
| Number of DC fast charging plugs                  | 0     | Note, please enter plug counts, not charging station counts  |

## Estimated Existing Baseline

### Greenhouse Gas Emissions Impacts

|                  |                |                    |
|------------------|----------------|--------------------|
| Annual Emissions | <b>1,044.3</b> | Metric Tons        |
|                  | 1.1463         | Metric Tons per SF |

### Estimated Average Building Energy Use Intensity (EUI)

|                         |              |                  |
|-------------------------|--------------|------------------|
| Total EUI:              | <b>749.1</b> | kBTU/Square Foot |
| Electricity EUI share:  | <b>749.1</b> | kBTU/Square Foot |
| Heating fuel EUI share: | <b>0.0</b>   | kBTU/Square Foot |

### Heat Island Impacts

|                              |             |    |
|------------------------------|-------------|----|
| Site heat island coefficient | <b>11.5</b> | °F |
| Change from existing         | <b>0.0%</b> |    |

### Carbon Impacts

|                             |              |            |
|-----------------------------|--------------|------------|
| Annual carbon sequestration | <b>235.0</b> | Pounds CO2 |
| Change from existing        | <b>0.0%</b>  |            |

# Land Use Development Climate Impacts Calculator - Proposed

Project Name:  
0

| Inputs -Proposed<br>Concept Option 1                                   |                             | Inputs -Proposed<br>Concept Option 2                                   |         | Inputs -Proposed<br>Concept Option 3                                   |         |
|--|-----------------------------|--|---------|--|---------|
| Please enter information in yellow highlighted cells                   |                             | Please enter information in yellow highlighted cells                   |         | Please enter information in yellow highlighted cells                   |         |
| <b>Site - Proposed</b>   |                             | <b>Site - Proposed</b>   |         | <b>Site - Proposed</b>   |         |
| <a href="#">Reset inputs for Option</a>                                |                             | <a href="#">Reset inputs for Option</a>                                |         | <a href="#">Reset inputs for Option</a>                                |         |
| Proposed land use  | Retail (C-1, C-2, C-3, CBD) | Proposed land use  |         | Proposed land use  |         |
| <b>Proposed site area</b>  |                             | <b>Proposed site area</b>  |         | <b>Proposed site area</b>  |         |
| Ground Cover - Tree / Forest coverage (square feet)                    | 0                           | Ground Cover - Tree / Forest coverage (square feet)                    |         | Ground Cover - Tree / Forest coverage (square feet)                    |         |
| Ground Cover - Grass, shrub, or wetland (square feet)                  | 6924                        | Ground Cover - Grass, shrub, or wetland (square feet)                  |         | Ground Cover - Grass, shrub, or wetland (square feet)                  |         |
| Ground Cover - Crop or pasture (square feet)                           | 0                           | Ground Cover - Crop or pasture (square feet)                           |         | Ground Cover - Crop or pasture (square feet)                           |         |
| Ground Cover - Open water (square feet)                                | 0                           | Ground Cover - Open water (square feet)                                |         | Ground Cover - Open water (square feet)                                |         |
| Pavement coverage - Asphalt (square feet)                              | 14176                       | Pavement coverage - Asphalt (square feet)                              |         | Pavement coverage - Asphalt (square feet)                              |         |
| Pavement coverage - Pervious Asphalt (square feet)                     | 0                           | Pavement coverage - Pervious Asphalt (square feet)                     |         | Pavement coverage - Pervious Asphalt (square feet)                     |         |
| Pavement coverage - Concrete, compacted earth, or gravel (square feet) | 1818                        | Pavement coverage - Concrete, compacted earth, or gravel (square feet) |         | Pavement coverage - Concrete, compacted earth, or gravel (square feet) |         |
| Pavement coverage - Pervious Concrete or Pervious Pavers (square feet) | 0                           | Pavement coverage - Pervious Concrete or Pervious Pavers (square feet) |         | Pavement coverage - Pervious Concrete or Pervious Pavers (square feet) |         |
| Building coverage - black/dark roofing (square feet)                   | 780                         | Building coverage - black/dark roofing (square feet)                   |         | Building coverage - black/dark roofing (square feet)                   |         |
| Building coverage - white/light roofing (square feet)                  | 0                           | Building coverage - white/light roofing (square feet)                  |         | Building coverage - white/light roofing (square feet)                  |         |
| Building coverage - green/living roofing (square feet)                 | 0                           | Building coverage - green/living roofing (square feet)                 |         | Building coverage - green/living roofing (square feet)                 |         |
| <b>Total site area</b>   |                             | <b>Total site area</b>   |         | <b>Total site area</b>   |         |
|  | 23,698                      |  | 0       |  | 0       |
|  | 0.54                        |  | 0.00    |  | 0.00    |
| <b>Buildings - Proposed</b>  |                             | <b>Buildings - Proposed</b>  |         | <b>Buildings - Proposed</b>  |         |
| <b>Existing Residential - One/Two Family</b>                           |                             | <b>Existing Residential - One/Two Family</b>                           |         | <b>Existing Residential - One/Two Family</b>                           |         |
| Number of buildings  |                             | Number of buildings  |         | Number of buildings  |         |
| Total number of units  |                             | Total number of units  |         | Total number of units  |         |
| Total building area (square feet)                                      |                             | Total building area (square feet)                                      |         | Total building area (square feet)                                      |         |
| <b>Existing Residential - Multi-Family</b>                             |                             | <b>Existing Residential - Multi-Family</b>                             |         | <b>Existing Residential - Multi-Family</b>                             |         |
| Number of buildings  |                             | Number of buildings  |         | Number of buildings  |         |
| Total number of units  |                             | Total number of units  |         | Total number of units  |         |
| Total building area (square feet)                                      |                             | Total building area (square feet)                                      |         | Total building area (square feet)                                      |         |
| <b>Existing Commercial / Retail / Public</b>                           |                             | <b>Existing Commercial / Retail / Public</b>                           |         | <b>Existing Commercial / Retail / Public</b>                           |         |
| Number of buildings  | 2                           | Number of buildings  |         | Number of buildings  |         |
| Total building area (square feet)                                      | 780                         | Total building area (square feet)                                      |         | Total building area (square feet)                                      |         |
| <b>Existing Industrial</b>   |                             | <b>Existing Industrial</b>   |         | <b>Existing Industrial</b>   |         |
| Number of buildings  |                             | Number of buildings  |         | Number of buildings  |         |
| Total building area (square feet)                                      |                             | Total building area (square feet)                                      |         | Total building area (square feet)                                      |         |
| <b>Energy Use - All Proposed Buildings</b>                             |                             | <b>Energy Use - All Proposed Buildings</b>                             |         | <b>Energy Use - All Proposed Buildings</b>                             |         |
| Is projected annual energy use known?                                  | No                          | Is projected annual energy use known?                                  |         | Is projected annual energy use known?                                  |         |
| If "Yes" please enter below  |                             | If "Yes" please enter below  |         | If "Yes" please enter below  |         |
| Electricity (grid supplied)  |                             | Electricity (grid supplied)  |         | Electricity (grid supplied)  |         |
| Electricity - REC or Xcel Renewable Connect purchase                   |                             | Electricity - REC or Xcel Renewable Connect purchase                   |         | Electricity - REC or Xcel Renewable Connect purchase                   |         |
| Electricity (on-site solar/wind)                                       | 200000                      | Electricity (on-site solar/wind)                                       |         | Electricity (on-site solar/wind)                                       |         |
| Natural Gas  |                             | Natural Gas  |         | Natural Gas  |         |
| Liquid Propane   |                             | Liquid Propane   |         | Liquid Propane   |         |
| Fuel Oil/Kerosene  |                             | Fuel Oil/Kerosene  |         | Fuel Oil/Kerosene  |         |
| <b>Vehicles and Trips - Proposed Development</b>                       |                             | <b>Vehicles and Trips - Proposed Development</b>                       |         | <b>Vehicles and Trips - Proposed Development</b>                       |         |
| <b>On-Site Vehicle Fleet</b>   |                             | <b>On-Site Vehicle Fleet</b>   |         | <b>On-Site Vehicle Fleet</b>   |         |
| Number of Gasoline / Diesel Vehicles                                   |                             | Number of Gasoline / Diesel Vehicles                                   |         | Number of Gasoline / Diesel Vehicles                                   |         |
| Number of Electric Vehicles  |                             | Number of Electric Vehicles  |         | Number of Electric Vehicles  |         |
| Number of Fuel Cell Vehicles   |                             | Number of Fuel Cell Vehicles   |         | Number of Fuel Cell Vehicles   |         |
| <b>Total number of vehicles in fleet</b>                               | 0                           | <b>Total number of vehicles in fleet</b>                               | 0       | <b>Total number of vehicles in fleet</b>                               | 0       |
| <b>Site generated trips - proposed</b>                                 |                             | <b>Site generated trips - proposed</b>                                 |         | <b>Site generated trips - proposed</b>                                 |         |
| Auto trips (daily total)   | 358                         | Auto trips (daily total)   |         | Auto trips (daily total)   |         |
| Public transit trips (daily total)                                     | 0                           | Public transit trips (daily total)                                     |         | Public transit trips (daily total)                                     |         |
| Bike/walk trips (daily total)  | 0                           | Bike/walk trips (daily total)  |         | Bike/walk trips (daily total)  |         |
| <b>Electric Vehicle Infrastructure - proposed</b>                      |                             | <b>Electric Vehicle Infrastructure - proposed</b>                      |         | <b>Electric Vehicle Infrastructure - proposed</b>                      |         |
| Number of level 2 charging plugs                                       |                             | Number of level 2 charging plugs                                       |         | Number of level 2 charging plugs                                       |         |
| Number of DC fast charging plugs                                       |                             | Number of DC fast charging plugs                                       |         | Number of DC fast charging plugs                                       |         |
| <b>Estimated Impacts of Proposed<br/>Concept Option 1</b>              |                             | <b>Inputs -Proposed<br/>Concept Option 2</b>                           |         | <b>Inputs -Proposed<br/>Concept Option 3</b>                           |         |
| <b>Greenhouse Gas Emissions Impacts</b>                                |                             | <b>Greenhouse Gas Emissions Impacts</b>                                |         | <b>Greenhouse Gas Emissions Impacts</b>                                |         |
| <b>Annual Emissions</b>  | 257.4                       | <b>Annual Emissions</b>  | 0.0     | <b>Annual Emissions</b>  | 0.0     |
| Change from existing   | -75.3%                      | Change from existing   | -100.0% | Change from existing   | -100.0% |
| Metric Tons per SF   | 0.3300                      | Metric Tons per SF   | #DIV/0! | Metric Tons per SF   | #DIV/0! |
| <b>Estimated Average Building EUI</b>                                  |                             | <b>Estimated Average Building EUI</b>                                  |         | <b>Estimated Average Building EUI</b>                                  |         |
| <b>Total EUI:</b>  | 874.9                       | <b>Total EUI:</b>  | #DIV/0! | <b>Total EUI:</b>  | #DIV/0! |
| Electricity EUI share:   | 874.9                       | Electricity EUI share:   | #DIV/0! | Electricity EUI share:   | #DIV/0! |
| Heating fuel EUI share:  | 0.0                         | Heating fuel EUI share:  | #DIV/0! | Heating fuel EUI share:  | #DIV/0! |
| Change in Total EUI from existing                                      | 16.8%                       | Change in Total EUI from existing                                      | #DIV/0! | Change in Total EUI from existing                                      | #DIV/0! |
| <b>Heat Island Impacts</b>   |                             | <b>Heat Island Impacts</b>   |         | <b>Heat Island Impacts</b>   |         |
| <b>Site heat island coefficient</b>                                    | 11.1                        | <b>Site heat island coefficient</b>                                    | #DIV/0! | <b>Site heat island coefficient</b>                                    | #DIV/0! |
| Change from existing   | -3.4%                       | Change from existing   | #DIV/0! | Change from existing   | #DIV/0! |
| <b>Carbon Impacts</b>  |                             | <b>Carbon Impacts</b>  |         | <b>Carbon Impacts</b>  |         |
| <b>Annual carbon sequestration</b>                                     | 361.8                       | <b>Annual carbon sequestration</b>                                     | 0.0     | <b>Annual carbon sequestration</b>                                     | 0.0     |
| Change from existing   | 53.9%                       | Change from existing   | -100.0% | Change from existing   | -100.0% |

# PROPOSED COFFEE SHOP FOR: 7-BREW EAU CLAIRE

## EAU CLAIRE, WI

### PROJECT INFORMATION

#### SITE INFORMATION:

PROPERTY AREA: 43,879 S.F. (1.00 ACRES)  
 EXISTING ZONING: C-3 COMMUNITY SHOPPING  
 PROPOSED ZONING: C-3P COMMUNITY COMMERCIAL DISTRICT  
 PROPOSED USE: RESTAURANT W/ DRIVE-THRU  
 AREA OF SITE DISTURBANCE: 21,648 S.F. (0.50 ACRES)

**SETBACKS:**  
 BUILDING: FRONT(NORTH) = 50'  
 SIDE(WEST) = 0'  
 REAR(SOUTH) = 0'  
 STREET(EAST) = 20'

PAVEMENT: FRONT(NORTH) = 5'  
 SIDE(WEST) = 0'  
 REAR(SOUTH) = 0'  
 STREET(EAST) = 5'

BUFFERARYARDS: FRONT(NORTH) = PROVIDE 3'H & 5'W VISUAL RELIEF SCREEN TO STREET  
 SIDE(WEST) = 0'  
 REAR(SOUTH) = 0'  
 STREET(EAST) = PROVIDE 3'H & 5'W VISUAL RELIEF SCREEN TO STREET

DUMPSTER: SIDE = 2'

PROPOSED BUILDING HEIGHT: 19.83' (MAX. HEIGHT ALLOWED: 40')  
 PARKING REQUIRED: 1 SPACES PER 100 S.F. (5 SPACES REQ.) - EXCLUDES COOLER  
 PARKING PROVIDED: 6 SPACE (1 H.C. ACCESSIBLE)  
 HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

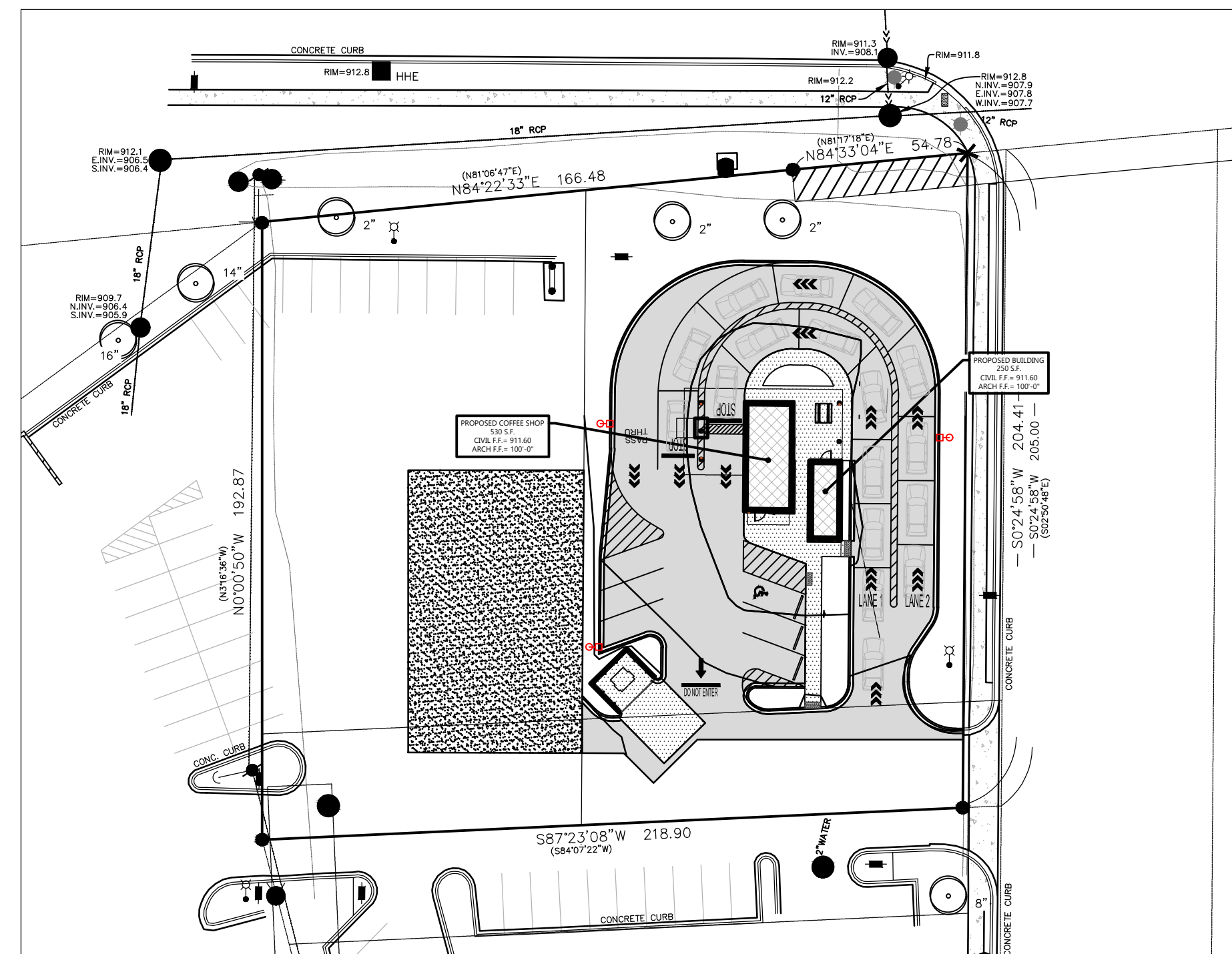
#### EXISTING SITE DATA

|                         | AREA (AC) | AREA (SF) | RATIO  |
|-------------------------|-----------|-----------|--------|
| BUILDING FLOOR AREA     | 0.02      | 911       | 2.1%   |
| PAVEMENT (ASP. & CONC.) | 0.80      | 35,059    | 80.3%  |
| TOTAL IMPERVIOUS        | 0.83      | 35,970    | 82.4%  |
| LANDSCAPE/ OPEN SPACE   | 0.18      | 7,708     | 17.6%  |
| PROJECT SITE            | 1.00      | 43,678    | 100.0% |

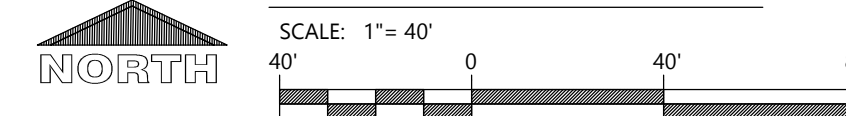
#### PROPOSED SITE DATA

|                         | AREA (AC) | AREA (SF) | RATIO  |
|-------------------------|-----------|-----------|--------|
| BUILDING FLOOR AREA     | 0.02      | 780       | 3.3%   |
| PAVEMENT (ASP. & CONC.) | 0.36      | 15,884    | 66.3%  |
| TOTAL IMPERVIOUS        | 0.38      | 16,664    | 69.5%  |
| LANDSCAPE/ OPEN SPACE   | 0.17      | 7,304     | 30.5%  |
| PROJECT SITE            | 0.55      | 23,968    | 100.0% |

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN  
 CALL DIGGERS HOTLINE  
 1-800-242-8511  
 TOLL FREE TELEFAX (414) 259-0947  
 TDD (FOR THE HEARING IMPAIRED)  
 1-800 542-2289  
 WISCONSIN STATUTE 182.0175 (1974)  
 REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



#### SITE PLAN OVERVIEW



### EXCEL LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

| SYM.                         | IDENTIFICATION  | SYM.      | IDENTIFICATION  |
|------------------------------|---|-----------|---|
| <b>SPOT ELEVATIONS</b>       |   |           |   |
| 0000.00                      | PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)                       | 0000.00TC | PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)          |
| 0000.00EG                    | EXISTING GRADE SPOT ELEVATIONS  | 0000.00TW | PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE) |
| 0000.00BG                    | PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL  | 0000.00BW | PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE) |
| 0000.00FG                    | PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) FG-FINISHED SURFACE GRADE AT FRONT OF WALL |           |   |
| <b>PROPOSED SITE SYMBOLS</b> |   |           |   |
| →                            | PROPOSED DRAINAGE FLOW  | CO        | PROPOSED CLEANOUT   |
| ⊕                            | PROPOSED WATER VALVE IN BOX   | DSG       | PROPOSED DOWNSPOUT TO GRADE                                       |
| ⊕                            | PROPOSED WELL   | SA        | PROPOSED APRON END SECTION  |
| ⊕                            | PROPOSED LIGHT POLE   | SOIL      | SOIL BORING   |
| ⊕                            | PROPOSED STORM CATCH BASIN - ST CB  | CL        | CENTER LINE   |
| ⊕                            | PROPOSED STORM FIELD INLET - ST FI  | HP        | PROPOSED HANDICAP PARKING STALL                                   |
| ⊕                            | PROPOSED STORM CURB INLET - ST CI   | SIGN      | PROPOSED SIGN   |
| <b>PROPOSED LINETYPES</b>    |   |           |   |
| ---                          | PROPOSED PROPERTY LINE  | ---       | INTERIOR PROPERTY LINE  |
| ST                           | PROPOSED STORM SEWER AND MANHOLE - ST MH  | RR        | RAILROAD TRACKS   |
| SA                           | PROPOSED SANITARY SEWER AND MANHOLE - SAN MH  | ---       | EXISTING GROUND CONTOUR   |
| ---                          | PROPOSED WATER LINE AND HYDRANT   | ---       | PROPOSED GROUND CONTOUR   |
| ---                          | PROPOSED CURB AND GUTTER  | POL       | PROPOSED POLISH SEWER AND MANHOLE                                 |
| ---                          | GRADING/SEEDING LIMITS  | P         | PROPOSED PROCESS SEWER AND MANHOLE                                |
| ---                          | RIGHT-OF-WAY LINE   | CLW       | PROPOSED CLEAR WATER LINE   |
| ---                          | PROPOSED UNDERGROUND TELEPHONE CABLE  | G         | PROPOSED UNDERGROUND GAS LINE                                     |
| ---                          | PROPOSED GUARD RAIL   | E         | PROPOSED UNDERGROUND ELECTRIC CABLE                               |
| ---                          | FO  | ---       | PROPOSED UNDERGROUND FIBER OPTIC LINE                             |

### PROJECT CONTACTS

#### OWNER INFORMATION:

Plaza Street Fund  
 Kara Condie  
 3400 College Boulevard, Suite 200  
 Leawood, Kansas 66211  
 Phone: (913) 299-5737  
 Email: kcondie@plazastreetpartners.com

#### CIVIL:

Eric Drazkowski, PE  
 Phone: (920) 322-1678  
 E-mail: eric.drzkowski@excelengineer.com

#### CITY PLANNER:

Aaron White  
 Phone: (715) 839-4914  
 E-mail: Aaron.White@eauclairewi.gov

#### CITY ENGINEER:

Leah Ness, PE  
 Phone: (715) 839-4934  
 E-mail: engineering@eauclairewi.gov

#### CITY FIRE CHIEF:

Matthew Jaggar  
 Phone: (715) 839-5012  
 E-mail: ecfire@eauclairewi.gov

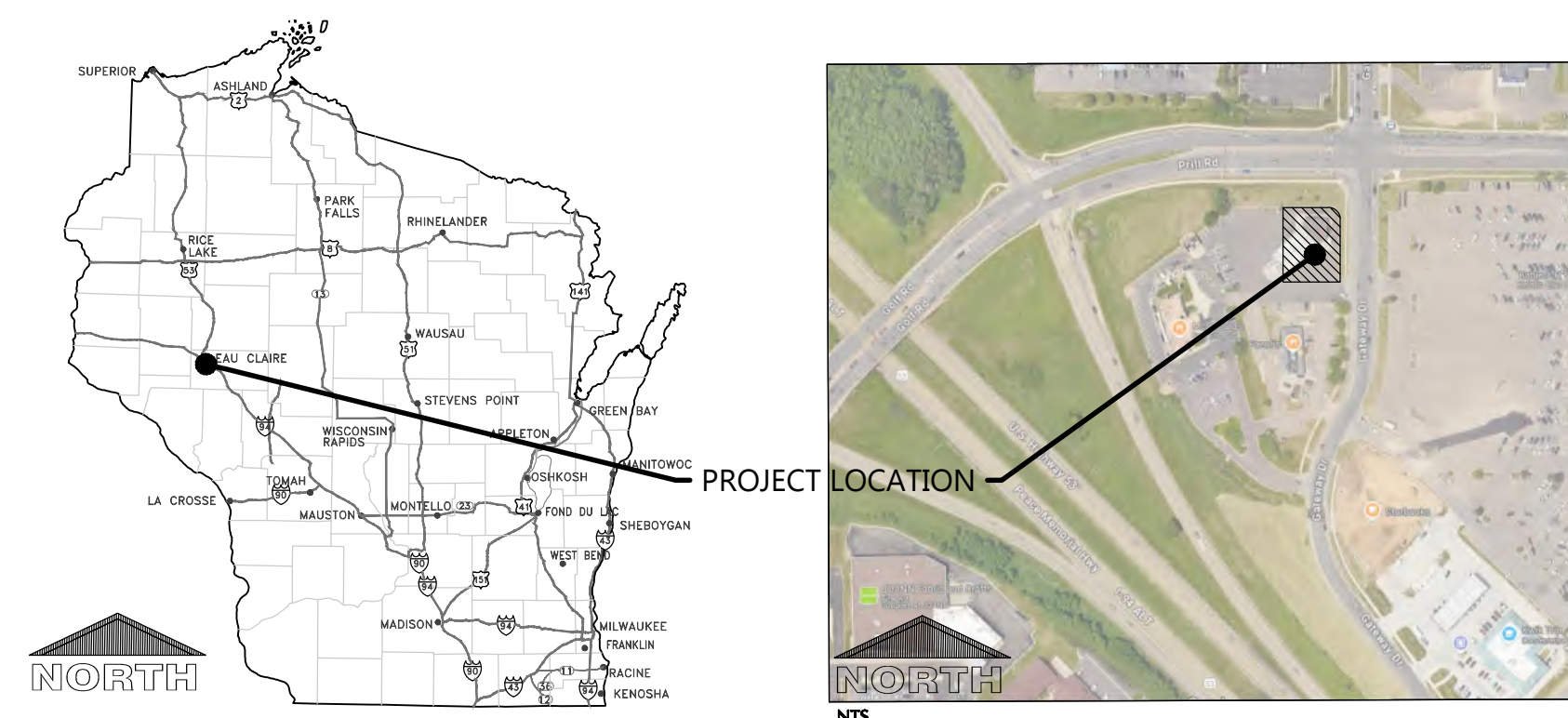
#### CITY BUILDING INSPECTOR:

Bill Youngberg  
 Phone: (715) 839-4947  
 E-mail: inspections@eauclairewi.gov

#### CITY DIRECTOR OF PUBLIC WORKS:

Phone: (715) 839-4963  
 E-mail: communityservices@eauclairewi.gov

### LOCATION MAP



### SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

| NUMBER | SHEET NAME / DESCRIPTION          |
|--------|-----------------------------------|
| C0.1   | CIVIL COVER SHEET                 |
| C0.2   | CIVIL SPECIFICATIONS              |
| C1.0   | EXISTING SITE AND DEMOLITION PLAN |
| C1.1A  | SITE PLAN                         |
| C1.1B  | STRIPPING PLAN                    |
| C1.2   | GRADING AND EROSION CONTROL PLAN  |
| C1.3   | UTILITY PLAN                      |
| C1.4   | LANDSCAPE AND RESTORATION PLAN    |
| C2.0   | DETAILS                           |
| C3.1   | SITE PHOTOMETRIC PLAN & DETAILS   |

### ANDERSON ENGINEERING LEGEND

| LEGEND |                        |     |   |               |                    |
|--------|------------------------|-----|---|---------------|--------------------|
| ⊕      | AIR CONDITIONER        | ⊕   | STORM MANHOLE                             | ---           | BITUMINOUS SURFACE |
| ⊕      | CATCH BASIN            | ⊕   | WATER HANDHOLE                            | ---           | CONCRETE SURFACE   |
| ⊕      | COMMUNICATION PEDESTAL | ●   | FOUND IRON MONUMENT AS DESCRIBED          | ---           | TRUNCATED DOMES    |
| ⊕      | ELECTRIC METER         | ⊕   | SET PK NAIL                               | ---           | LANDSCAPING        |
| ⊕      | GAS METER              | ⊕   | SET 5/8" X 18" REBAR WEIGHING 1.13 LBS/LF | ---           | WALL               |
| ⊕      | GUARD POST             | ⊕   | SCRIBED "X" IN SURFACE                    | (501100/337E) | RECORD BEARINGS    |
| ⊕      | HANDICAP PARKING       | --- | COMMUNICATION                             |               |                    |
| ⊕      | HYDRANT                | --- | GAS                                       |               |                    |
| ⊕      | LIGHT POLE             | --- | GHW                                       |               |                    |
| ⊕      | MANHOLE                | --- | GAS MAIN                                  |               |                    |
| ⊕      | POWER POLE             | --- | OVERHEAD WIRES                            |               |                    |
| ⊕      | POWER POLE ANCHOR      | --- | SANITARY SEWER                            |               |                    |
| ⊕      | ROOF DRAIN             | --- | STORM SEWER                               |               |                    |
| ⊕      | SANITARY MANHOLE       | --- | WATER MAIN                                |               |                    |
| ⊕      | SEMAPHORE              |     |   |               |                    |
| ⊕      | SIGN                   |     |   |               |                    |

PROPOSED COFFEE SHOP FOR:  
**7-BREW EAU CLAIRE**  
 3702 GATEWAY DRIVE • EAU CLAIRE, WI 54701

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 18, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240277900

SHEET NUMBER


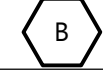
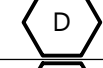
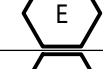
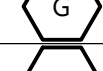
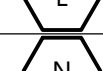
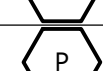
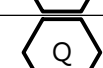
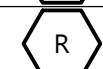


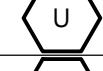

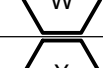
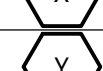
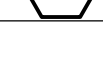

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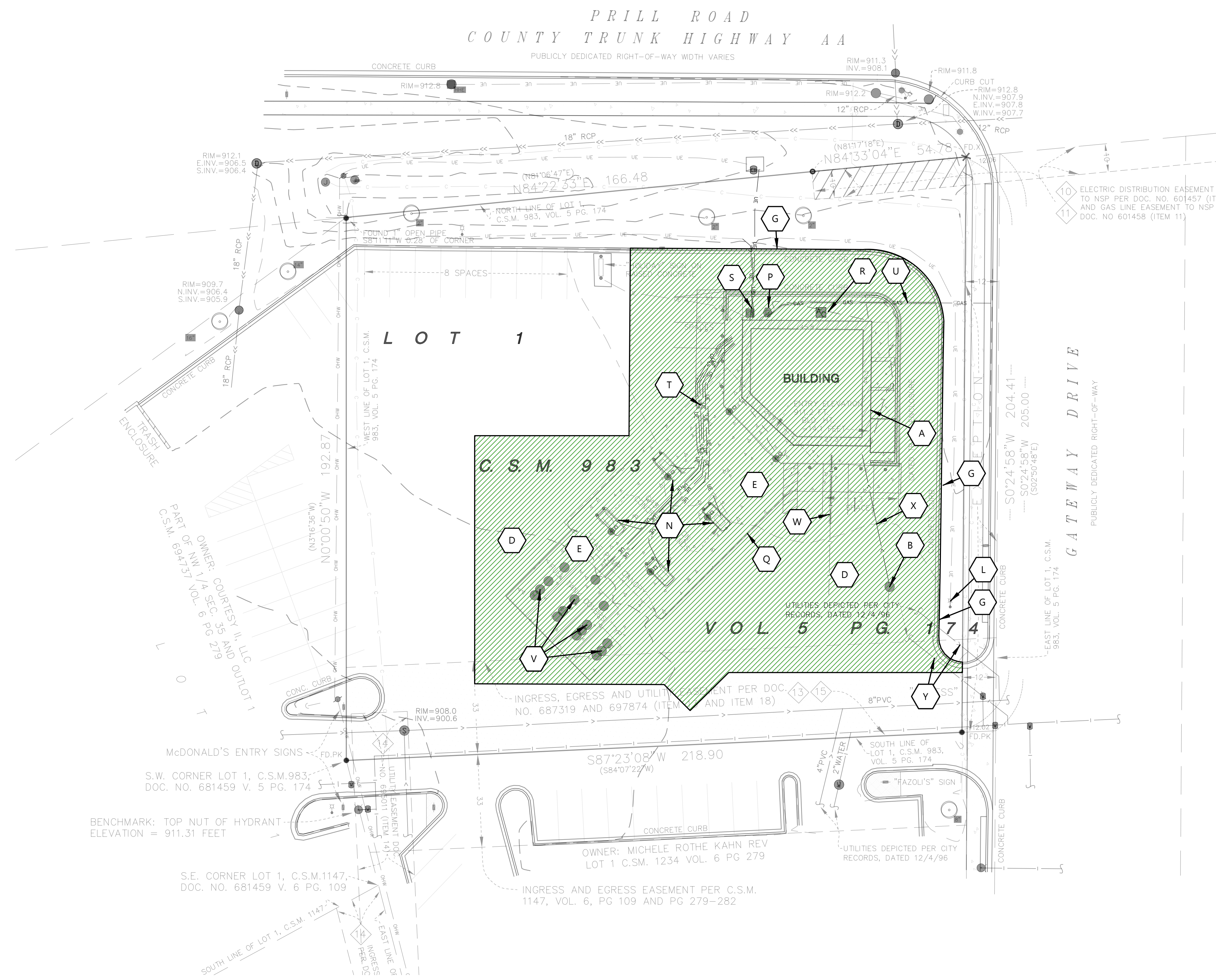
CIVIL COVER SHEET

**LEGEND:**

|   |                 |
|---|-----------------|
|  | REMOVE FEATURES |
|---|-----------------|

**KEYNOTES**

|   |   |
|---|---|
|  | REMOVE BUILDING AND DISCONNECT ASSOCIATED SERVICES  |
|  | PROTECT   |
|  | SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE   |
|  | SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND PROTECT BASE  |
|  | REMOVE CURB. SAWCUT (AS NECESSARY)  |
|  | PROTECT LIGHT POLE  |
|  | REMOVE FUEL PUMPS AND ISLANDS   |
|  | REMOVE & RELOCATE GAS METER   |
|  | REMOVE FUEL CANOPY AND RELATED CONSTRUCTION   |
|  | REMOVE MECHANICAL EQUIPMENT   |
|  | REMOVE & RELOCATE ELECTRIC METER  |
|  | CONTRACTOR TO COORDINATE REMOVAL OF ELECTRICAL LINES WITH UTILITY COMPANY                               |
|  | CONTRACTOR TO COORDINATE REMOVAL AND RELOCATION OF GAS LINE WITH UTILITY COMPANY                        |
|  | REMOVE FUEL TANKS AND RELATED CONSTRUCTION  |
|  | CONTRACTOR TO COORDINATE REMOVAL OF WATER LINE WITH LOCAL UTILITY COMPANY                               |
|  | CONTRACTOR TO COORDINATE REMOVAL OF SANITARY LINE WITH LOCAL UTILITY                                    |
|  | CONTRACTOR TO FIELD VERIFY SIZE, DEPTH AND LOCATION OF UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER |



**PROJECT INFORMATION**

PROPOSED COFFEE SHOP FOR:  
**7-BREW EAU CLAIRE**  
3702 GATEWAY DRIVE • EAU CLAIRE, WI 54701

PROFESSIONAL SEAL

**PRELIMINARY DATES**

OCT. 18, 2024

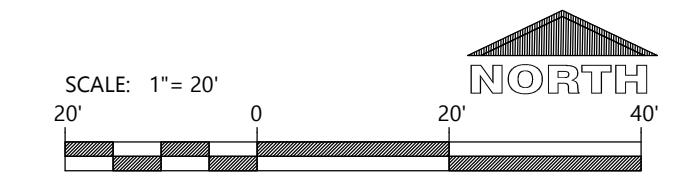
NOT FOR CONSTRUCTION

**JOB NUMBER**

240277900

**SHEET NUMBER**

**C1.0**



CIVIL EXISTING SITE AND DEMOLITION PLAN



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:  
**7-BREW EAU CLAIRE**  
3702 GATEWAY DRIVE • EAU CLAIRE, WI 54701

PROFESSIONAL SEAL

PRELIMINARY DATES

SEPT. 26, 2024  
OCT 10, 2024  
OCT. 18, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240277900

SHEET NUMBER

**C1.1A**

GENERAL NOTES:

- SEE SHEET C0.2 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

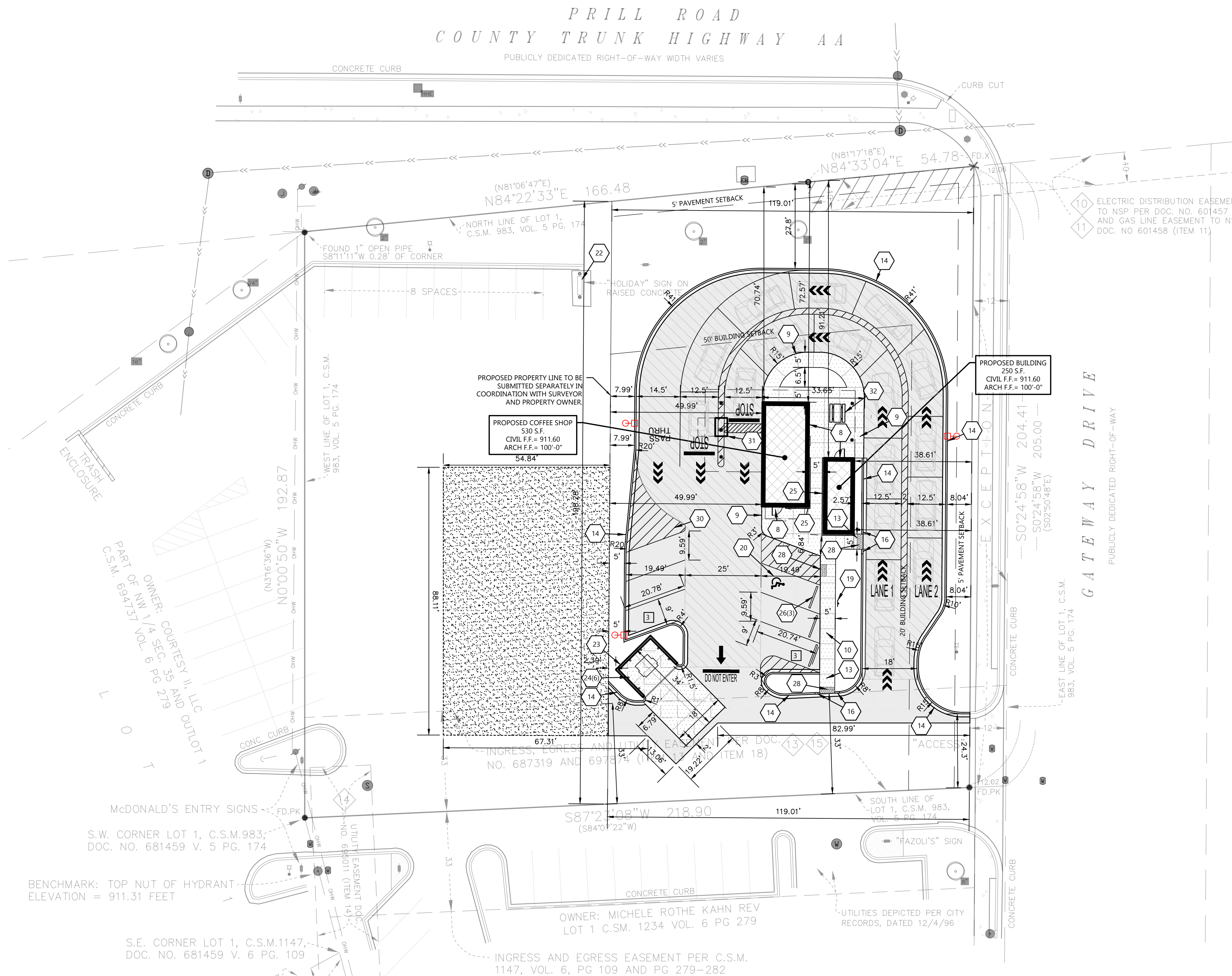
KEYNOTES

|    |  |
|----|--|
| 8  | CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)                                |
| 9  | RAISED WALK (SEE DETAIL)   |
| 10 | FUSH WALK (SEE DETAIL)   |
| 13 | ADA CURB RAMP (SEE DETAIL)   |
| 14 | 18" CURB & GUTTER (SEE DETAIL)   |
| 16 | CURB TAPER (SEE DETAIL)  |
| 19 | HANDICAP SIGN (SEE DETAIL)   |
| 20 | HANDICAP STALL & STRIPING PER STATE CODES.                                       |
| 22 | EXISTING SIGN TO BE REBRANDED AND PAINTED. DETAIL AND PERMITTING BY SIGN VENDOR. |
| 23 | DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)                                  |
| 24 | 6" CONCRETE BOLLARDS (SEE DETAIL)  |
| 25 | 6" CURB HEAD (SEE DETAIL)  |
| 28 | DETECTABLE WARNING PLATE   |
| 30 | PAINT STRIPING (TYP.). SEE SHEET C1.1B FOR COLOR.                                |
| 31 | WARMING HUT (SEE ARCH PLANS FOR DETAILS)   |
| 32 | PICNIC TABLE (DETAILS BY SUPPLIER)   |

(X(X)) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) - IF NO 0 = QUANTITY IS 1

LEGEND:

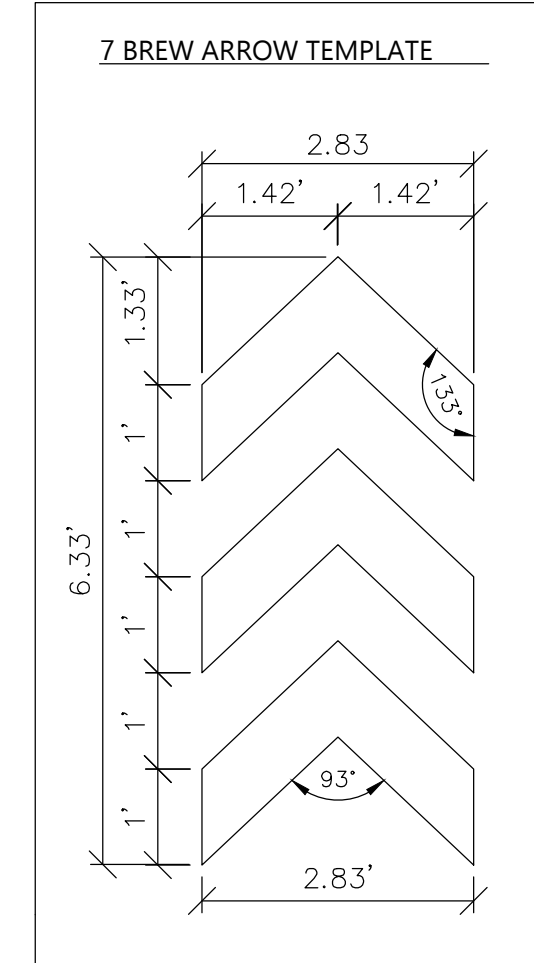
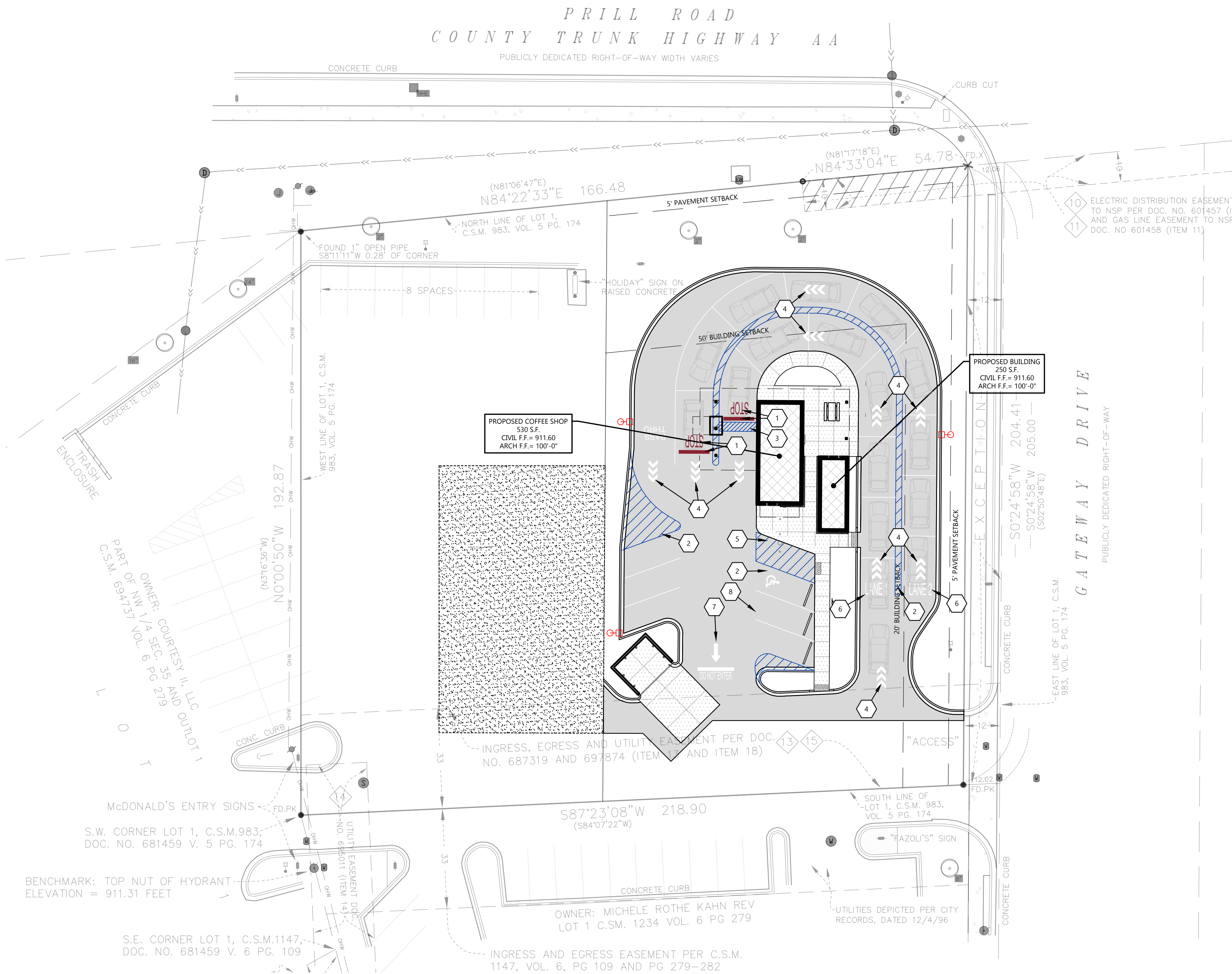
| HATCH | PAVEMENT SECTION      |
|-------|-----------------------|
|       | HEAVY DUTY ASPHALT    |
|       | STANDARD ASPHALT      |
|       | DUMPSTER PAD CONCRETE |
|       | SIDEWALK CONCRETE     |
|       | GRAVEL                |
|       | CURB & GUTTER         |



CIVIL SITE PLAN

PROJECT INFORMATION

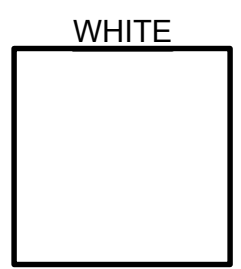
PROPOSED COFFEE SHOP FOR:  
**7-BREW EAU CLAIRE**  
3702 GATEWAY DRIVE • EAU CLAIRE, WI 54701



STRIPING PAINT COLORS:

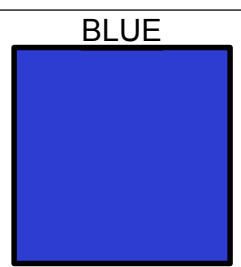
SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

PMS 000C  
C: 0%  
M: 0%  
Y: 0%  
K: 0%



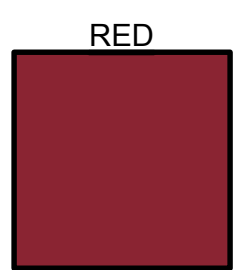
HEX: FFFFFFFF

PMS 293  
C: 100%  
M: 63%  
Y: 0%  
K: 35%



HEX: 003DA5

PMS 202  
C: 29.54%  
M: 95.11%  
Y: 74.72%  
K: 29.59%



R: 138  
G: 36  
B: 50

HEX: 8A2432

PAINT TYPE:

SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

STRIPING PLAN KEYNOTES

|   |  |
|---|--|
| 1 | 12" TALL RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED             |
| 2 | 4" SOLID BLUE PAVEMENT MARKER, TYPICAL MIDLINES SPACED AT 24' O.C.             |
| 3 | ALIGN 4" SOLID BLUE CROSS WALK MARKER WITH SLIDING DOOR PANEL AT FRONT OPENING |
| 4 | SOLID WHITE TRIPLE ARROW PAVEMENT MARKER                                       |
| 5 | WHITE PAINTED ADA ACCESSIBLE PARKING SYMBOL                                    |
| 6 | 48-INCH TALL "LANE #1" PAINTED IN WHITE  |
| 7 | SOLID WHITE DIRECTIONAL ARROW PAVEMENT MARKING                                 |
| 8 | 4" SOLID WHITE PAVEMENT MARKER, TYPICAL  |

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 18, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240277900

SHEET NUMBER

**C1.1B**



CIVIL STRIPING PLAN



Always a Better Plan

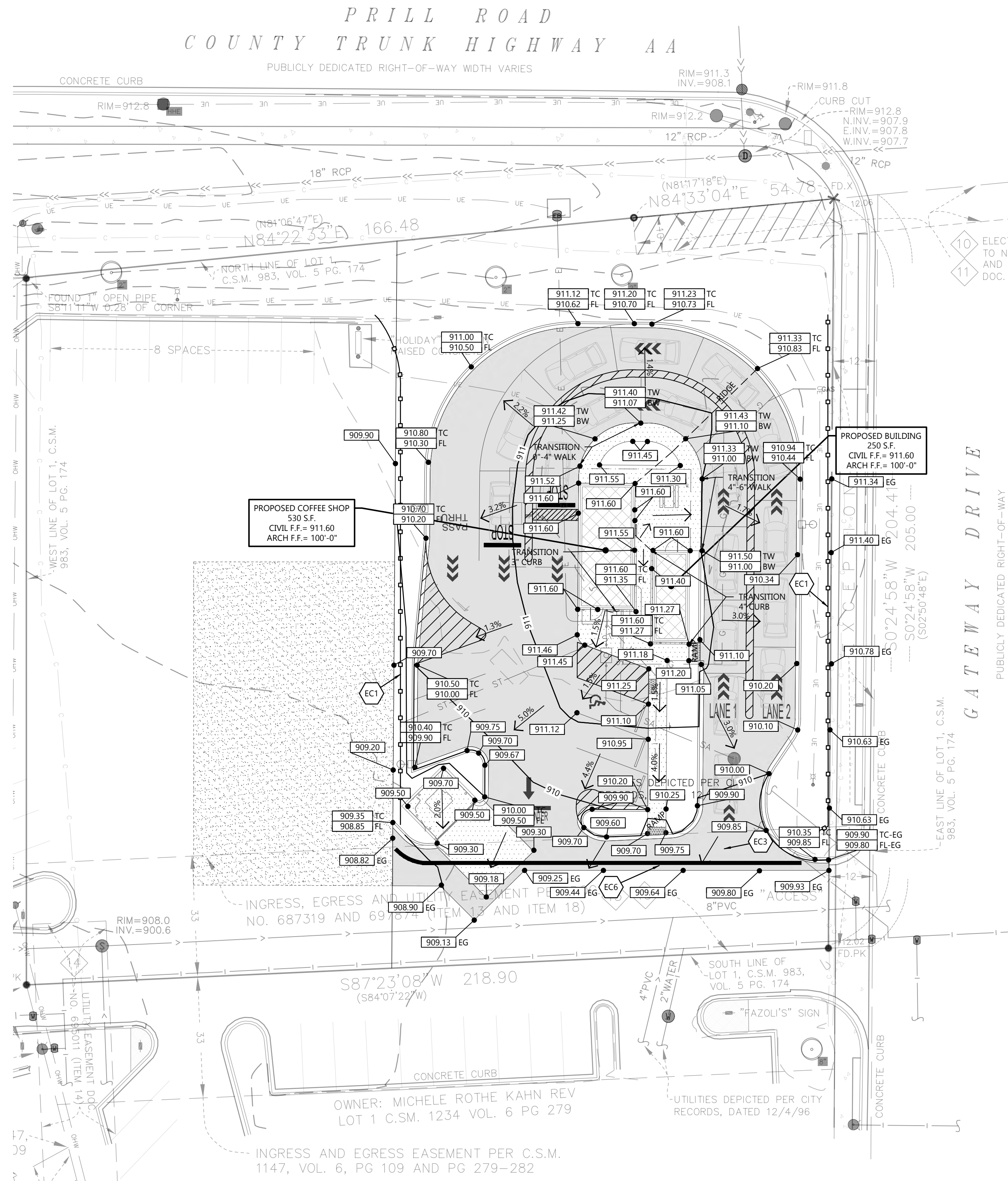
100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION).
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

|      |                                  |
|------|----------------------------------|
| EC 1 | SILT FENCE                       |
| EC 3 | STABILIZED CONSTRUCTION ENTRANCE |
| EC 6 | SEDIMENT LOG                     |



PROPOSED COFFEE SHOP FOR:  
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 3702 GATEWAY DRIVE • EAU CLAIRE, WI 54701

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 18, 2024

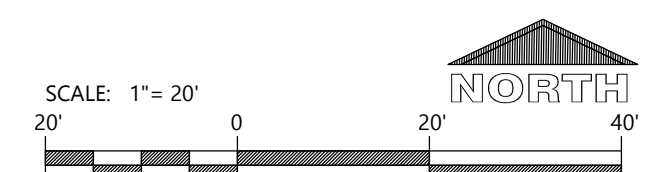
NOT FOR CONSTRUCTION

JOB NUMBER

240277900

SHEET NUMBER

C1.2



CIVIL GRADING AND EROSION CONTROL PLAN



Always a Better Plan

100 Camelot Drive  
Fond du Lac, WI 54935  
920-926-9800  
excelengineer.com

PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:  
**7-BREW EAU CLAIRE**  
3702 GATEWAY DRIVE • EAU CLAIRE, WI 54701

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 18, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

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SHEET NUMBER

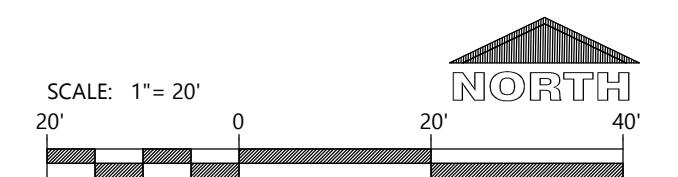
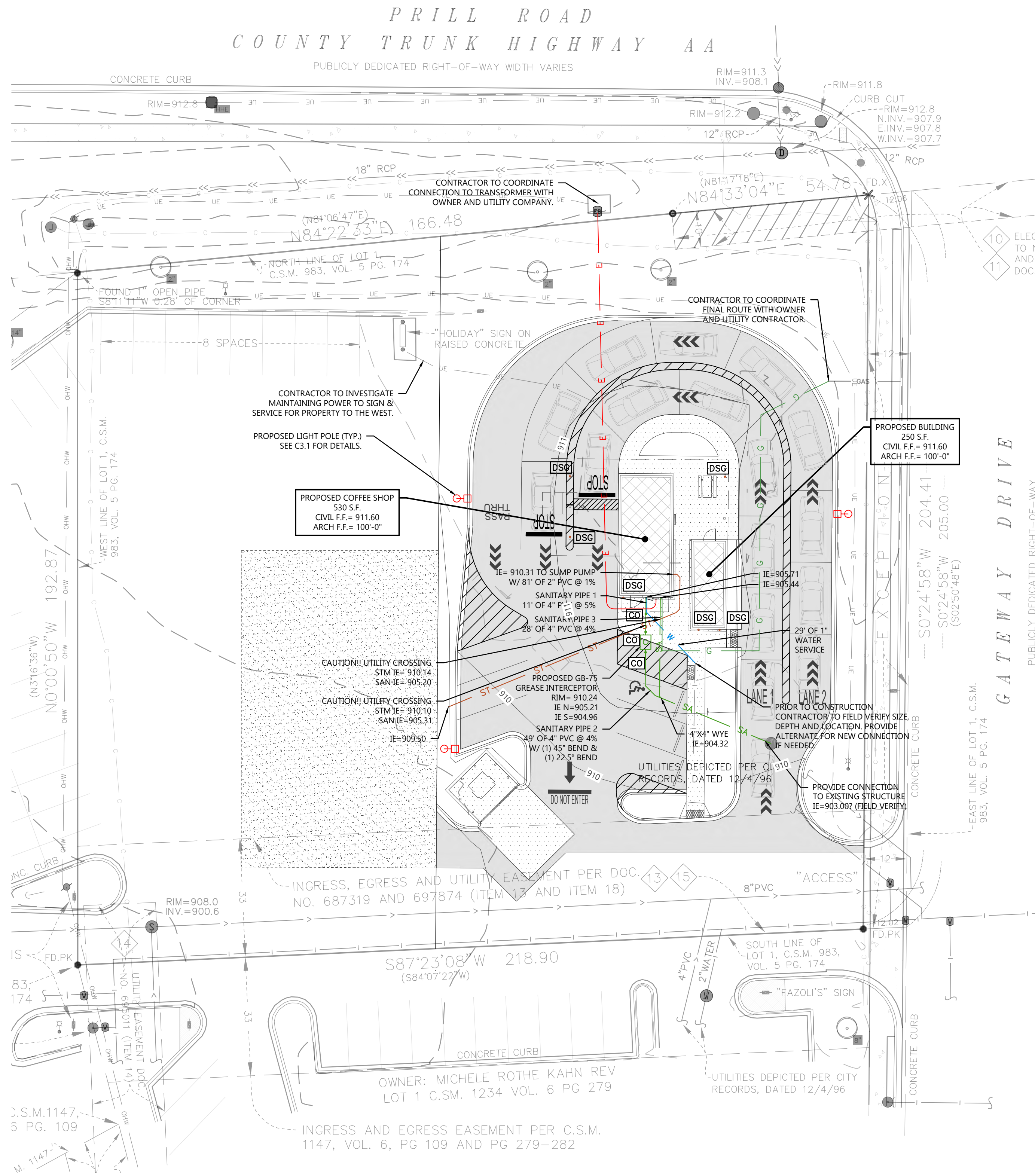
**C1.3**

DOWNSPOUT NOTE:

**[DS]** = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

CLEANOUT NOTE:

**[CO]** = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS. SEE CO.2 FOR SPECIFICATION.



CIVIL UTILITY PLAN



PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:  
**7-BREW EAU CLAIRE**  
3702 GATEWAY DRIVE • EAU CLAIRE, WI 54701

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 18, 2024

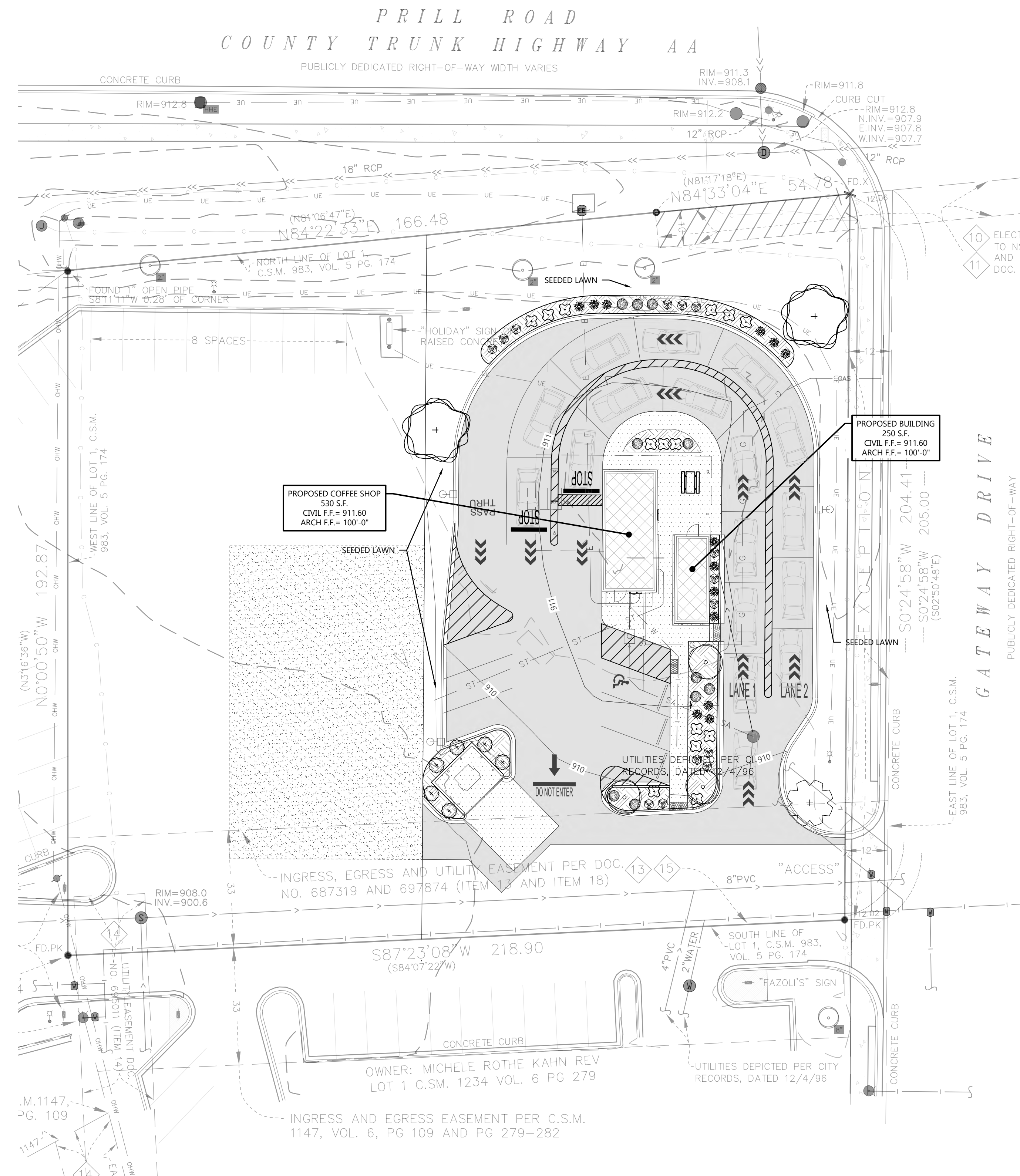
NOT FOR CONSTRUCTION

JOB NUMBER

240277900

SHEET NUMBER

**C1.4**



| LANDSCAPING PLANTING SCHEDULE |                          |   |              |          |
|-------------------------------|--------------------------|---|--------------|----------|
| SYMBOL                        | COMMON NAME              | BOTANICAL NAME                            | PLANTED SIZE | QUANTITY |
| DECIDUOUS TREES               |                          |   |              |          |
| ☉                             | Autumn Blaze Maple       | Acer x freemanii 'Jeffred'                | 2"           | 2        |
| ☉                             | Amur Maple               | Acer Ginnala                              | 2"           | 1        |
| ☉                             | Robin Hill Service Berry | Amelanchier Grandiflora                   | 2"           | 3        |
| EVERGREEN TREES               |                          |   |              |          |
| ☉                             | Arborvitae - Nigra       | Thuja occidentalis 'Nigra'                | 5'           | 6        |
| DECIDUOUS SHRUBS              |                          |   |              |          |
| ☉                             | Triumph Potentilla       | Potentilla Fruticosa 'Coronation Triumph' | 2 GAL        | 16       |
| ☉                             | Regent Serviceberry      | Amelanchier                               | 2 GAL        | 14       |
| ☉                             | Alpine Currant           | Ribes Alpinum                             | 2 GAL        | 10       |
| ☉                             | Dwarf 'Bronx' Forsythia  | Forsythia Viridissima Broxensis           | 2 GAL        | 14       |

HATCH KEY:

|       |                    |
|-------|--------------------|
| HATCH | LANDSCAPE MATERIAL |
|       | MINERAL MULCH      |



PROJECT INFORMATION

PROPOSED COFFEE SHOP FOR:  
**7-BREW EAU CLAIRE**  
3702 GATEWAY DRIVE • EAU CLAIRE, WI 54701

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 18, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240277900

SHEET NUMBER

**C3.1**



Catalog #: \_\_\_\_\_ Project: \_\_\_\_\_ Type: \_\_\_\_\_  
Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_

**Mirada Medium (MRM)**  
Outdoor LED Area Light



| OVERVIEW             |                             |
|----------------------|-----------------------------|
| Lumen Package        | 7,000 - 55,000              |
| Wattage Range        | 48 - 438                    |
| Efficacy Range (LPW) | 115 - 162                   |
| Weight lbs(kg)       | 30 (13.6)                   |
| Control Options      | IMSBT, ALR, ALS, 7-Pin, PCI |

QUICK LINKS

- Ordering Guide
- Performance
- Photometrics
- Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, PTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral lower (L) and integral half lower (H) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C92.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7 (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant: with 5000K color temperature selection.
- Title 24 Compliant: see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 66262 mechanical impact code

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 373-3200 • [www.lsicorp.com](http://www.lsicorp.com)  
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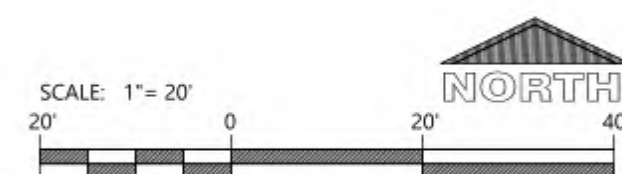
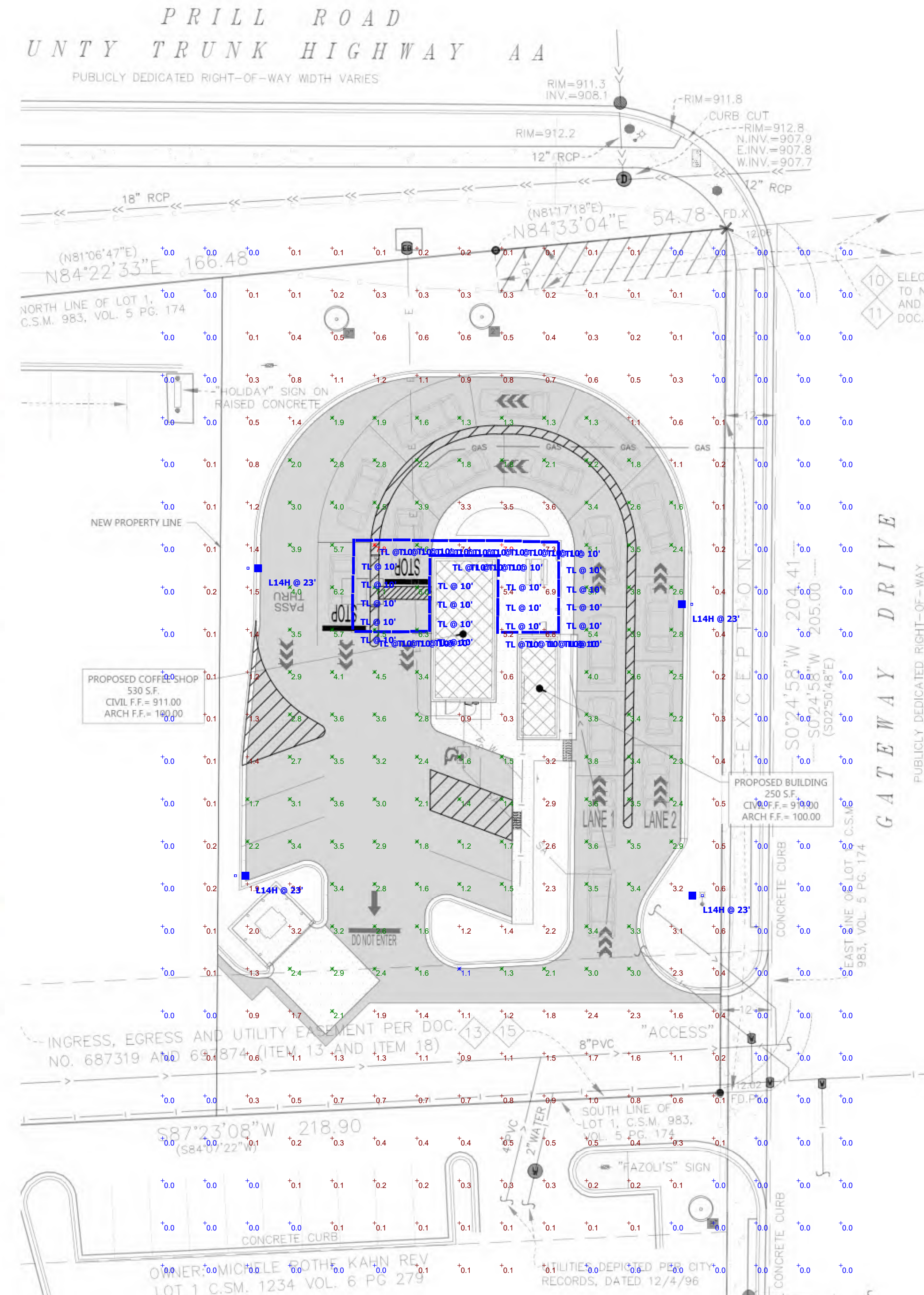
Page 1/11 Rev. 07/11/24  
SPCC 1020.0.0422

Schedule

| Symbol | Label | Quantity | Manufacturer         | Catalog Number                 | Number Lamps | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|----------------------|--------------------------------|--------------|-----------------|-------------------|---------|
| □      | L14H  | 4        | LSI INDUSTRIES, INC. | MRM-LED-18L-SIL-FT-30-70CRI-IL | 1            | 12407           | 0.9               | 135     |
| ○      | TL    | 40       |                      |                                | 1            | 400             | 0.8               | 2,97786 |

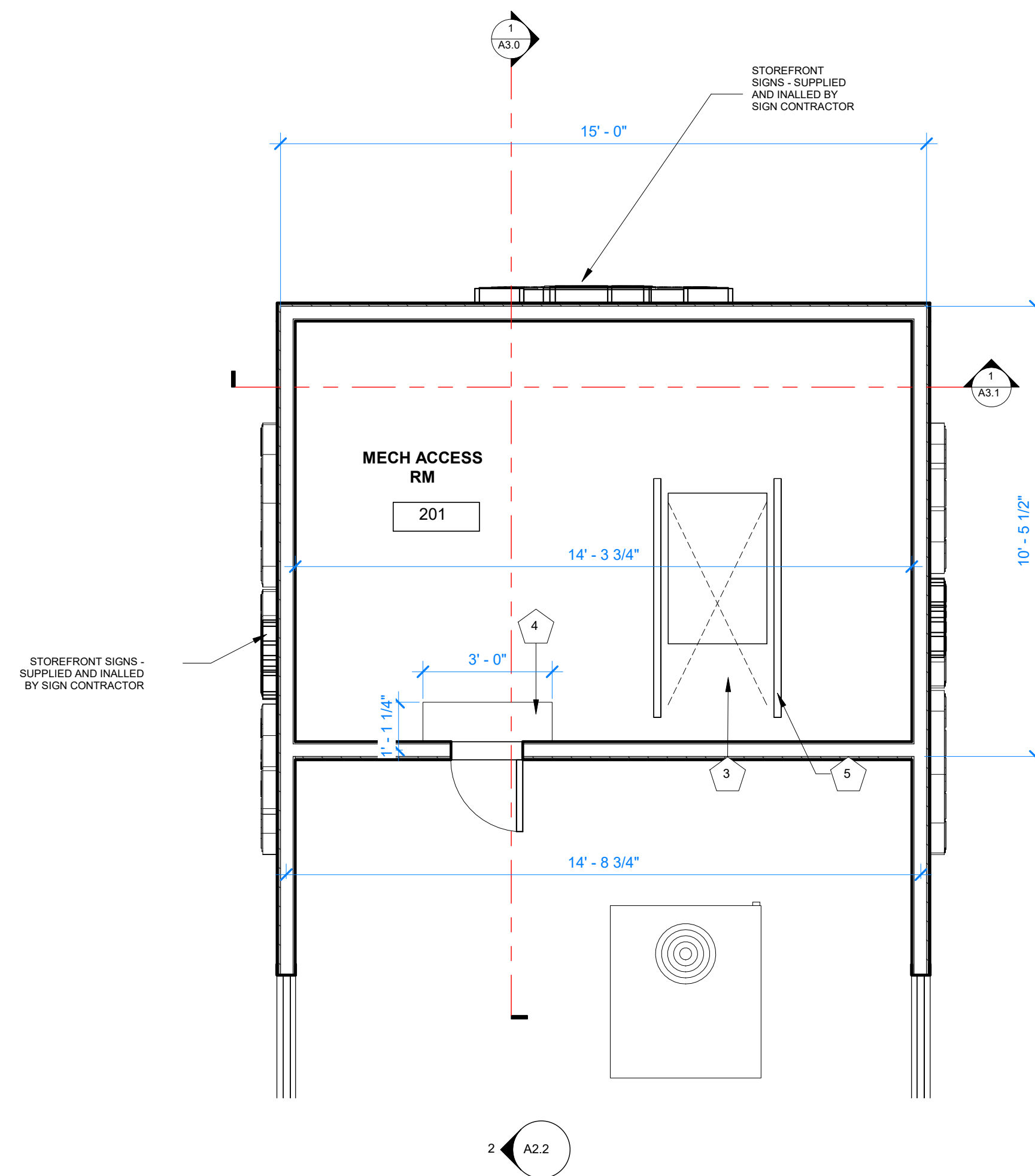
Statistics

| Description  | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|--------------|--------|--------|--------|--------|---------|---------|
| PARKING LOT  | X      | 3.1 fc | 7.8 fc | 1.1 fc | 7.1:1   | 2.8:1   |
| Calc Zone #1 | +      | 1.2 fc | 7.9 fc | 0.0 fc | N/A     | N/A     |

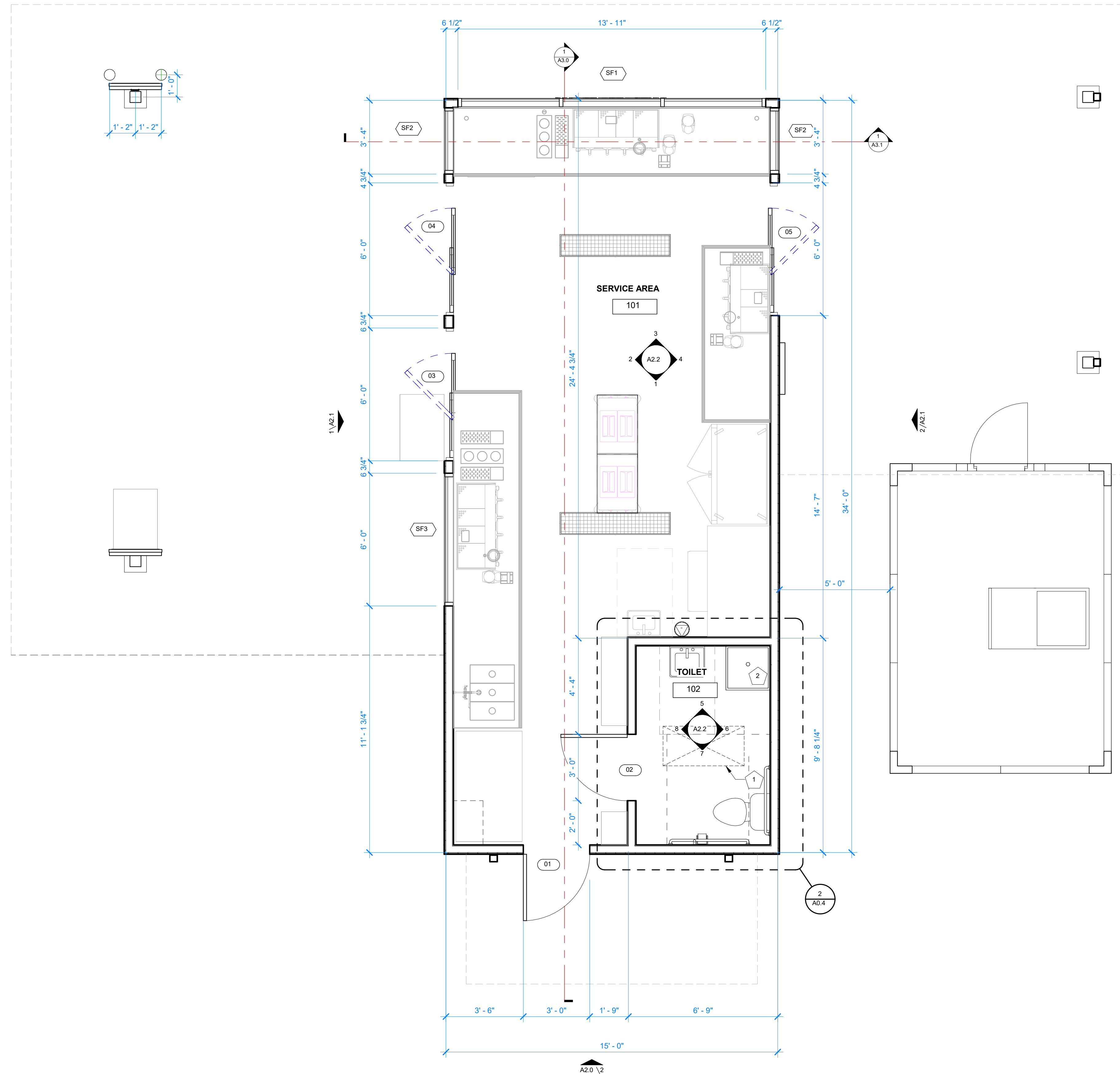


CIVIL SITE PHOTOMETRIC PLAN & DETAILS

| FLOOR PLAN KEYNOTES |  |
|---------------------|--|
| Note Number         | Note Text  |
| 1                   | ACCESS DOOR FOR CRAWLSPACE ACCESS                |
| 2                   | MOP SINK RE: PLUMBING DRAWINGS                   |
| 3                   | MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER |
| 4                   | STEP, CENTER ON DOOR                             |
| 5                   | HAND RAIL - EACH SIDE                            |



**2** MECH ACCESS RM  
3/8" = 1'-0"



**1** FLOOR PLAN  
3/8" = 1'-0"

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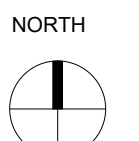
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| ARCHITECT OF RECORD SEAL      |          |                                 |
| ARCHITECT OF RECORD STATEMENT |          |                                 |
|                               |          |                                 |
|                               |          |                                 |
| R2                            | 06/21/24 | ISSUED FOR PRE-FAB CONSTRUCTION |
| R1                            | 04/29/23 | ISSUED FOR PRE-FAB CONSTRUCTION |
| 2                             | 04/07/23 | ISSUED FOR PRE-FAB CONSTRUCTION |
| 1                             | 09/19/22 | ISSUED FOR PRE-FAB CONSTRUCTION |
| NO                            | DATE     | ISSUE DESCRIPTION               |

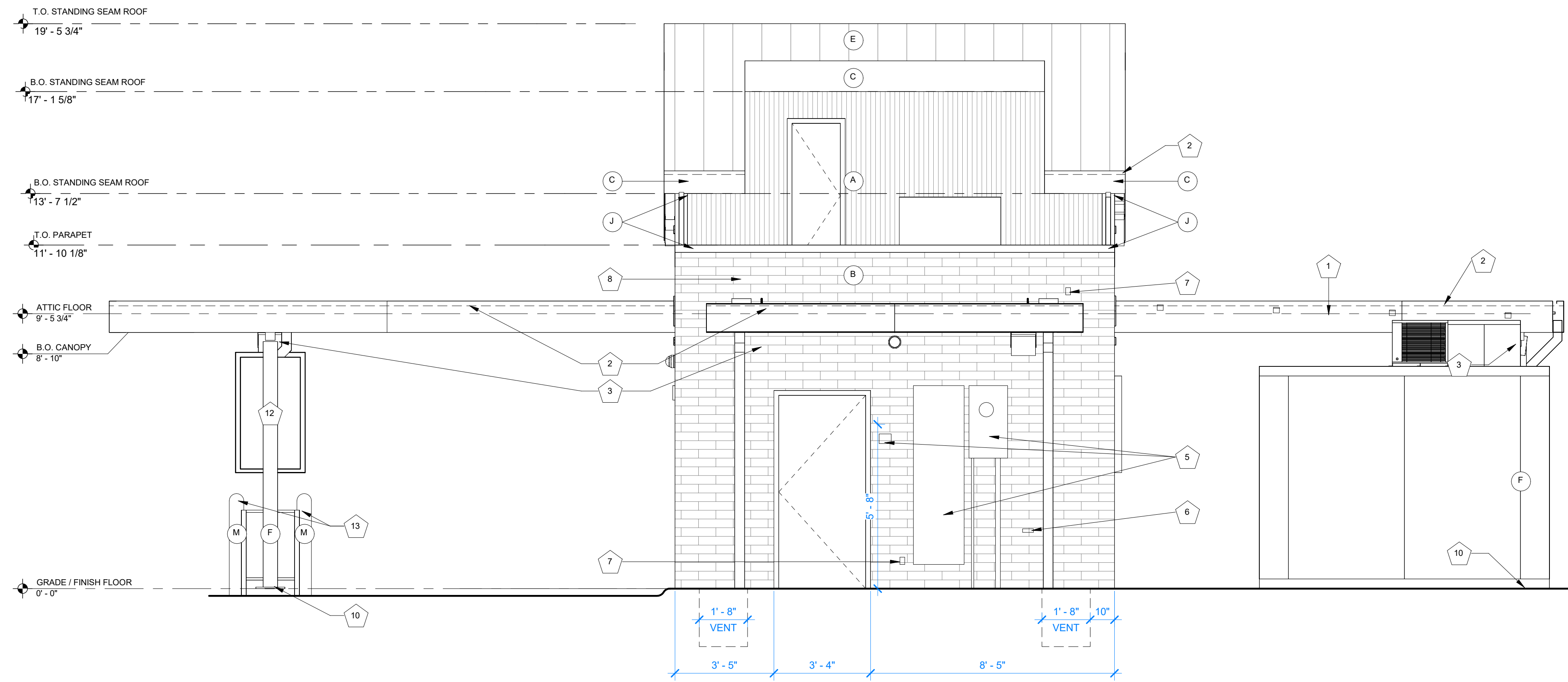
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**7 BREW COFFEE**  
14437 US HWY 62  
GARFIELD, AR 72732

FLOOR PLAN

NORTH  **A1.2**



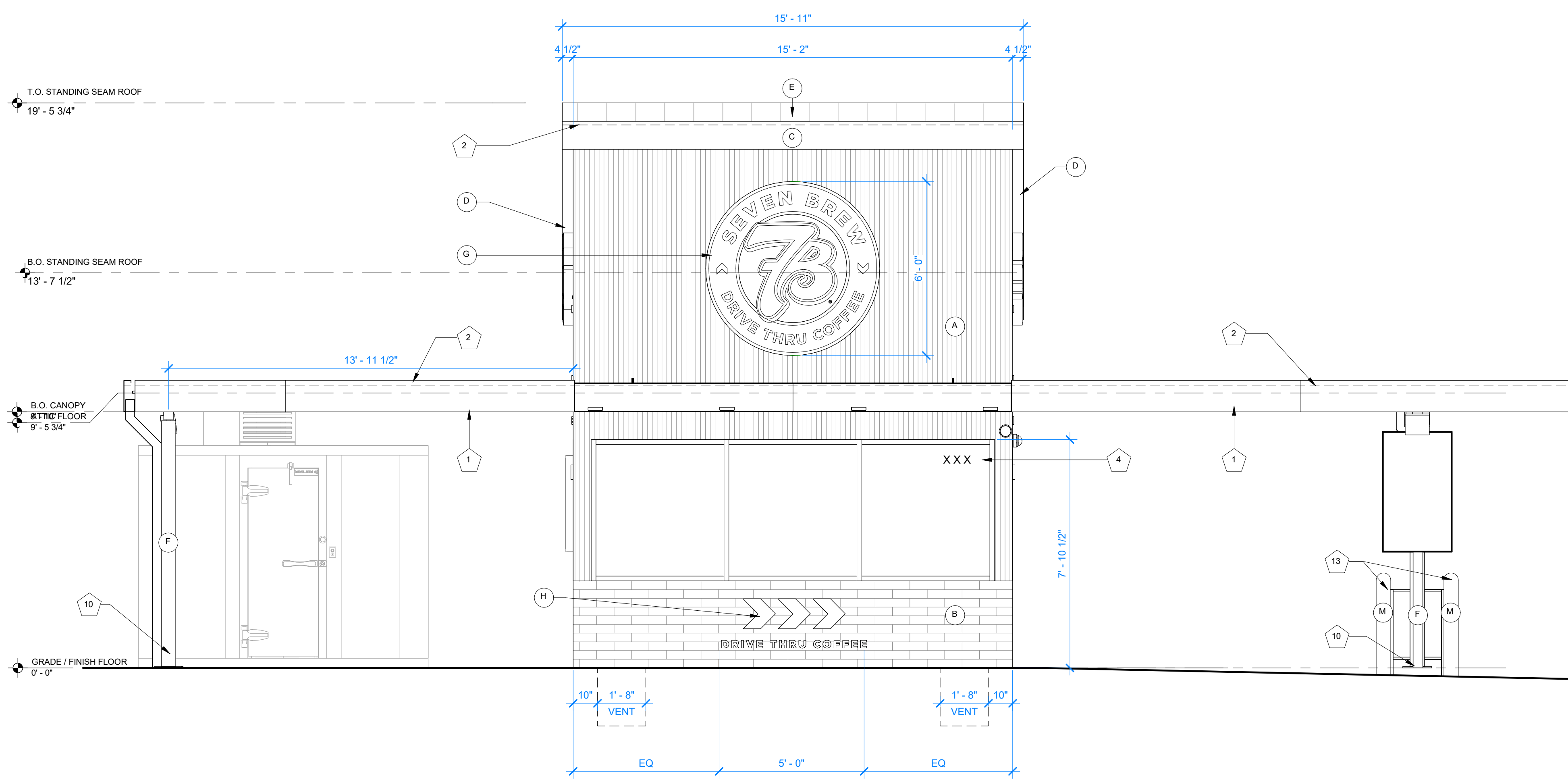
**2 EXTERIOR ELEVATION - BACK**  
3/8" = 1'-0"

**EXTERIOR ELEVATION KEYNOTES**

| Note Number | Note Text   |
|-------------|---|
| 1           | PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS         |
| 2           | LED FLEX LIGHT  |
| 3           | OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN |
| 4           | ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE                     |
| 5           | ELECTRICAL EQUIPMENT; SEE ELECTRICAL                                |
| 6           | FROST-PROOF HOSE BIBB   |
| 7           | EXTERIOR WEATHER-PROOF OUTLET; SEE MEP                              |
| 8           | ROOF SCUPPER DRAIN - TYP OF 2                                       |
| 9           | SURFACE MOUNTED SIGN BOX  |
| 10          | TOP OF FOOTER, COORDINATE WITH CIVIL                                |
| 11          | GUARDRAIL; 3' - 6' ABOVE ATTIC FLOOR                                |
| 12          | SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN             |
| 13          | BOLLARD, COORDINATE WITH CIVIL                                      |

**EXTERIOR ELEVATION MATERIALS LEGEND**

| Note Number | Note Text   |
|-------------|---|
| A           | METAL SIDING (MP-1)   |
| B           | MASONRY BOARD DECORATIVE WALL PANELS (PL-1)                           |
| C           | REGAL BLUE BRAKE METAL FASCIA (MP-2)                                  |
| D           | REGAL BLUE SOFFIT PANELS (MP-2)                                       |
| E           | REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)                           |
| F           | REGAL BLUE (MP-3) CANOPY COLUMN (TYP)                                 |
| G           | ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR      |
| H           | 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE |
| J           | ZINC GREY BRAKE METAL CAP (MP-3)                                      |
| L           | ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR                     |
| M           | BOLLARD, PAINT (PT-1)   |



**1 EXTERIOR ELEVATION - FRONT**  
3/8" = 1'-0"

NOT FOR CONSTRUCTION

ARCHITECT OF RECORD SEAL

ARCHITECT OF RECORD STATEMENT

| NO | DATE     | ISSUE DESCRIPTION               |
|----|----------|---------------------------------|
| R2 | 06/21/24 | ISSUED FOR PRE-FAB CONSTRUCTION |
| R1 | 04/29/23 | ISSUED FOR PRE-FAB CONSTRUCTION |
| 2  | 04/07/23 | ISSUED FOR PRE-FAB CONSTRUCTION |
| 1  | 09/19/22 | ISSUED FOR PRE-FAB CONSTRUCTION |

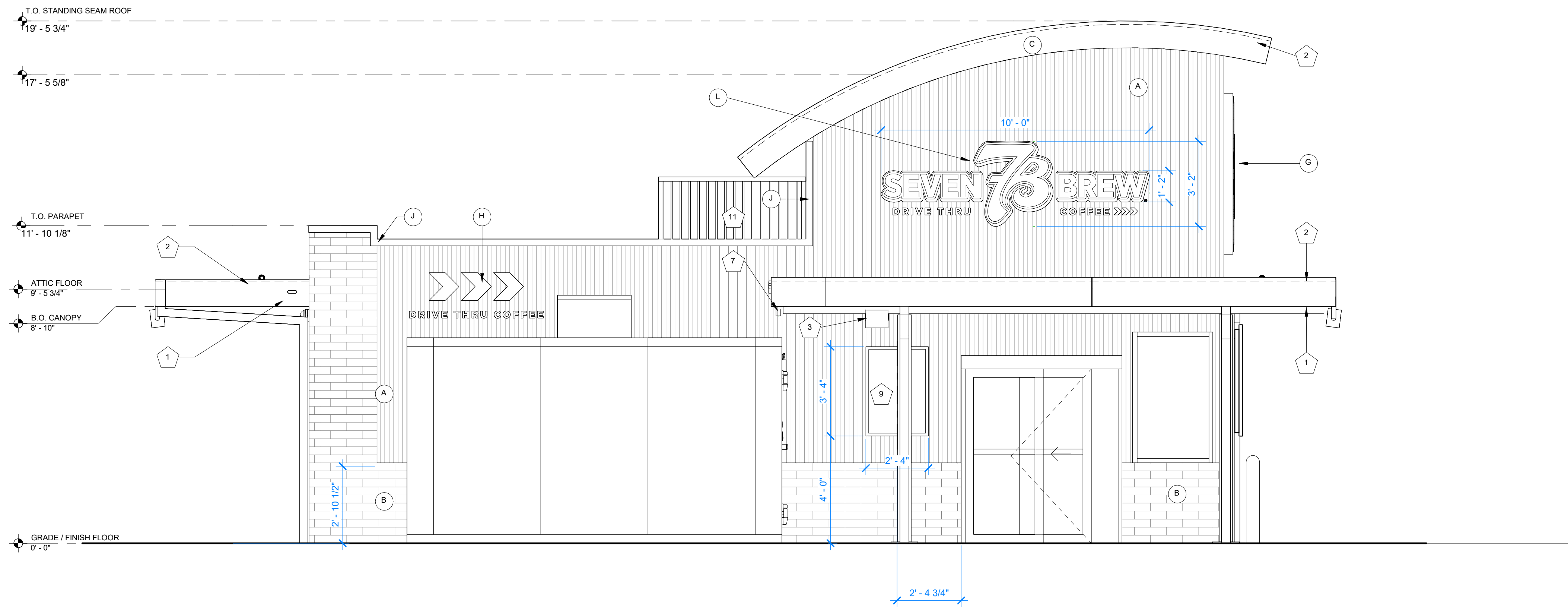
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**7 BREW COFFEE**  
14437 US HWY 62  
GARFIELD, AR 72732

EXTERIOR ELEVATIONS

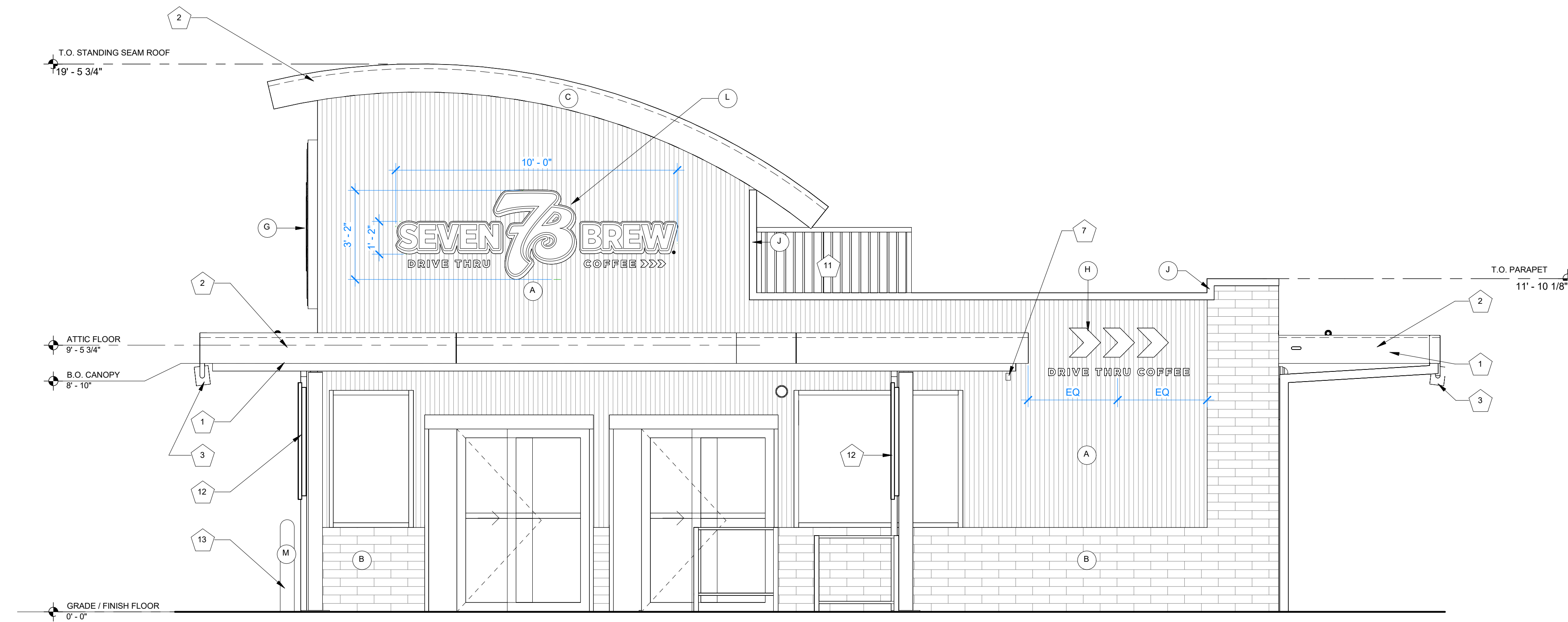
A2.0



**2 EXTERIOR ELEVATION - RIGHT SIDE**  
3/8" = 1'-0"

| EXTERIOR ELEVATION KEYNOTES |   |
|-----------------------------|---|
| Note Number                 | Note Text   |
| 1                           | PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; SEE SHOP DRAWINGS         |
| 2                           | LED FLEX LIGHT  |
| 3                           | OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF: SYSTEMS PLAN |
| 4                           | ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE                     |
| 5                           | ELECTRICAL EQUIPMENT; SEE ELECTRICAL                                |
| 6                           | FROST-PROOF HOSE BIBB   |
| 7                           | EXTERIOR WEATHER-PROOF OUTLET; SEE MEP                              |
| 8                           | ROOF SCUPPER DRAIN - TYP OF 2                                       |
| 9                           | SURFACE MOUNTED SIGN BOX  |
| 10                          | TOP OF FOOTER. COORDINATE WITH CIVIL.                               |
| 11                          | GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR                                |
| 12                          | SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN             |
| 13                          | BOLLARD. COORDINATE WITH CIVIL.                                     |

| EXTERIOR ELEVATION MATERIALS LEGEND |   |
|-------------------------------------|---|
| Note Number                         | Note Text   |
| A                                   | METAL SIDING (MP-1)   |
| B                                   | MASONRY BOARD DECORATIVE WALL PANELS (PL-1)                           |
| C                                   | REGAL BLUE BRAKE METAL FASCIA (MP-2)                                  |
| D                                   | REGAL BLUE SOFFIT PANELS (MP-2)                                       |
| E                                   | REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)                           |
| F                                   | REGAL BLUE (MP-3) CANOPY COLUMN (TYP)                                 |
| G                                   | ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR      |
| H                                   | 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE |
| J                                   | ZINC GREY BRAKE METAL CAP (MP-3)                                      |
| L                                   | ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR                     |
| M                                   | BOLLARD, PAINT (PT-1)   |



**1 EXTERIOR ELEVATION - LEFT SIDE**  
3/8" = 1'-0"

NOT FOR CONSTRUCTION

ARCHITECT OF RECORD SEAL

ARCHITECT OF RECORD STATEMENT

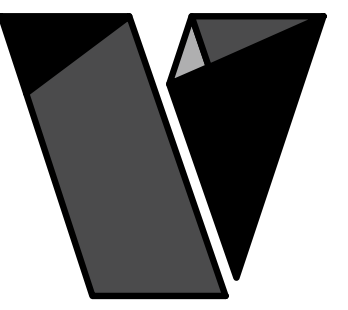
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| R1 | 04/29/23 | ISSUED FOR PRE-FAB CONSTRUCTION |
| 2  | 04/07/23 | ISSUED FOR PRE-FAB CONSTRUCTION |
| 1  | 09/19/22 | ISSUED FOR PRE-FAB CONSTRUCTION |

PRINCIPAL: OC BY: Approver: Checker: PROJECT MANAGER: DESIGNER: Designer: Author:

7 BREW COFFEE  
14437 US HWY 62  
GARFIELD, AR 72732

EXTERIOR ELEVATIONS

A2.1



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# 7 BREW DRIVE THRU - STANDARD W/ SIDE COOLER

NATIONAL MODULAR MANUFACTURING  
8905 INDUSTRIAL DRIVE, HAVEN, KANSAS 67543

REVISIONS  
No. Description Date

sheet issue date:  
06/28/2024

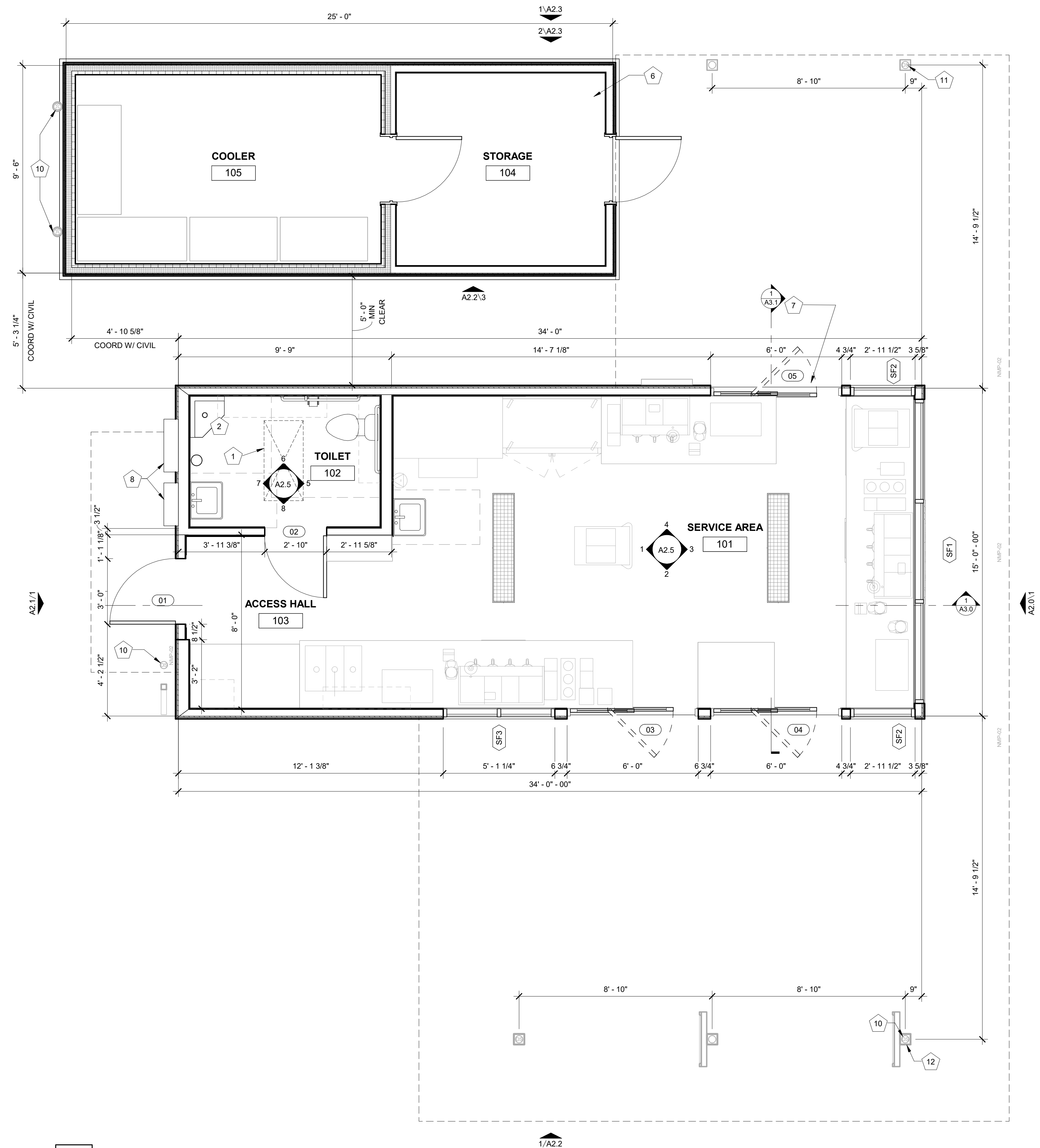
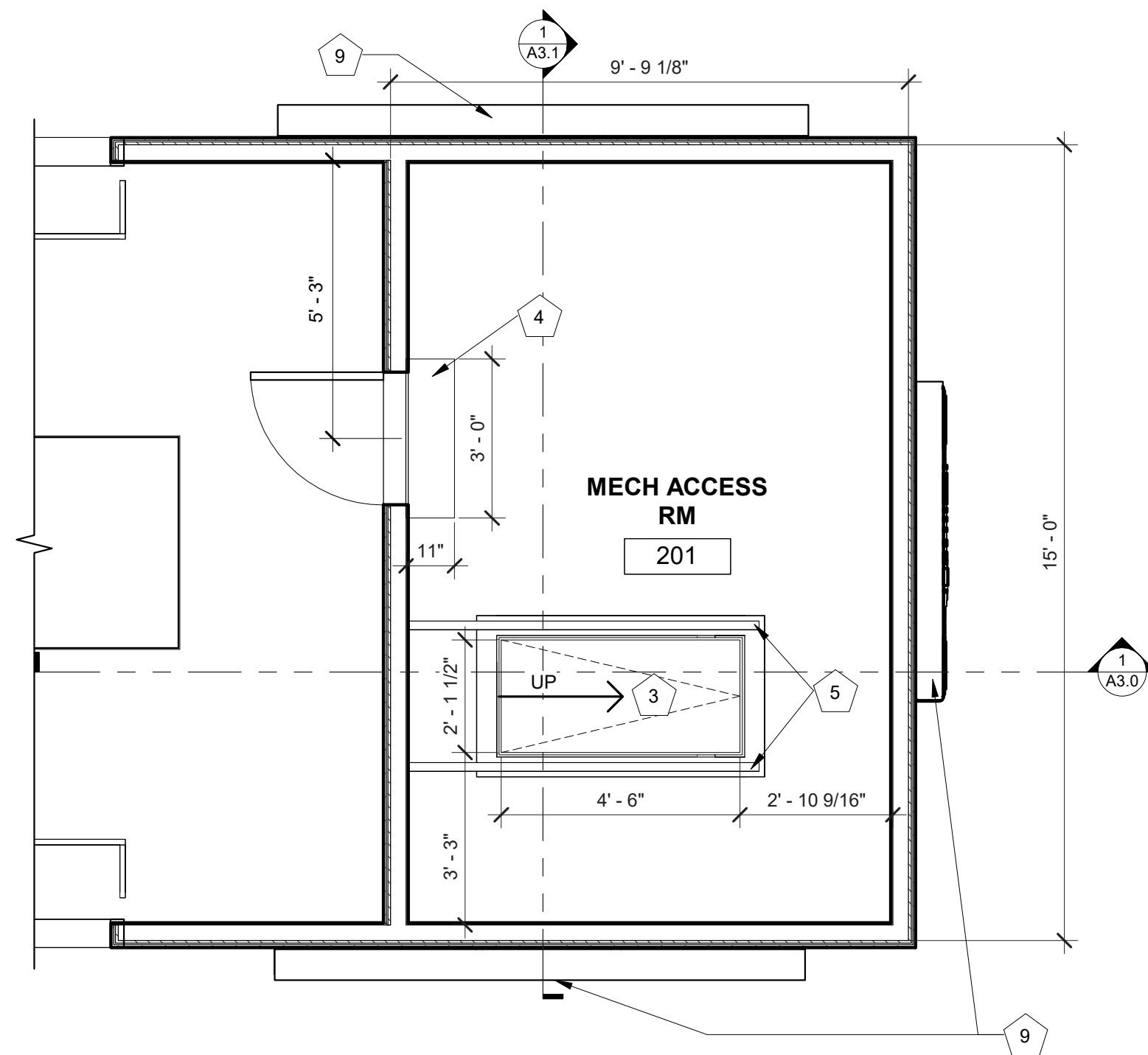
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22.34.01

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FLOOR PLAN

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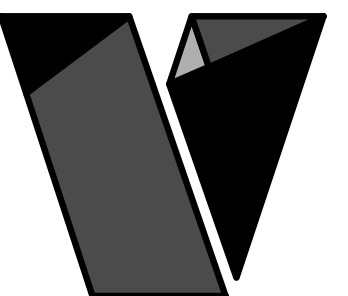
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| NOTE NO. | NOTE TEXT  |
|----------|--|
| 1        | ACCESS DOOR FOR CRAWLSPACE ACCESS  |
| 2        | MOP SINK RE: PLUMBING DRAWINGS   |
| 3        | MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER   |
| 4        | STEP, CENTER ON DOOR   |
| 5        | PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE  |
| 6        | PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT   |
| 7        | ADA AUTO/MANUAL EGRESS CAPABLE   |
| 8        | ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; SEE ELECTRICAL  |
| 9        | STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR   |
| 10       | DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL   |
| 11       | DOWNSPOUT SCUPPER TO GRADE; REF CIVIL  |
| 12       | SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP. |



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2022-11-20\_LAYOUT V04

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# 7 BREW DRIVE THRU - STANDARD W/ SIDE COOLER

NATIONAL MODULAR MANUFACTURING  
8905 INDUSTRIAL DRIVE, HAVEN, KANSAS 67543

## REVISIONS

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |
|     |             |      |

sheet issue date:  
06/28/2024

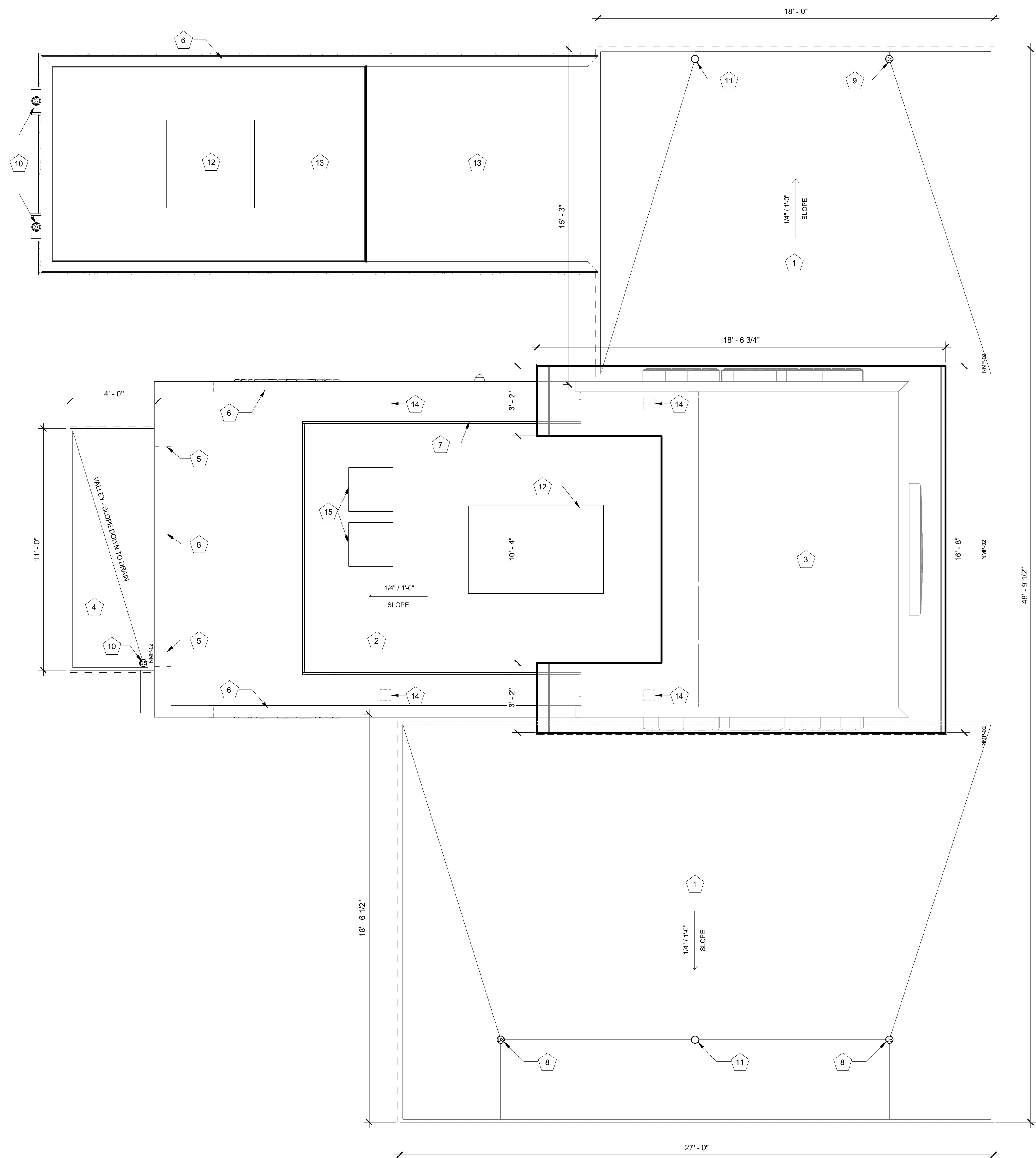
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ROOF PLAN

sheet no.:

# A1.6

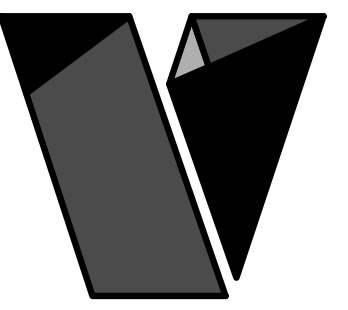
| NOTE NO. | NOTE TEXT  |
|----------|--|
| 1        | PRE-ENGINEERED CANOPY AND FRAMING; RE: CANOPY SHOP DRAWINGS  |
| 2        | TPO ROOFING ON ROOF SHEATHING PER STRUCT   |
| 3        | CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING  |
| 4        | TPO ROOFING ON ROOF SHEATHING PER STRUCT ON BUILT-UP 2x CRICKET FRAMING  |
| 5        | 8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT AT REAR WALL  |
| 6        | BRAKE METAL CAP; REF ELEVATIONS  |
| 7        | 3' - 6" GUARDRAIL  |
| 8        | ROOF DRAIN WITHIN STRUCTURAL COLUMN; CONNECT TO STORMWATER COLLECTION SYSTEM; RE: CIVIL                              |
| 9        | ROOF DRAIN WITHIN STRUCTURAL COLUMN; DOWNSPOUT SCUPPER TO GRADE; RE: CIVIL   |
| 10       | ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL; CONNECT TO SUB-GRADE STORMWATER COLLECTION SYSTEM; RE: CIVIL |
| 11       | OVERFLOW ROOF DRAIN  |
| 12       | HVAC EQUIPMENT   |
| 13       | ROOFING PER COOLER MANUF   |
| 14       | MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; RE: STRUCT   |
| 15       | ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION  |



## 1 ROOF PLAN

3/8" = 1'-0"





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NATIONAL MODULAR MANUFACTURING  
8905 INDUSTRIAL DRIVE, HAVEN, KANSAS 67543

REVISIONS  
No. Description Date

sheet issue date:  
06/28/2024

project no.:  
22.34.01

sheet contents:  
EXTERIOR ELEVATIONS

sheet no.:

A2.0

| EXTERIOR ELEVATION KEYNOTES |  |
|-----------------------------|--|
| NOTE NO.                    | NOTE TEXT  |
| 1                           | PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL   |
| 2                           | <varies>   |
| 3                           | MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN   |
| 4                           | ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE  |
| 5                           | ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL  |
| 6                           | FROST-PROOF FLUSH HOSE BIB   |
| 7                           | EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL  |
| 8                           | THROUGH WALL ROOF SCUPPER DRAI, TYP  |
| 9                           | SURFACE-MOUNTED LIGHTED SIGN BOX   |
| 10                          | SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY |
| 11                          | GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR   |
| 12                          | HVAC EQUIPMENT   |
| 13                          | OUTLINE OF MECHANICAL UNIT BEYOND  |
| 14                          | PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT                             |
| 15                          | CANOPY HEATER  |
| 16                          | 36" COOLER DOOR  |
| 17                          | COOLER LOCK & CONTROLS   |

| EXTERIOR ELEVATION MATERIALS LEGEND |  |
|-------------------------------------|--|
| NOTE NO.                            | NOTE TEXT  |
| A                                   | VERTICAL METAL SIDING (MP-1)   |
| B                                   | ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)  |
| C                                   | BRAKE METAL FASCIA (MP-2)  |
| D                                   | SOFFIT PANELS (MP-2)   |
| E                                   | STANDING SEAM ROOF PANELS (MP-2)   |
| F                                   | METAL BRAKE CAP (MP-3)   |
| G                                   | ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR   |
| H                                   | 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE  |
| J                                   | ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR  |
| K                                   | VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER  |
| M                                   | PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL |
| N                                   | PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL  |
| P                                   | PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL  |
| Q                                   | EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL  |



**1 EXTERIOR ELEVATION - FRONT**  
3/8" = 1'-0"



| NOTE NO. | NOTE TEXT  |
|----------|--|
| 1        | PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL   |
| 2        | <varies>   |
| 3        | MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN   |
| 4        | ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE  |
| 5        | ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL  |
| 6        | FROST-PROOF FLUSH HOSE BIB   |
| 7        | EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL  |
| 8        | THROUGH WALL ROOF SCUPPER DRAI, TYP  |
| 9        | SURFACE-MOUNTED LIGHTED SIGN BOX   |
| 10       | SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY |
| 11       | GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR   |
| 12       | HVAC EQUIPMENT   |
| 13       | OUTLINE OF MECHANICAL UNIT BEYOND  |
| 14       | PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT                             |
| 15       | CANOPY HEATER  |
| 16       | 36" COOLER DOOR  |
| 17       | COOLER LOCK & CONTROLS   |

| NOTE NO. | NOTE TEXT  |
|----------|--|
| A        | VERTICAL METAL SIDING (MP-1)   |
| B        | ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)  |
| C        | BRAKE METAL FASCIA (MP-2)  |
| D        | SOFFIT PANELS (MP-2)   |
| E        | STANDING SEAM ROOF PANELS (MP-2)   |
| F        | METAL BRAKE CAP (MP-3)   |
| G        | ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR   |
| H        | 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE  |
| J        | ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR  |
| K        | VINYL WRAP, SUPPLIED AND INSTALLED BY OWNER  |
| M        | PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL |
| N        | PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; DOWNSPOUT SCUPPER TO GRADE; REF CIVIL  |
| P        | PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL  |
| Q        | EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL  |



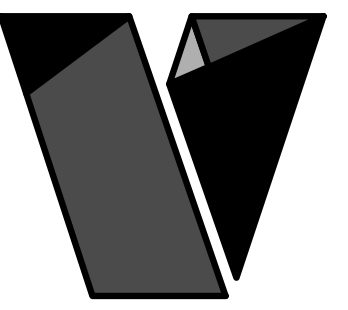
**1 EXTERIOR ELEVATION - BACK**  
3/8" = 1'-0"

7 BREW DRIVE THRU - STANDARD W/ SIDE COOLER  
NATIONAL MODULAR MANUFACTURING  
8905 INDUSTRIAL DRIVE, HAVEN, KANSAS 67543

| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |
|           |             |      |

sheet issue date:  
06/28/2024  
project no.:  
22.34.01  
sheet contents:  
EXTERIOR ELEVATIONS

sheet no.:  
**A2.1**



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7 BREW DRIVE THRU - STANDARD W/ SIDE COOLER

NATIONAL MODULAR MANUFACTURING  
8905 INDUSTRIAL DRIVE, HAVEN, KANSAS 67543

REVISIONS  
No. Description Date

sheet issue date:  
06/28/2024

project no.:  
22.34.01

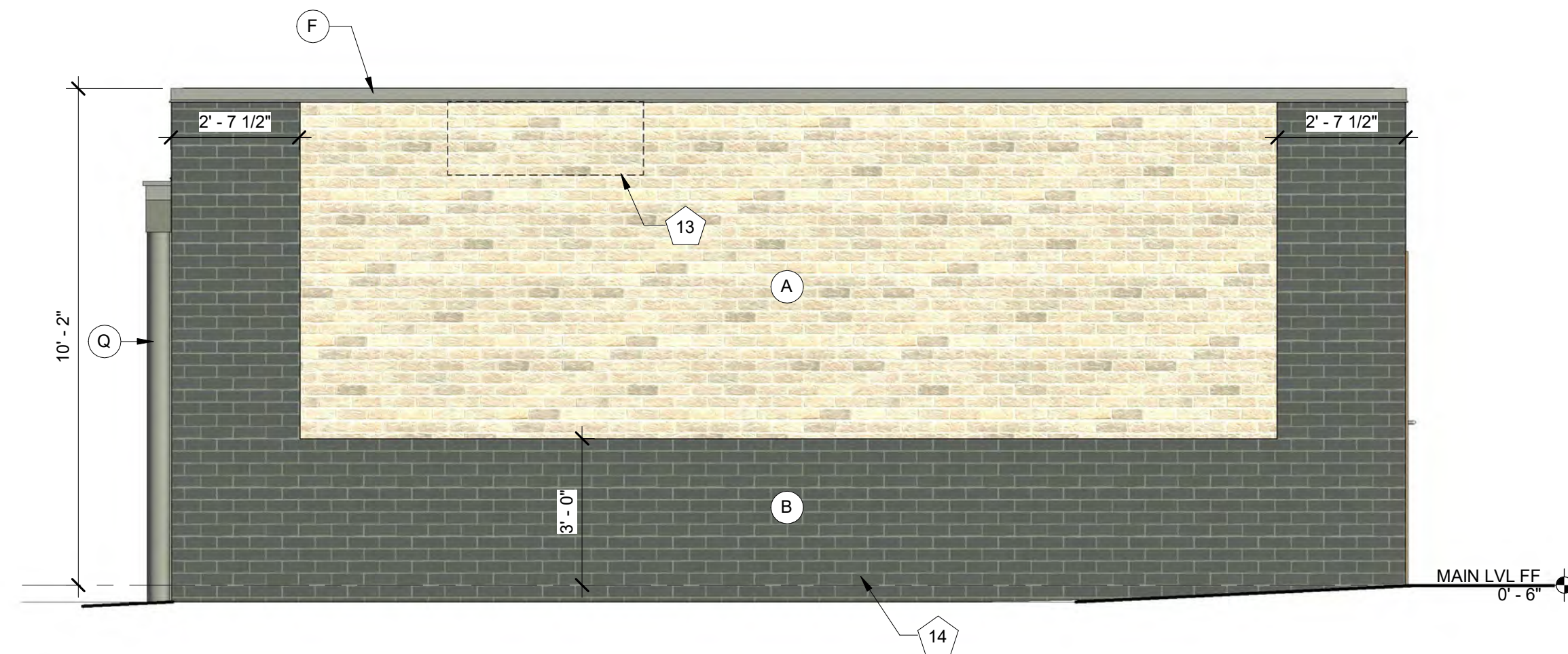
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EXTERIOR ELEVATIONS

sheet no.:

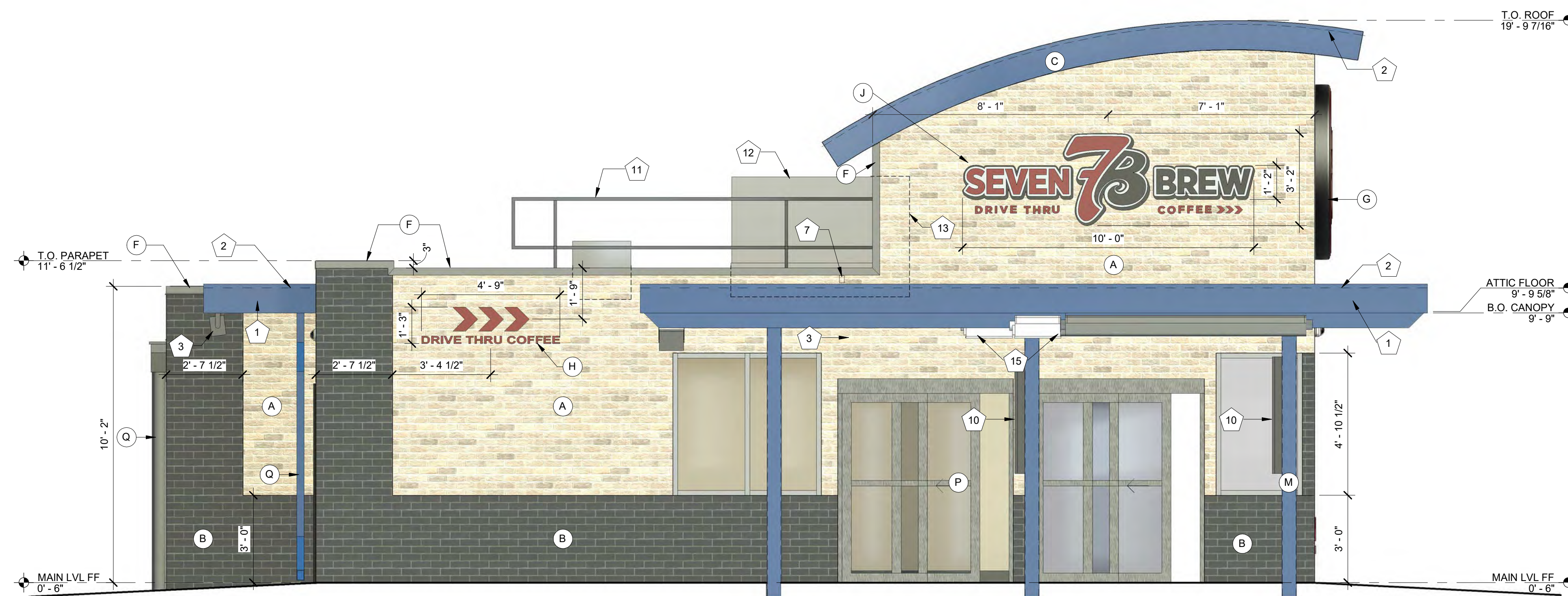
A2.2

| NOTE NO. | NOTE TEXT  |
|----------|--|
| 1        | PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL   |
| 2        | <varies>   |
| 3        | MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN   |
| 4        | ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE  |
| 5        | ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL  |
| 6        | FROST-PROOF FLUSH HOSE BIB   |
| 7        | EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL  |
| 8        | THROUGH WALL ROOF SCUPPER DRAI, TYP  |
| 9        | SURFACE-MOUNTED LIGHTED SIGN BOX   |
| 10       | SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY |
| 11       | GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR   |
| 12       | HVAC EQUIPMENT   |
| 13       | OUTLINE OF MECHANICAL UNIT BEYOND  |
| 14       | PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT                             |
| 15       | CANOPY HEATER  |
| 16       | 36" COOLER DOOR  |
| 17       | COOLER LOCK & CONTROLS   |

| NOTE NO. | NOTE TEXT  |
|----------|--|
| A        | VERTICAL METAL SIDING (MP-1)   |
| B        | ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)  |
| C        | BRAKE METAL FASCIA (MP-2)  |
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| M        | PAINTED STRUCTURAL CANOPY COLUMN; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL |
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| P        | PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL  |
| Q        | EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL  |



**3 COOLER ELEVATION - RIGHT**  
3/8" = 1'-0"



**1 EXTERIOR ELEVATION - RIGHT**  
3/8" = 1'-0"

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 consulting engineer.

| EXTERIOR ELEVATION KEYNOTES |  |
|-----------------------------|--|
| NOTE NO.                    | NOTE TEXT  |
| 1                           | PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL   |
| 2                           | <varies>   |
| 3                           | MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN   |
| 4                           | ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE  |
| 5                           | ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL  |
| 6                           | FROST-PROOF FLUSH HOSE BIB   |
| 7                           | EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL  |
| 8                           | THROUGH WALL ROOF SCUPPER DRAI, TYP  |
| 9                           | SURFACE-MOUNTED LIGHTED SIGN BOX   |
| 10                          | SAMSUNG DIGITAL DISPLAYS; INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY |
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| 12                          | HVAC EQUIPMENT   |
| 13                          | OUTLINE OF MECHANICAL UNIT BEYOND  |
| 14                          | PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT                             |
| 15                          | CANOPY HEATER  |
| 16                          | 36" COOLER DOOR  |
| 17                          | COOLER LOCK & CONTROLS   |

| EXTERIOR ELEVATION MATERIALS LEGEND |  |
|-------------------------------------|--|
| NOTE NO.                            | NOTE TEXT  |
| A                                   | VERTICAL METAL SIDING (MP-1)   |
| B                                   | ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)  |
| C                                   | BRAKE METAL FASCIA (MP-2)  |
| D                                   | SOFFIT PANELS (MP-2)   |
| E                                   | STANDING SEAM ROOF PANELS (MP-2)   |
| F                                   | METAL BRAKE CAP (MP-3)   |
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| P                                   | PAINTED STRUCTURAL CANOPY COLUMN; REF CIVIL  |
| Q                                   | EXPOSED DOWNSPOUT, GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL  |



**2 EXTERIOR ELEVATION - LEFT W/ COOLER**  
 3/8" = 1'-0"



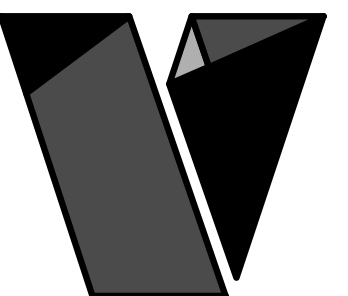
**1 EXTERIOR ELEVATION - LEFT**  
 3/8" = 1'-0"

**7 BREW DRIVE THRU - STANDARD W/ SIDE COOLER**  
 NATIONAL MODULAR MANUFACTURING  
 8905 INDUSTRIAL DRIVE, HAVEN, KANSAS 67543

| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |
|           |             |      |

sheet issue date: 06/28/2024  
 project no.: 22.34.01  
 sheet contents: EXTERIOR ELEVATIONS

sheet no.: **A2.3**



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7 BREW DRIVE THRU - STANDARD W/ SIDE COOLER

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| REVISIONS |             |      |
|-----------|-------------|------|
| No.       | Description | Date |
|           |             |      |

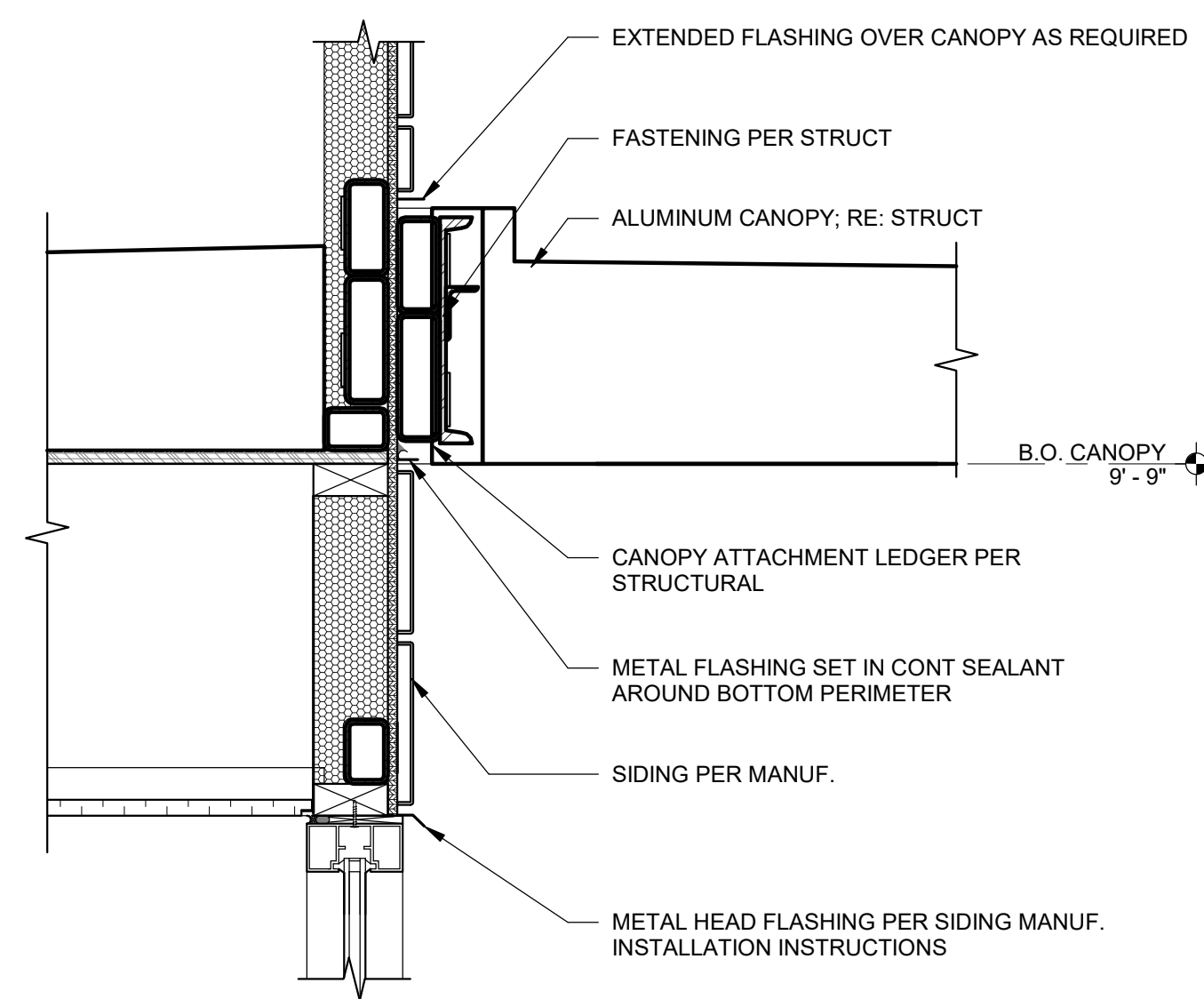
sheet issue date:  
06/28/2024

project no.:  
22.34.01

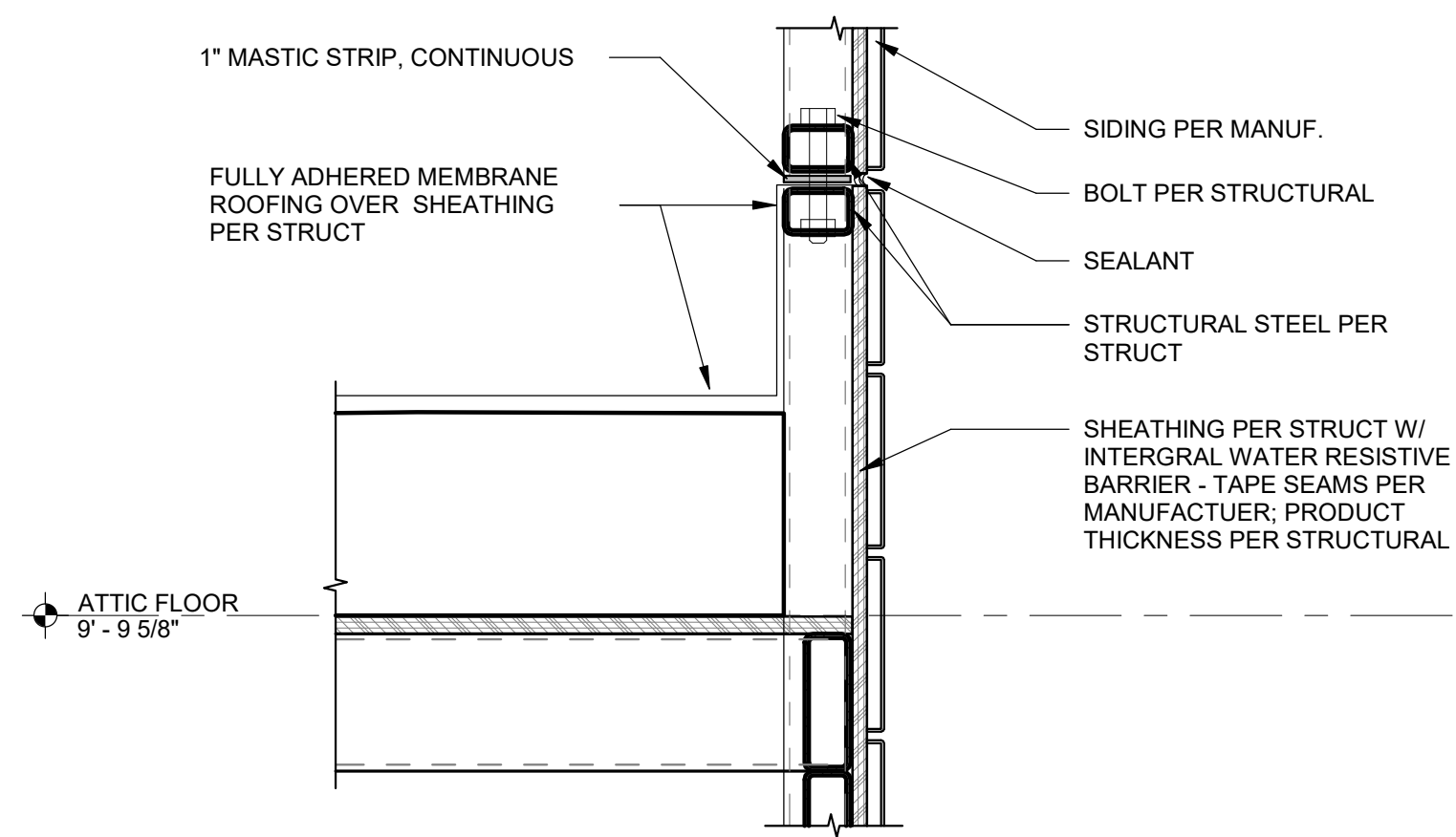
sheet contents:  
BUILDING SECTION

sheet no.:

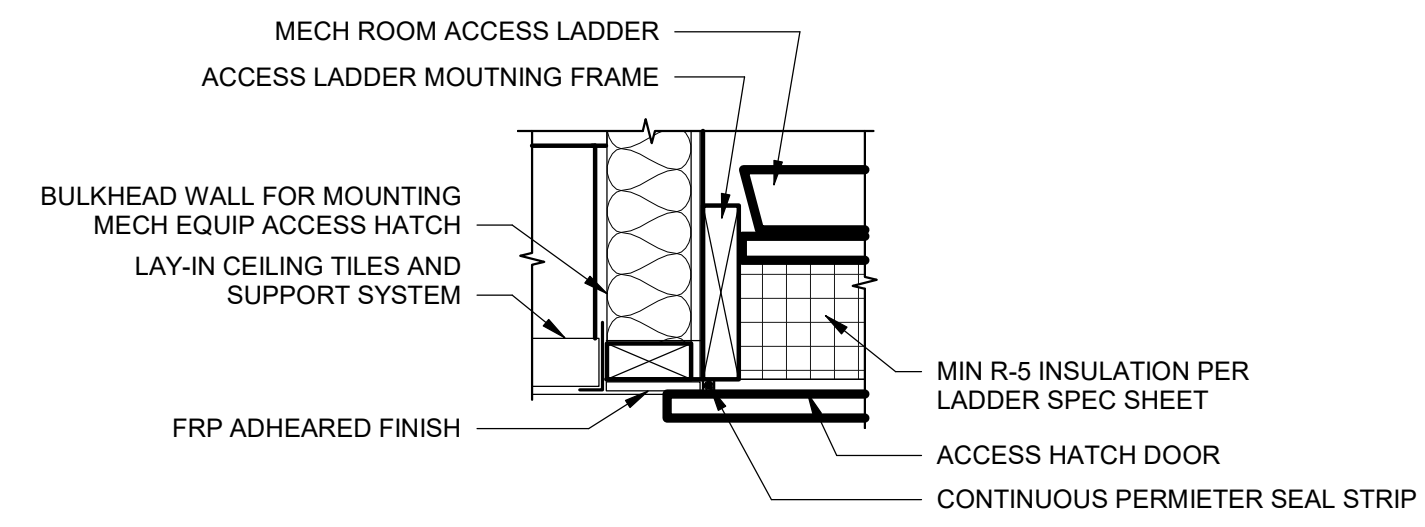
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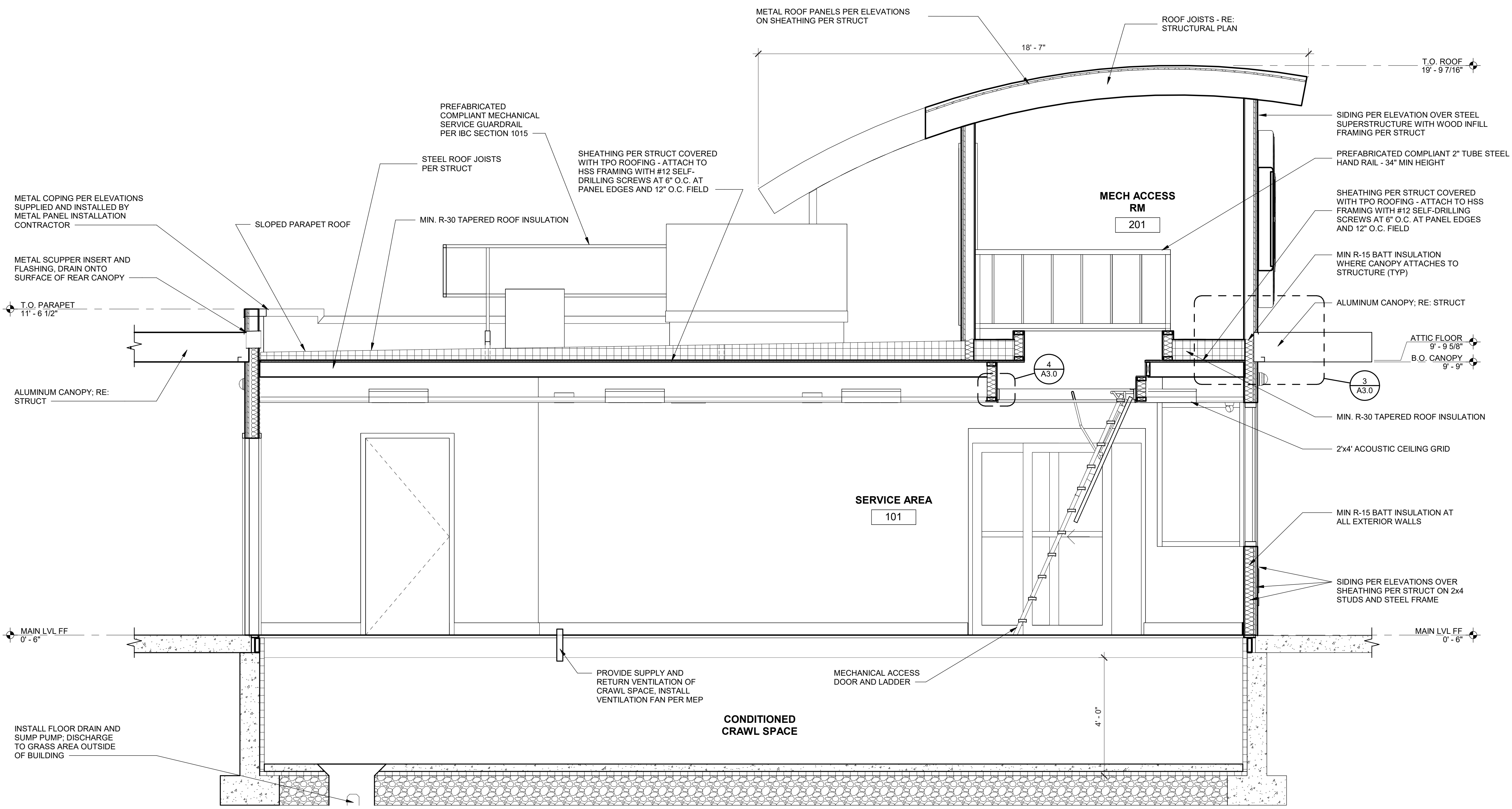
**2 CANOPY CONNECTION**  
1 1/2" = 1'-0"



**3 CONNECTION AT BASE/TOP**  
1 1/2" = 1'-0"



**4 MECH ACCESS HATCH CONNECTION**  
1 1/2" = 1'-0"



**1 BUILDING SECTION**  
1/2" = 1'-0"

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| No. | Description | Date |
|-----|-------------|------|
|     |             |      |

**TRASH ENCLOSURE GENERAL NOTES**

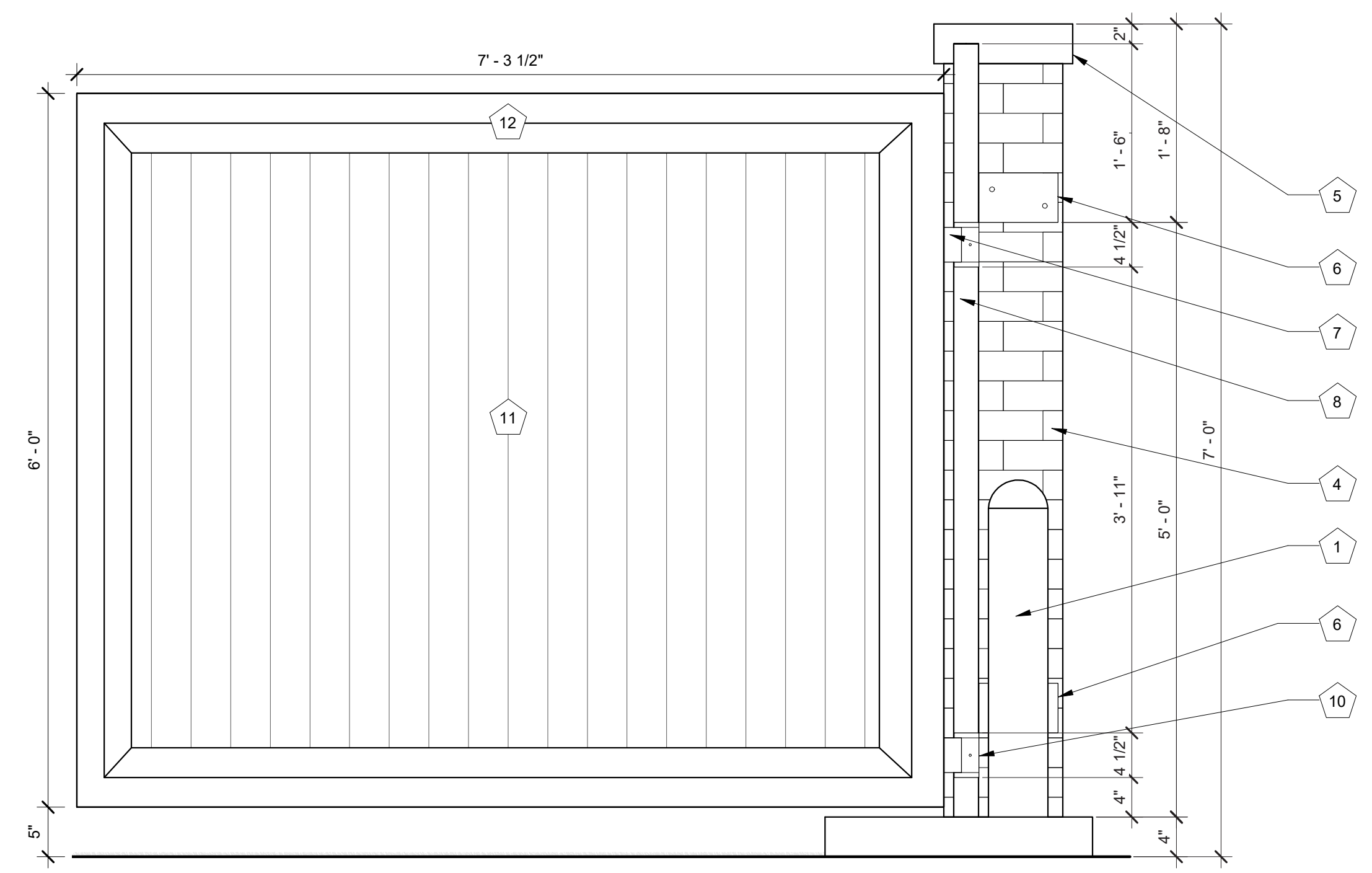
- PRE-PAINT ALL BARE METAL WITH POR-15 PRIMER PRIOR TO INSTALLATION.
- PAINT DOOR FRAMES, HINGES, AND BOLLARDS TO MATCH THE CANOPY OF THE PREFABRICATED BUILDING - MORIN REGAL BLUE.

**TRASH ENCLOSURE KEYNOTES**

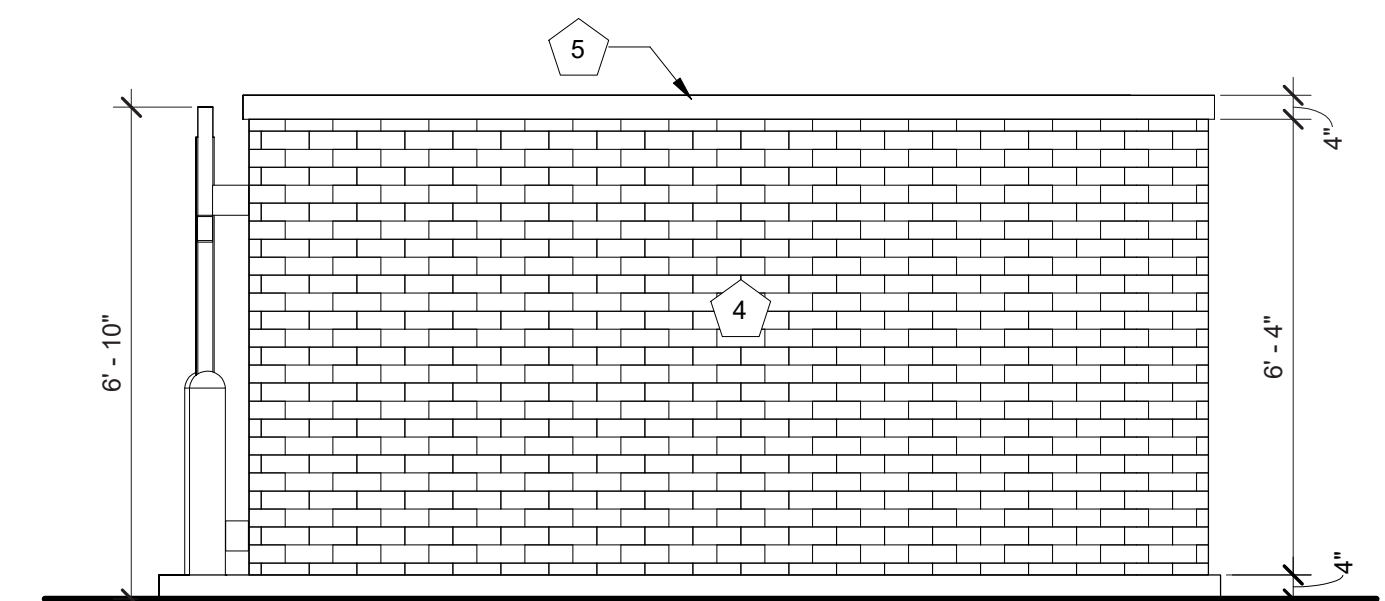
| NOTE NO. | NOTE TEXT  |
|----------|--|
| 1        | Ø6" CONCRETE FILLED BOLLARD - TYP. OF (7)  |
| 2        | CUSTOM GATES: SEE 6/A1.2   |
| 3        | MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER                                 |
| 4        | BRICK OVER 8" CMU BLOCK  |
| 5        | 4" MASONRY CAP ON TOP OF CMU WALL  |
| 6        | 5" PLATE STEEL BRACE WELDED TO CENTER OF 2" POST, REF DTL. THIS SHEET FOR HEIGHT |
| 7        | 3" STEEL BRACE AT EACH HINGE   |
| 8        | Ø2" STEEL POST   |
| 9        | 2 1/2" BOLT  |
| 10       | HINGE WITH GREASE FITTING - TYP. OF 2 PER DOOR                                   |
| 11       | 1x8 STAINED CEDAR PLANKS   |
| 12       | 3" x 3" TUBE STEEL FRAME ROTATED 45 DEGREES                                      |

**MODULAR BRICK**

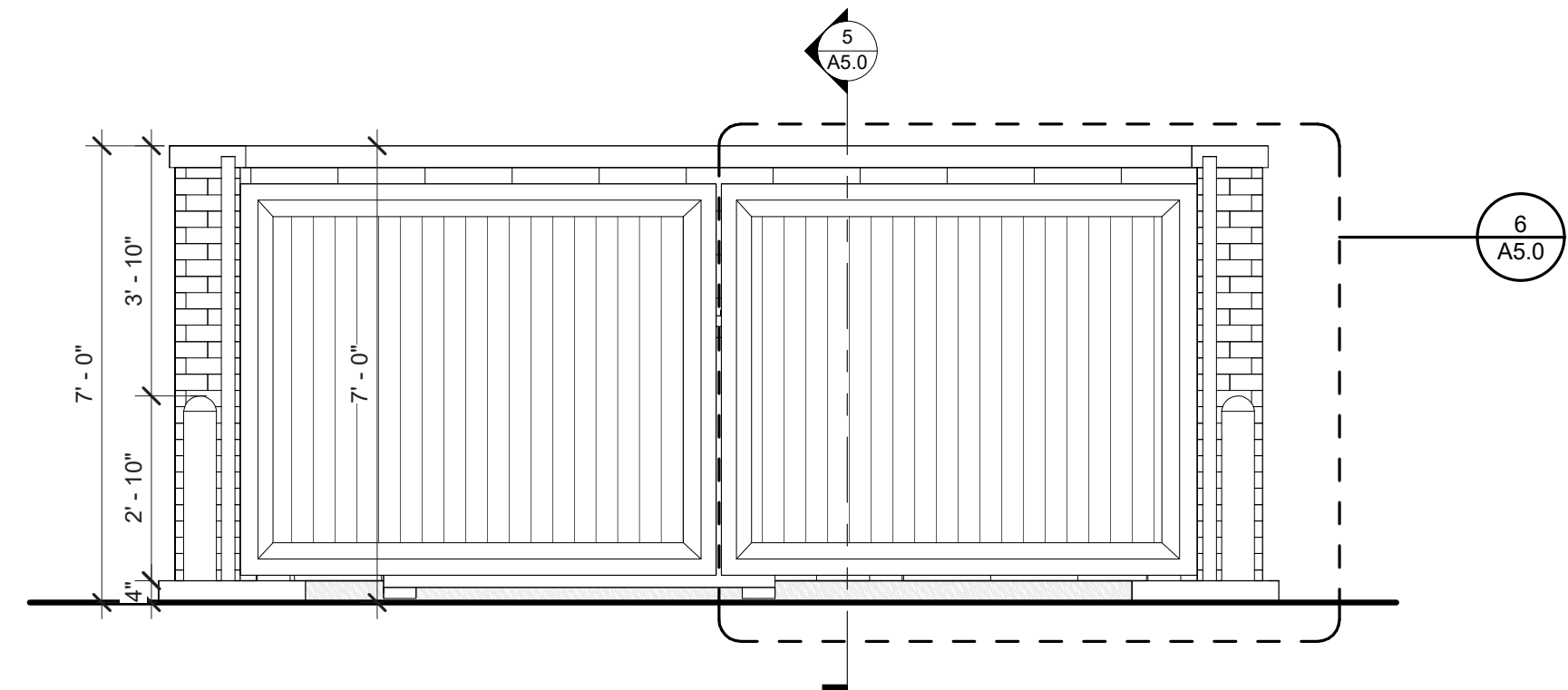
BRAND: SIOUX CITY BRICK  
COLOR: GRANITE RED  
FINISH: VELOUR



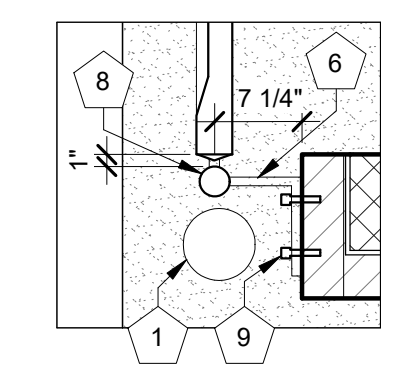
**6 DOOR / HINGE DETAIL**  
1" = 1'-0"



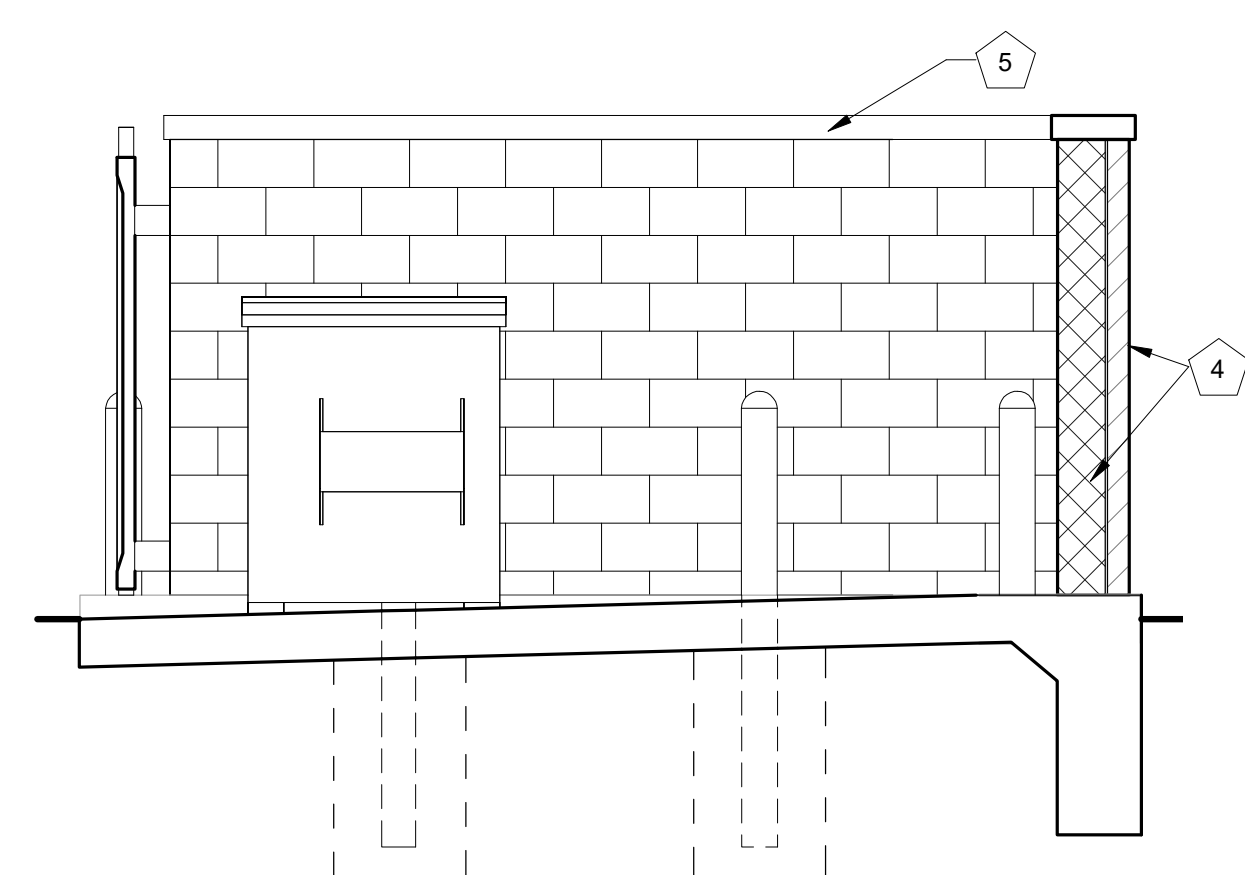
**4 TRASH ENCLOSURE - SIDE ELEVATION**  
3/8" = 1'-0"



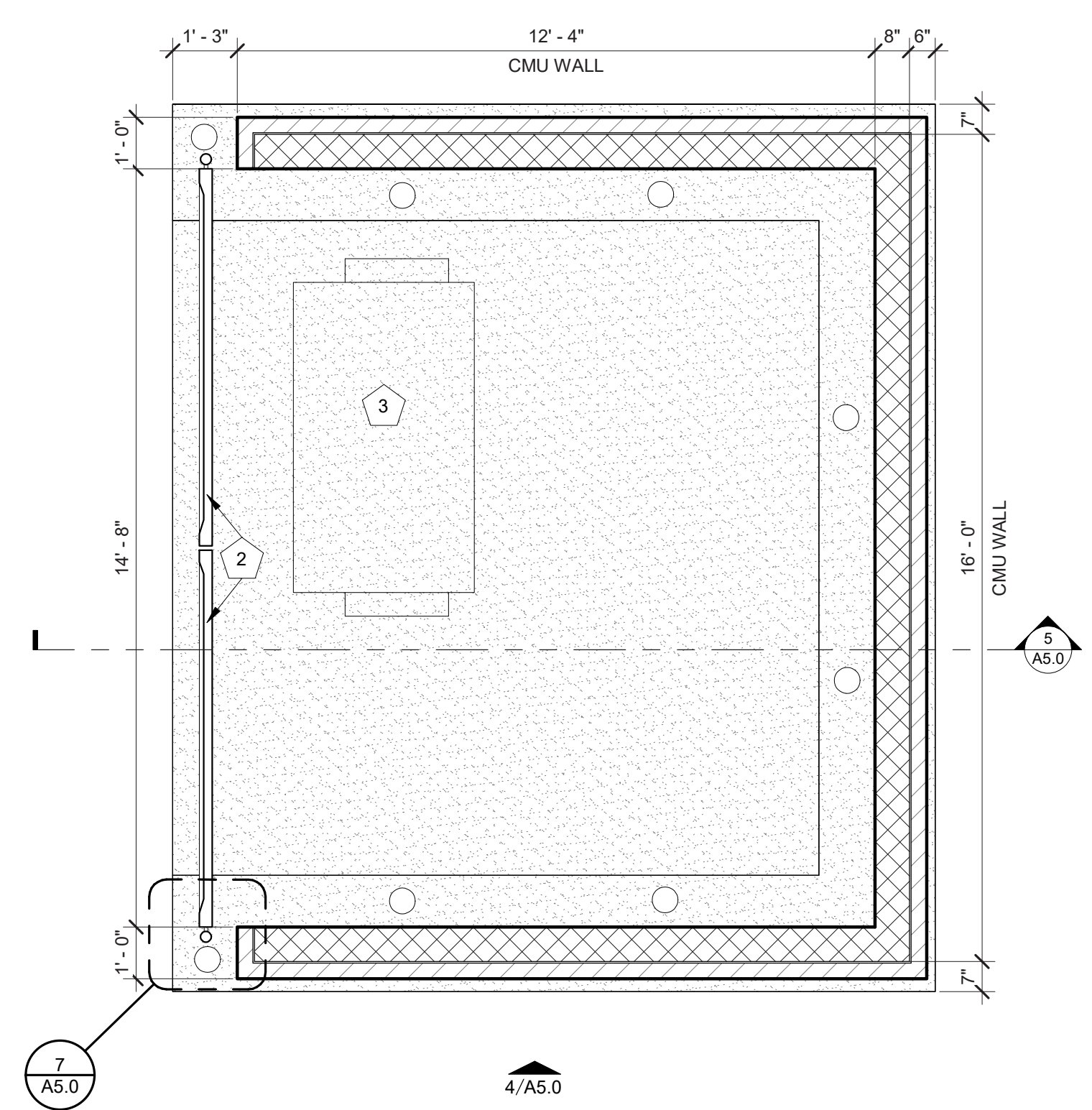
**3 TRASH ENCLOSURE - FRONT ELEVATION**  
3/8" = 1'-0"



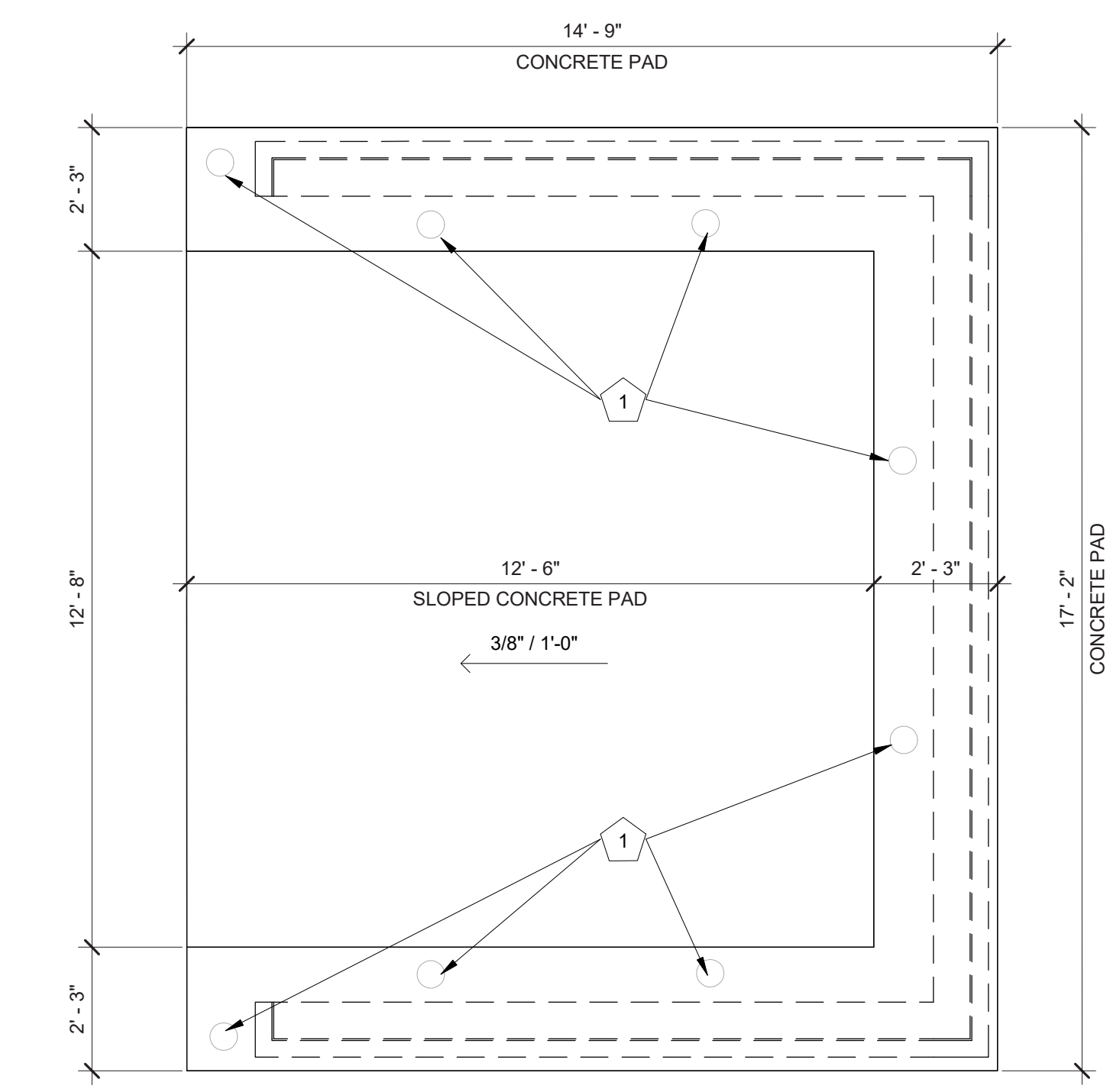
**7 TRASH ENCLOSURE PLAN DETAIL**  
3/4" = 1'-0"



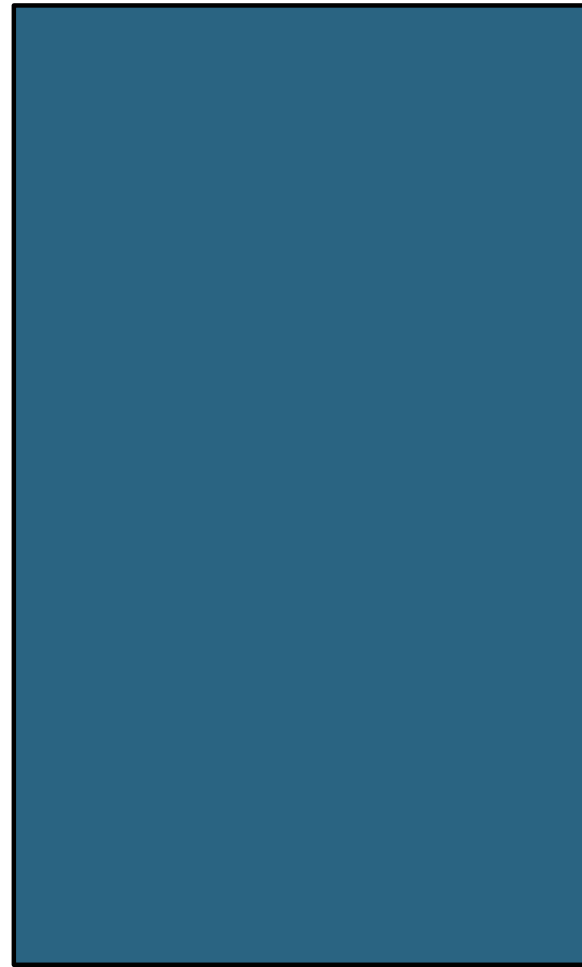
**5 SECTION THRU TRASH ENCLOSURE**  
3/8" = 1'-0"



**2 TRASH ENCLOSURE PLAN**  
3/8" = 1'-0"



**1 TRASH ENCLOSURE - CONCRETE PLAN**  
3/8" = 1'-0"



**BLUE METAL PANEL MP-2**  
BRAND: BERRIDGE  
COLOR: ROYAL BLUE  
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



**COPING TRIM METAL MP-3**  
BRAND: BERRIDGE  
COLOR: ZINC GREY  
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



**FIBER-CEMENT PANEL SIDING - BRK-2**  
BRAND: NICHHA  
COLOR: SHALE BROWN  
FINISH: CANYON BRICK



**FIBER-CEMENT PANEL SIDING - BRK-1**  
BRAND: NICHHA  
COLOR: MIDNIGHT  
FINISH: MODERN BRICK

22.34.01  
7 BREW DRIVE THRU -  
STANDARD W/ SIDE  
COOLER  
06/28/2024

MATERIAL COLOR  
BOARD



22.34.01  
7 BREW DRIVE THRU -  
STANDARD W/ SIDE  
COOLER  
06/28/2024

RENDERINGS

# Schurle Signs

Inc.

7555 Falcon Rd. Riley, KS 66531  
www.schurlesigns.com (785)485-2885

JOB:

DATE:

REVISION 1 DATE :

REVISION 2 DATE :

ADDITIONAL REVISIONS  
SUBJECT TO \$25  
CHARGE PER REVISION

FILE:

Seven Brew Buildings

NOTES:

\*one set of single face internally illuminated cloud signs with embossed faces  
\*3/8" thick painted acrylic letters and arrows with DS tape for mounting



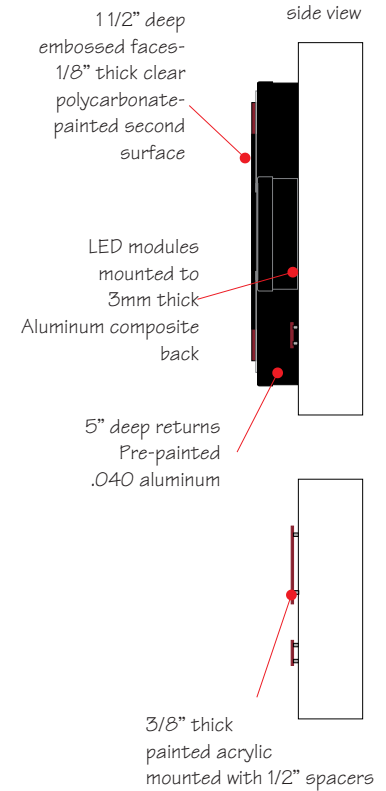
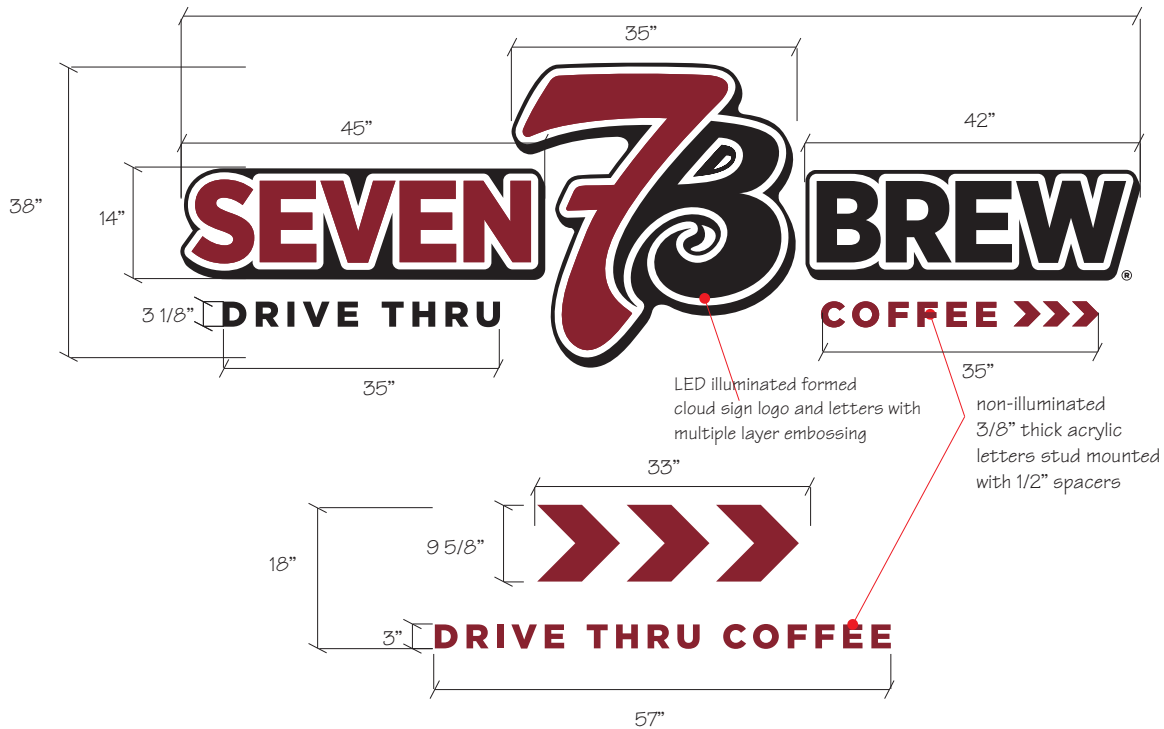
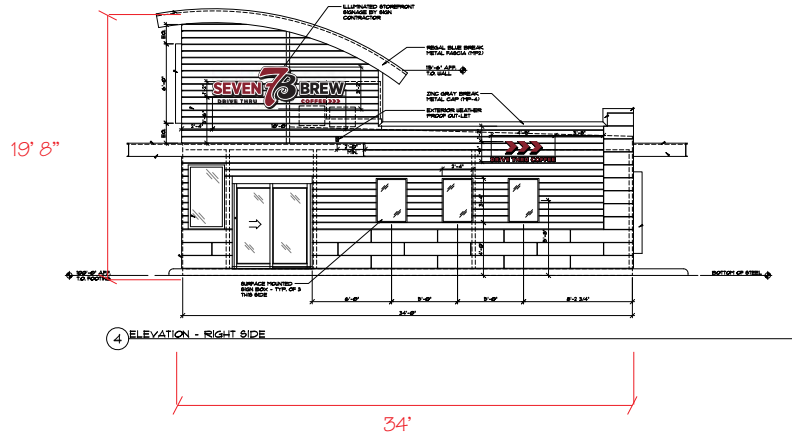
PANTONE  
202

DESIGN BY: EB

SALESMAN: RG

SCALE: 1/2"=1' MAY VARY 1/16"

THIS DESIGN & ENGINEERING IS SUBMITTED AS OUR PROPOSAL & IS TO REMAIN THE PROPERTY OF SCHURLE SIGNS, INC. EXCLUSIVELY UNTIL ACCEPTED & APPROVED BY PURCHASE



COLOR OF FINAL PRODUCT MAY VARY FROM SKETCH DUE TO MANY CONTRIBUTING FACTORS. IF A SPECIFIC COLOR IS NEEDED, A PANTONE # OR SAMPLE WILL NEED TO BE PROVIDED OR PICKED BY THE CUSTOMER. PLEASE PROOF ALL TEXT, DIMENSIONS & LAYOUT CAREFULLY. THE CUSTOMER IS RESPONSIBLE FOR CONTENT ACCURACY.

Customer Signature



# Schurle Signs

Inc.

7555 Falcon Rd. Riley, KS 66531  
www.schurlesigns.com (785)485-2885

JOB: \_\_\_\_\_

DATE: \_\_\_\_\_

REVISION 1 DATE: \_\_\_\_\_

REVISION 2 DATE: \_\_\_\_\_

ADDITIONAL REVISIONS  
SUBJECT TO \$25  
CHARGE PER REVISION

FILE: \_\_\_\_\_

Seven Brew Buildings

\*one single face  
internally illuminated cloud  
sign with  
embossed faces  
\*3/8" thick painted  
acrylic letters and  
arrows and DS tape  
for mounting



PANTONE  
202

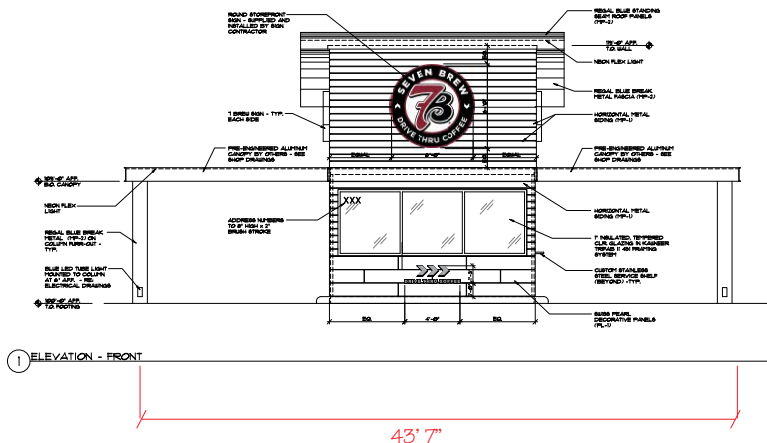


Metallic  
Silver

DESIGN BY: EB

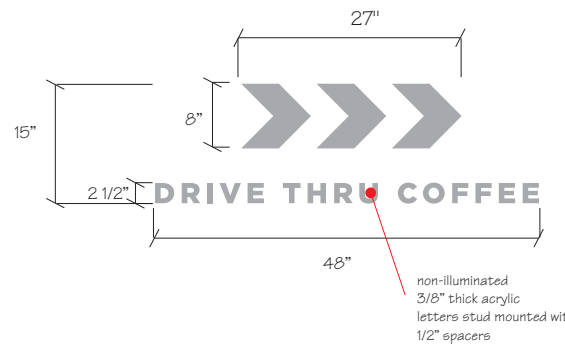
SALESMAN: RG

SCALE: 1/2"=1' MAY VARY 1/4"

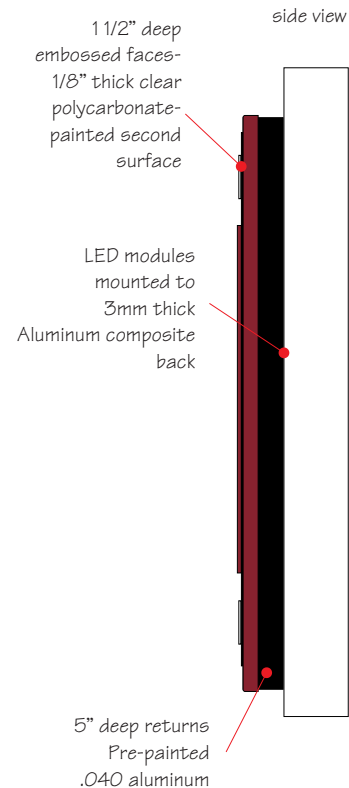


1 ELEVATION - FRONT

43' 7"



6'

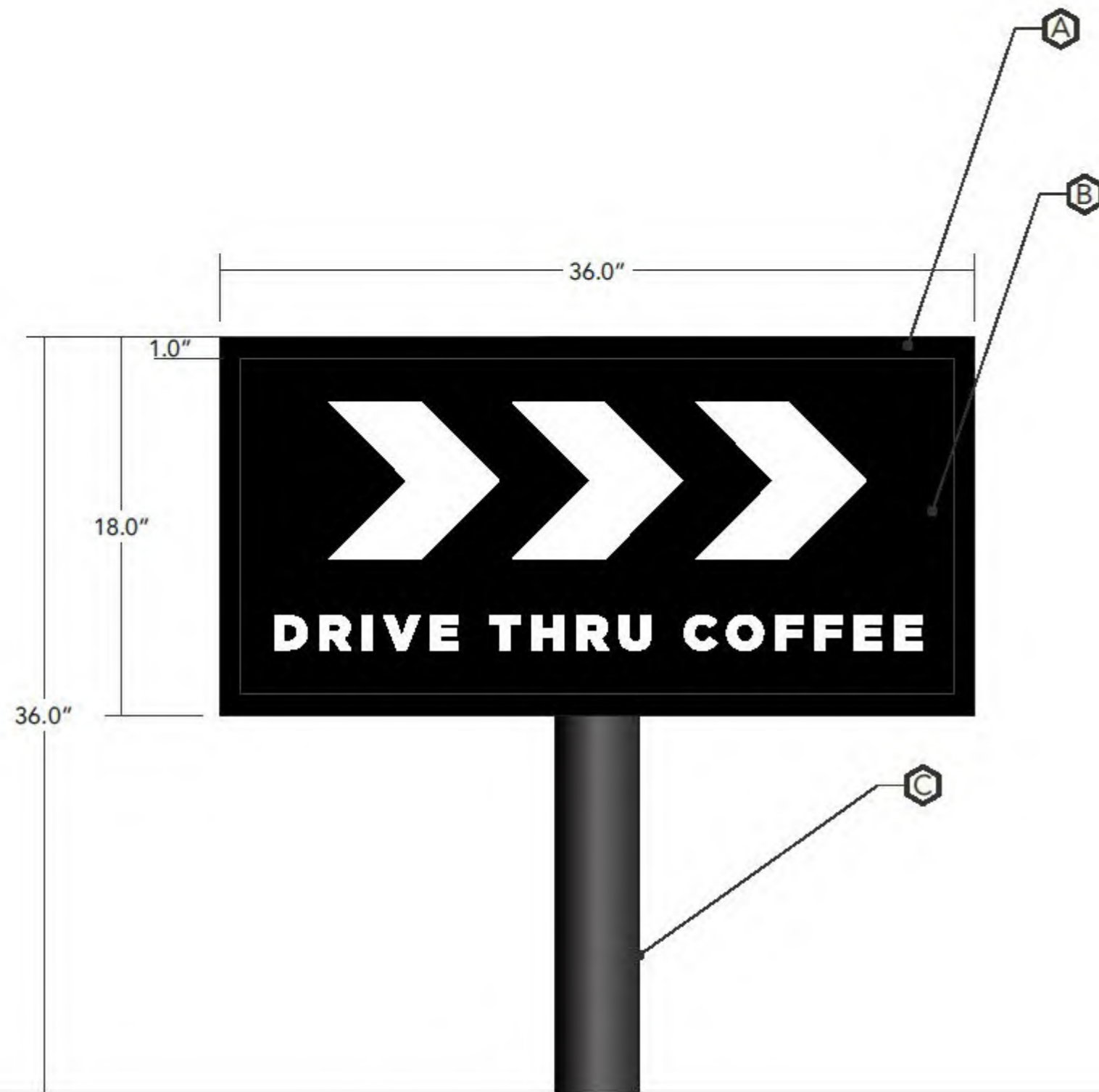


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DUE TO MANY CONTRIBUTING FACTORS. IF A SPECIFIC  
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NEED TO BE PROVIDED OR PICKED BY THE CUSTOMER.

PLEASE PROOF ALL TEXT, DIMENSIONS & LAYOUT CAREFULLY.  
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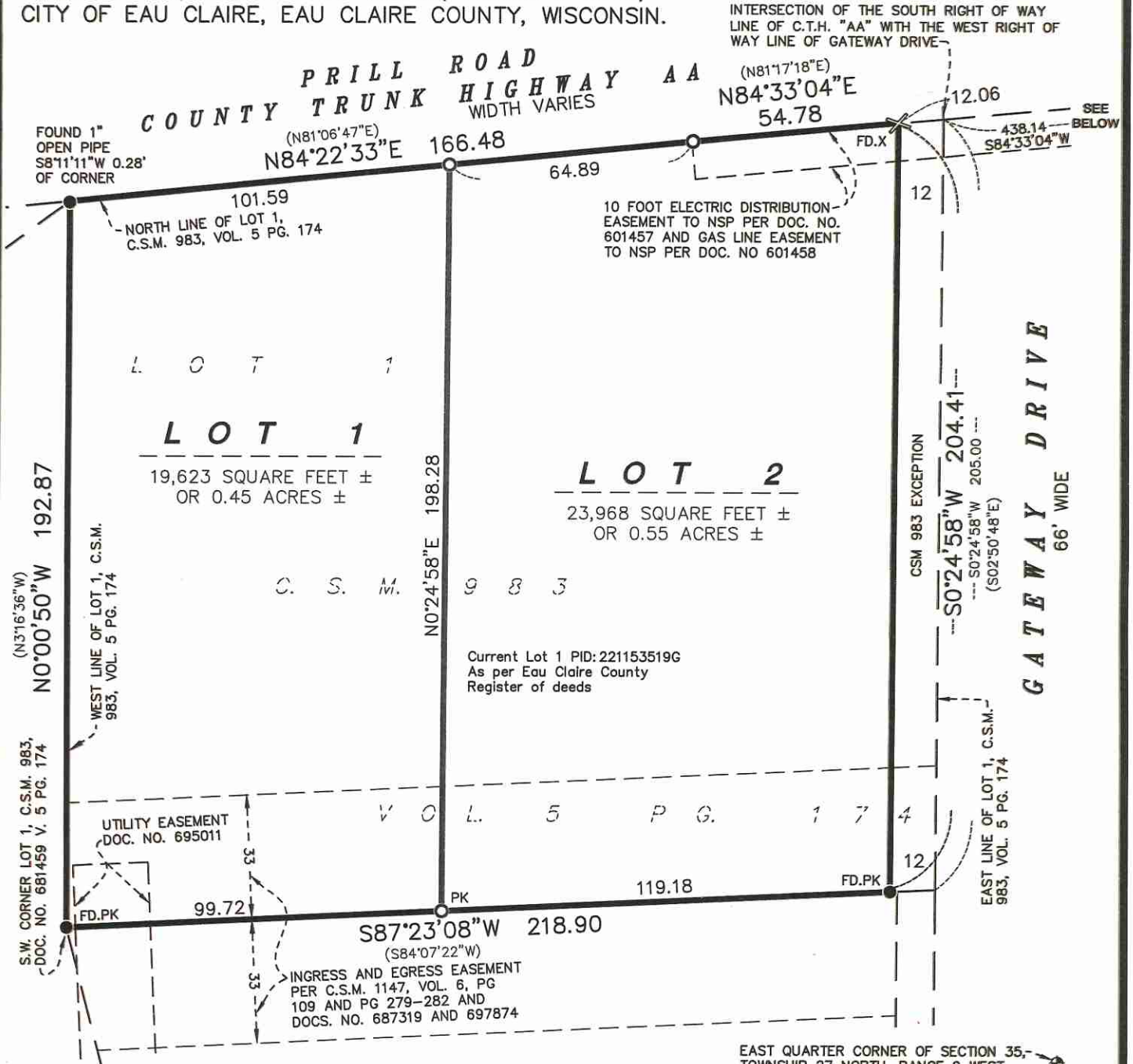
### NIGHT VIEW REVERSE SIDE



- A D/F INTERNALLY LED ILLUMINATED ALUMINUM CABINET WITH BLACK PAINTED TRIM AND RETURNS
- B REVERSE CUT BLACK VINYL AND TRANSPARENT GRAPHICS APPLIED TO ACRYLIC FACES
- C BLACK PAINTED PIPE

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

PART OF LOT 1 CSM 983, VOL. 5 OF CSM, PAGE 174,  
SECTION 35, TOWNSHIP 27 NORTH, RANGE 9 WEST,  
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN.



## SURVEYOR'S CERTIFICATE:

I, Nicholas M. Hillmer, being a duly licensed Land Surveyor, do hereby certify that by the order and under the direction of Plaza Street Development, that I have surveyed and mapped the property described hereon and that the map within is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes to the best of my knowledge and belief.

*Nicholas Hillmer*  
Wisconsin Licensed Land Surveyor  
Nicholas M. Hillmer S-2909

## NOTES:

- The horizontal datum and bearings are based on the Eau Claire County Coordinate System NAD83(2011).
- The purpose of this CSM is to create two Lots.
- The field work was conducted May 23, 2023.

- FOUND MONUMENT AS DESCRIBED
- SET 18"X 5/8" REBAR WITH CAP MARKED LS NUMBER 2909

(S51°25'E 262.99) RECORD BEARING AND DISTANCE

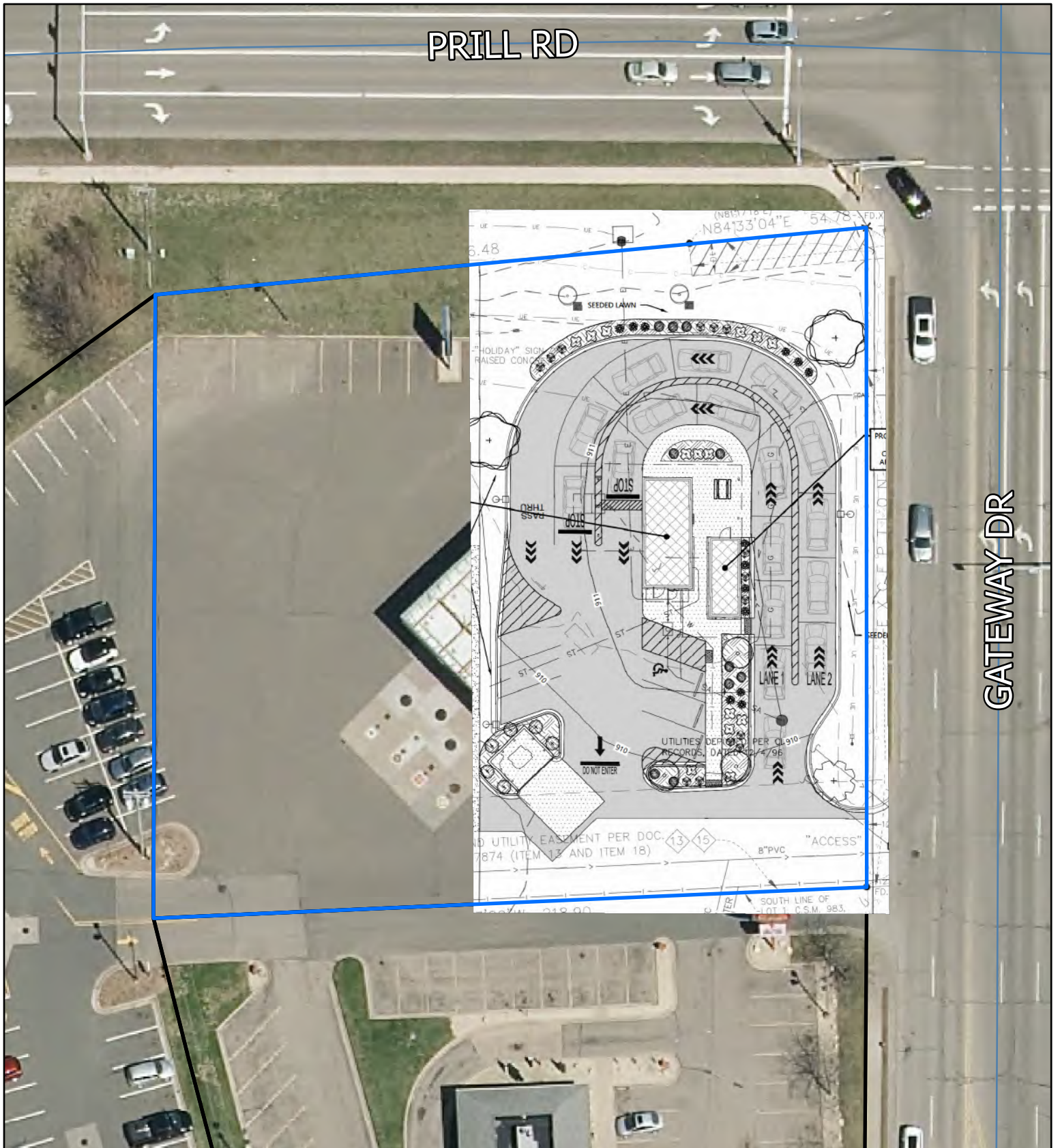
18330\_s\_CSM



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www.ae-mn.com

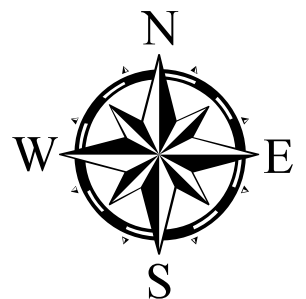


PRILL RD

GATEWAY DR

Aerial Map with Site Plan  
 Agenda Item: SP-2415  
 Address: 3702 Gateway Drive

 Subject Property





November 13, 2024

To: Plan Commission  
From: Planning Manager  
Subject: Discussion Item – Work Program 2025 Approval

Attached for approval is the 2025 Plan Commission’s work program. The major focus of the work plan for the new year will continue to be on the zoning code update and the comprehensive plan will begin afterwards.

A handwritten signature in blue ink that reads "Ned Noel".

Ned Noel, AICP  
Planning Manager

Attachment



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## Plan Commission Work Program 2025

(Adopted November 18, 2024)

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The following is the project list for the 2025 Plan Commission's Work Program. ***Bold italicized text shows anticipated timeline.***

### ADMINISTRATIVE

- **Annual Development Newsletter, Major Accomplishments, Development Map and Report, Housing Affordability Analysis.** *Continue annually.* | ***Complete by Q1***
- **Plan Commission Training.** *Continue regular training on legislative changes, meeting protocol, etc.* | ***Ongoing***
- **Rezoning Code [Project Website](#).** *Provide regular updates on process and development code information to public.* | ***Ongoing***
- **Site Plan [Website Storymap](#).** *Update public map and project information on site plans approved by Plan Commission/staff.* ***Ongoing***

### LEGISLATIVE

- **Zoning Code Rewrite – 30-year Update.** *ARPA-funded to update zoning and related districts and development codes. Improved user legibility with illustrations and greater emphasis on sustainable urban form-based approach rather than current use-based regulations.* | ***Q1 2023 – Q2 2025 to approve code***
- **Artisan / Micro-Manufacturing Zoning Code Revision.** *Draft new language to allow for these less intensive industrial type uses mixed with retail storefronts.* | ***Incorporated under Zoning Code Rewrite project***
- **Clean Energy & Low Carbon Development Code.** *Per the Renewable Energy Action Plan, draft new development ordinance to transition to 100% renewable energy and carbon neutrality by 2050.* | ***Incorporated under Zoning Code Rewrite project***
- **Parking Standards.** *Reviewing parking standards to reduce cost of developing housing and subsequent demand for automobile infrastructure.* | ***Incorporated under Zoning Code Rewrite project***
- **Floodplain Ordinance.** *Amend code to consider DNR's model ordinance and add any new Letters of Map Revisions. Finalize a standard operating procedure (SOP) for staff review and add GIS layer for public.* | ***Incorporated under Zoning Code Rewrite project***

- **Form-Based Codes.** Identify areas for implementation. | *Incorporated under Zoning Code Rewrite project*
- **Short-Term Rentals Ordinance.** Eau Claire County licenses “Tourist Rooming Houses” and updated City codes intended to align with their codes. | *Complete by Q1 & Incorporated under Zoning Code Rewrite project*
- **Park Land Dedication.** The Comprehensive Plan calls for the City to consider adopting an ordinance requiring land or funding be dedicated with subdividing of residential lots. | *Incorporated under Zoning Code Rewrite project*
- **Open Space Conservation, Tree Preservation and Bird-friendly design.** Preserve open space in new developments through the use of conservation policies and plans. Use guidance from *Chapter 8: Urban Design Plan* in concurrence with work of the Sustainability Advisory Committee. | *Incorporated under Zoning Code Rewrite project*
- **Bicycle Parking and Pedestrian Access Standards.** With the Bicycle & Pedestrian Advisory Committee, find ways to increase bicycle parking at existing businesses, public buildings, and residential buildings, as well as improve pedestrian access within, to and from new and existing developments. | *Incorporated under Zoning Code Rewrite project*
- **Sign Code.** The current Sign Code was last revised in 2017 and is due for additional review and update. | *Incorporated under Zoning Code Rewrite project*

## PLANNING

- **Comprehensive Plan.** Develop scope of work for 10-year update of the 2015 plan. | *Preparation 2024. Start after zoning code update in early 2025, complete 2026*
- **Urban Sewer Service Area Plan Update.** Secure funding to update the Urban SSA Plan or in conjunction with the Comprehensive Plan. | *2025 (Led by WCWRPC)*
- **Park, Open Space & Recreation Facilities Plan/City Park Designation in Forest Hill.** Support Parks and Recreation on the update of the parks system plan. Study the feasibility of trail connections and park space north of Harding Avenue, south of Forest Hill Cemetery and west of the Flynn School. Work with the Community Services Department, Landmarks Commission, and the Waterways and Parks Commission to elevate this proposed project from the *2018-2022 Park, Open Space & Recreation Facilities Plan* (p. 34). | *Complete by Q1*

## OTHER RELATED PROJECTS, PLANS, POLICIES, PROGRAMS

- **Complete Streets Policy.** Staff will be working with Engineering staff on a city-wide Complete Streets Policy. | ***Review with Engineering Department. Incorporated under Zoning Code Rewrite project but now proposed to adopted by resolution – Q2***
- **Liner Site.** Redevelopment of site adjacent to N. Barstow ramp/Children’s Museum. | ***Phase II site plan for Plan Commission review anticipated 2025***
- **Transit Center Redevelopment.** Staff is working with Community Services who is leading the “Chippewa Valley Regional Transit Transfer Center Revitalization Project.” The project is expected to include a 7-story transit transfer center and mixed-use building. | ***Transit Center housing under construction; Open & Complete Q3.***
- **Water Street TID Neighborhood Revitalization Plan.** As an outcome of Tax Improvement District (TID) No. 12, develop a plan/program to encourage rehabilitation of properties in the neighborhood, walkability improvements, and other place-based Invest Health grant program goals. | ***Delayed - funding not available until 2026.***