



PLAN COMMISSION AGENDA
January 14, 2019

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, January 14, 2019 at 7:00 p.m. in the Eau Claire County Courthouse, 721 Oxford Avenue, Room 1277, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing – For Recommendation

REZONING (Z-1637-19) – CBD to CBDP – Wilson Square

SITE PLAN (SP-1901) – Apartments, commercial space and memory care facility

ALLEY VACATION Portion of the Alley

Request: To rezone property from CBD to CBDP, to approve the site plan for a building with apartments, commercial space and memory care facility and to recommend approval of an alley vacation.

Applicant: Advanced Engineering Concepts

Location: West side of S. Farwell Street, between Emery Street and Seaver Street

2. Public Hearing – For Recommendation

REZONING (Z-1638-19) – I-2 to RM

Request: To rezone property from I-2 to RM.

Applicant: River Prairie Builders, LLC

Location: 318 Elm Street

3. Public Hearing – For Recommendation

REZONING (Z-1639-19) – I-1 to CBDP

Request: To rezone property from I-1 to CBDP and to approve the general development plan for apartments with reduced setbacks.

Applicant: Cannery Trail Residences Inc.

Location: West side of Oxford Avenue, between Maxon Street and Cameron Street

4. Public Hearing – Final Action

CONDITIONAL USE PERMIT (CZ-1901) – Bed and Breakfast

Request: To approve a conditional use permit for a bed and breakfast.

Applicant: Hegge

Location: 435 Jefferson Street

5. Public Discussion – For Recommendation

REPLAT (P-1-19) – Mill Run Subdivision

Request: To recommend approval of a replat for Mill Run Subdivision.

Applicant: Real Land Surveying

Location: Christopher Drive and N. Town Hall Road

6. Public Discussion – For Recommendation

CERTIFIED SURVEY MAP (CSM-1-19) – Galloway Street

Request: To recommend approval of CSM with right-of-way dedication.

Applicant: City of Eau Claire

Location: Galloway Street

7. Public Discussion – For Recommendation

Land Acquisition – Acorn Drive

Request: To recommend approval of land acquisition.

Applicant: City of Eau Claire

Location: Acorn Drive

8. Public Discussion – For Approval

ACQUISITION - 1329 Zephyr Hill

Request: To provide site approval for the acquisition of a single-family home.

Applicant: Eau Claire Housing Authority

Location: 1329 Zephyr Hill

9. For Approval

SITE PLAN (SP-1902) – 1505 N. Clairemont Avenue

Request: To approve a site plan for a Casey's convenience store.

Applicant: ARC Design Resources Inc.

Location: 1505 N. Clairemont Avenue

10. For Approval

SITE PLAN (SP-1708 Amd) – 1807 Oxford Avenue

Request: To approve a site plan for a parking expansion.

Applicant: Advanced Engineering Concepts

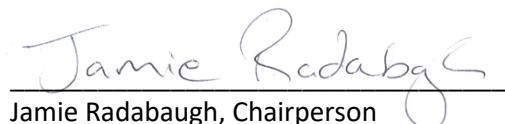
Location: 1807 Oxford Ave

11. **DISCUSSION/DIRECTION**

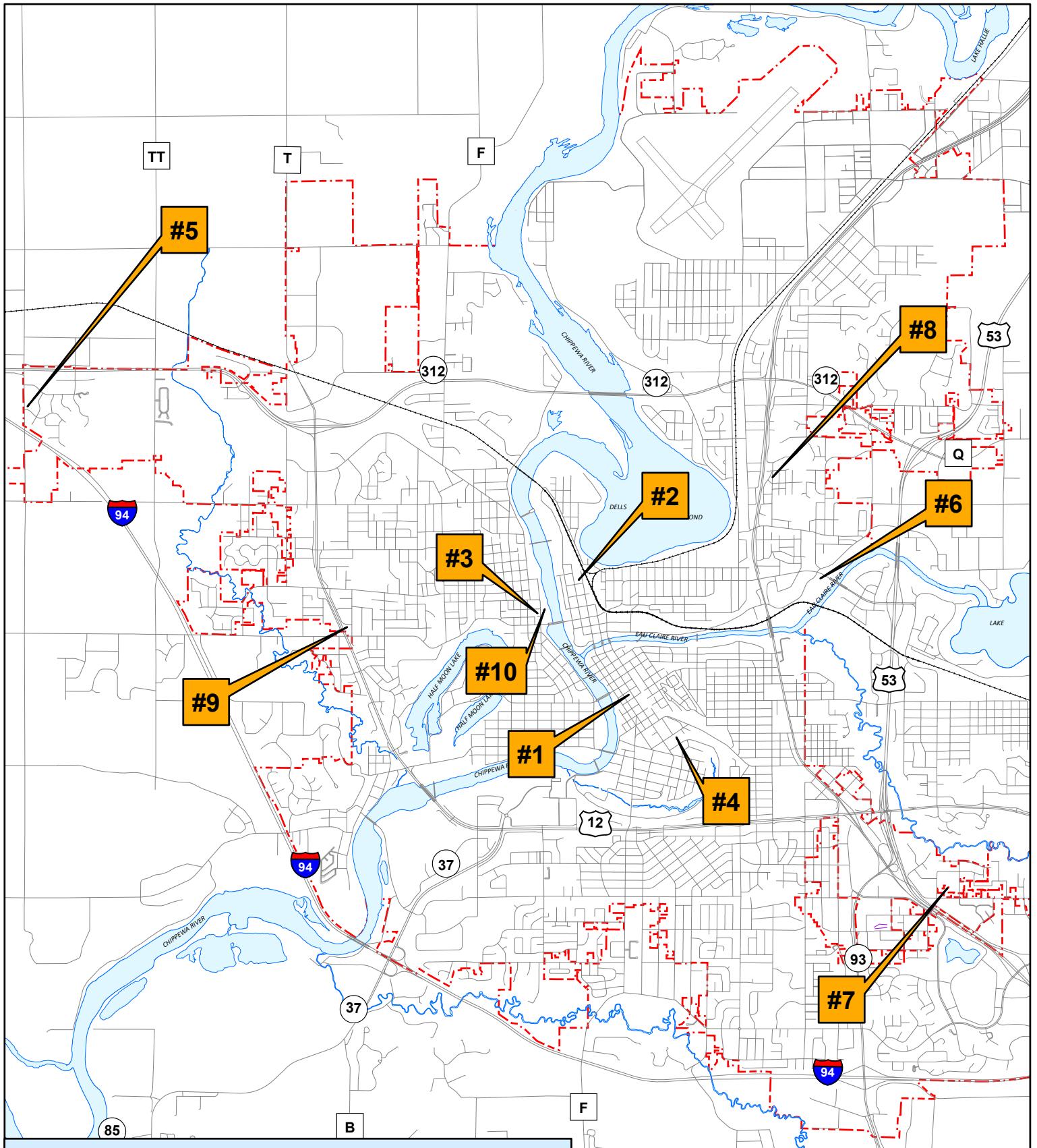
- A. Work Plan 2019
- B. Code Compliance Items
- C. Future Agenda Items
- D. Additions or Corrections to Minutes

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.



Jamie Radabaugh, Chairperson



Eau Claire Plan Commission 1/14/19 Agenda Items





STAFF REPORT

TO: Plan Commission

HEARING DATES:

PLAN COMMISSION: 1/14/19, 7:00 p.m.

Eau Claire County Courthouse, County Board Room

FROM: Community Development

FILE NO.: Z-1637-19 & SP-1901 & Alley Vacation

CITY COUNCIL: 1/21/19, 7:00 p.m.

AGENDA ITEM: Request to rezone property from CBD to CBDP, to adopt the site plan for apartments, commercial space and memory care and to recommend approval of the alley vacation for a property located on the west side of S. Farwell Street, between Emery Street and Seaver Street.

APPLICANT: Advanced Engineering Concepts

PROPERTY OWNER: Barstow Office Investments LLC and Eau Claire Student Housing LLC

ENGINEER/ARCHITECT/SURVEYOR: Advanced Engineering Concepts

TYPE OF INTEREST: Engineer

SURROUNDING LAND USE: North: Commercial
East: Commercial
South: Wilson Park
West: Commercial

AREA: +/- 1.61 acres

EXISTING ZONING: CBD

EXISTING LAND USE: 3 office buildings and 2 multi-family residential buildings

PROPOSED ZONING: CBDP

PROPOSED LAND USE: 5-story apartments, commercial space and memory care facility

COMPREHENSIVE PLAN: Central Business District

APPLICANT'S STATEMENT: See attached letter from applicant.

RECOMMENDATION:

If the Plan Commission finds the site plan and setbacks consistent with the comprehensive plan, the Commission should approve it with the conditions noted in the staff report.

ANALYSIS

Advanced Engineering Concepts, on behalf of the owner, is requesting to rezone property from CBD to CBDP and to approve the site plan for a five-story building with apartments, commercial space and memory care facility and to recommend approval of the alley vacation located on the west side of S. Farwell Street, between Emery Street and Seaver Street. Attached are the site plans, floor plans and building elevations for the project. The site plan shows an L-shaped five-story building along S. Farwell Street and Emery Street. Currently, the property is zoned CBD (Central Business District).

Rezoning & Planned Development: The parcels currently have three vacant commercial single-story structures along Barstow Street; two vacant multi-family two-story structures located at 316 Emery Street and 708 S. Farwell Street all which will be removed for the redevelopment project. The proposed land use is commercial, memory care facility, amenities on the first floor for the residents and senior living apartments above.

The proposed five-story structure is approximately 5.9 feet from the property line along S. Farwell Street, approximately 6.8 feet along Seaver Street, and approximately 13.9 feet along Emery Street and approximately 14.5 feet along S. Barstow Street. The typical setbacks for CBD zoning district is 20 feet for residential dwelling units on the ground floor. The memory care units are located on the northeast corner of S. Barstow Street and Emery Street and would encroach 5.5 feet along Barstow Street and 6.1 feet along Emery. The remaining first floor setback requirement would be the property line. The rezoning of the property to a planned development provides the opportunity to allow the reductions in setbacks.

Site Plan & Floor Plan: The site plan shows the primary use of the building will be for 120 senior-living apartments. A 4,644 square foot commercial space is proposed on the first floor along with administrative offices, dining and fitness center for the residents and a 12-unit memory care facility. The commercial space will have a main entrance along the southwest face of the building accessible from the parking lot. Underground parking and surface parking lot is proposed for the building. The parking requirement for the building is 109 stalls and the site plan shows 113 stalls provided. The surface parking is designed for 38 stalls and 75 underground stalls.

The trash receptacles are located in the underground parking garage area. The property has sidewalk connections in each direction with stairways, ramp or sidewalks leading to the public sidewalk. A 4-stall bicycle rack is shown on the site near the entrance; with the underground parking area could be used to storage bicycles. The landscape plan shows street trees within the boulevards along Emery Street, Barstow Street and Seaver Street. The applicant should submit a more detailed landscape plan showing the entire proposed landscaping for the site. The commercial space will have a sign located on the building and a monument sign is proposed near the parking lot entrance on S. Barstow Street which are reviewed with a sign permit.

The architecture of the proposed building is a mixture of masonry for the first floor, prefinished metal coping and lap siding for the second through five floors. The upper dwelling units will have access to a balcony.

Grading and Drainage: The site is tributary to the Chippewa River at the Emery Street outfall. Storm water detention facilities will not be required for peak rate runoff control because of the amount of impervious area on site prior to these proposed improvements, proximity to the outfall, and downstream conveyance capacity.

Storm water best management practices (BMP's) are required to improve runoff water quality. A bio-filtration swale is proposed as the water quality BMP. Materials submitted with the site plan indicate that in this application these units are calculated to remove approximately 45% of Total Suspended Solids. The threshold for redevelopment BMP's identified in NR151 is a 40% reduction in Total Suspended Solids. The proposed facility will meet that requirement for the site. The proposed method of handling storm water runoff is to sheet flow runoff across the parking lot into a grass bio-filtration swale that discharges to the drainage system in South Barstow Street. Storm water runoff from the rooftops will be piped directly into the public storm sewer system via three separate connections. The proposed BMP is adjacent to an existing basement on an adjacent parcel. Measures will need to be taken to protect the adjacent structure from runoff infiltrating from the BMP. Protective measures may include sealing the exterior wall of the existing foundation, extending the infiltration media below the WQ BMP to an elevation below the basement slab and the frost line, lining the BMP below the engineered media and drain, a combination of these measures, or other measures designed for similar intent.

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 proposed development is specifically intended for 120 senior living apartments and 4,644 square feet of commercial space, which is estimated to be a grocery/supermarket use. The estimated trips generated during the peak travel hours for this mixed use development range from 45 to 80 trips in the morning and evening peak travel periods. The traffic generated by the proposed improvements should not adversely impact traffic flow within the area. South Barstow Street and Seaver Street have the available capacity to meet the demands of the proposed development's trip generation.

Parking related to the commercial development will have access to a surface parking lot from both Seaver Street and South Barstow Street. The plan proposes a 24-foot curb cut on each street for driveway access to the surface parking lot. A second 23-foot curb cut is proposed on South Barstow Street, east of the surface lot driveway to access the proposed underground parking. The driveway approach to Seaver Street needs to align with the existing public alley. Using the alley as access to the parking lot is a permitted use, however, it will be treated as a driveway within the alley (similar to a driveway crossing a boulevard) and will be the responsibility of the parking lot owner to maintain the pavement, clear snow, and replace the pavement as needed.

A public ingress/egress easement will be required from the end of the public alley to allow vehicles utilizing the alley to continue through to South Barstow Street without needing to turn around. An example of this use would be a delivery truck.

Transit: This project is located one block from Bus Routes #5 – Rudolph Road, #6 – Putnam Heights and Mall, #7 – West Clairemont, #11 – Express Route, #15 – West MacArthur, and #21 – Shopko Plaza. The project may generate some moderate demand for Transit.

RECOMMENDED CONDITIONS

1. City of Eau Claire Engineering Department approval of drainage calculations and drainage plan.
2. Details showing method to protect the adjacent basement from water quality BMP infiltration.



Advanced Engineering Concepts
1360 International Drive
Eau Claire, WI 54701
Office 715.552.0330
www.rls-aec.com

Friday Nov 2nd, 2018

City of Eau Claire - Major Site Plan Submittal Narrative

Project Description: Wilson Square

Wilson Square is a proposed 1.61-acre mixed-use project in the downtown block encompassed by Seaver St, S Barstow Street, Emery Street and S Farwell Street. This block is zoned CBD (Central Business District). The proposed development will utilize the properties located at 707 & 709 & 715 S Barstow St, 316 Emery St, 708 & 710 & 720 S Farwell Street. A separate parcel at 705 S Barstow Street will remain unchanged. Approximately 0.085-acres of alleyway is proposed to be vacated. Access to the business at 705 S Barstow Street will be maintained via a paved loading zone along the northeast side of the existing building.

The development proposes a building with five (5) above ground levels and one (1) below grade parking level. The building footprint will be approximately 26,312-sf and a separate 17,729-sf exterior at-grade parking lot is proposed as well. The below grade parking garage will provide 75-parking stalls that include 4-accessible stalls. The exterior parking lot will have 40-parking stalls that will include 2-accessible stalls. Each stall will be 9-ft wide by a minimum of 18-ft long.

The primary-use of the building will be for 120 senior-living apartments. A 4,644-sf commercial space is proposed on the first-floor level and a grocery store tenant is proposed for that space. The remaining first level will include administrative, dining and fitness areas for the senior living apartments, as well as 12-memory care apartment units. The memory care units are classified as an institutional use and are permitted on the ground floor in the CBD zoning district. Each remaining apartment level above the ground level will have 27-units each. The first-floor level will be 16-feet in height and each subsequent upper level will be approximately 11-feet in height. The total height of the building will be approximately 62-feet in height. The overall gross building area will be 146,069-sf over the 6-total levels.

The commercial space will have a main entrance along the southwest face of the building accessible via the interior parking lot and a sidewalk from Seaver Street and a sidewalk from S Barstow Street. A ‘deliveries only’ ramp and access door for will serve the commercial space from S Farwell Street. The senior living apartments will have a separate main entrance accessed from the interior parking lot and from a sidewalk from Seaver Street and from a sidewalk from S Barstow Street. Additional egress from the apartments will be provided to S Farwell Street and at two locations along Emery Street. The below grade parking garage will be accessed via a ramp and curb cut from S Barstow Street. The at-grade parking lot will have driveway entrances from Seaver street and S Barstow Street. A 750-sf loading zone will be marked within the parking lot for the commercial use.

The required parking is to be 4-stalls per 1,000-sf of retail space and 0.75-stalls per senior living apartment. The 4,644-sf of commercial space will require 19 automobile stalls and the 120-apartments will require 90 automobile stalls. The required total parking is 109-stalls and 115-stalls will be provided. For non-residential uses, 1 bicycle stall is required per 10 required automobile spaces. A 6’x6’ concrete pad will be provided for 4 bicycle spaces (based on 40 auto parking stalls in the parking lot). No bicycle parking is required for the 70-stalls provided within the parking garage. The memory care residents typically do not operate automobiles.



Advanced Engineering Concepts
1360 International Drive
Eau Claire, WI 54701
Office 715.552.0330
www.rls-aec.com

Trash receptacles will be stored within the underground garage and will be rolled out for pickup at the curb on S Barstow Street. Heating/cooling, electrical, gas and other mechanical equipment will be within designated area in the parking garage or will be located on the roof. An electrical transformer will be positioned in greenspace on Seaver Street or Emery Street. A generator will be located in the parking garage as well. The water service to the building will be serviced from a new street opening in S Barstow Street. Two sewer services will be stubbed in from S Barstow and S Farwell Streets. Storm sewer connection will be made in two locations on S Barstow Street, two connections to an inlet in Seaver St and one connection to an inlet on Emery Street.

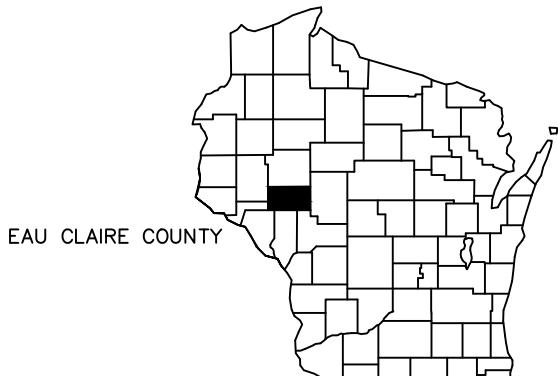
Stormwater drainage will be provided via three roof drain connections and 3 separate inlets within the parking lot. The ramp to the underground parking will have an inlet that will be drained via a storm-type sump pump. A grassed swale along the southern section of the parking lot will provide for a minimum 40% total suspended solids reduction from the exterior pavements. The site is considered a re-development site and is less than five acres and is exempt from peak discharge and infiltration performance standards. The existing site has approximately 45,721-sf of impervious surface and the proposed site will have approximately 48,872-sf of impervious surface.

Inlet protection will be installed in existing inlets in the streets prior to demolition of existing buildings. After demolition and sub-cutting the site, a construction entrance will be installed, and silt fence will be installed down gradient of stockpiles and disturbed ground. The building will then be constructed, and the utilities and storm sewer installed. The site will then be restored and landscaped. Silt fence, a construction entrance, staged construction & inlet protection will be used as temporary erosion control. Pavement, landscaping, riprap, seed and mulch will be used as permanent erosion protection.

A memory care patio with decorative metal fence will provided within the interior of the site. A raised dining patio with decorative railing will be located on the southeast ground level and a sidewalk will provide access to Emery Street and Wilson Park. The building ground level will be approximately 30-inches above the adjacent sidewalks and each access will have stairs and/or a ramp with decorative metal railings. A metal railing will be located along the top of a concrete retaining wall that will separate the parking lot from the ramp to the underground parking garage. The public sidewalks along S. Barstow, Seaver, S Farwell and Emery Streets will all be replaced, and the existing driveway aprons will be removed and replaced with curb and gutter.

The exterior greenspace will include a landscaped border with foundation plantings around each side of the building. Street trees will be planted within the boulevards of S Barstow Street, Seaver Street and Emery Street. There is no grassed boulevard along S Farwell Street and sidewalk will extend from the right-of-way to the back of curb.

The commercial space will have a sign located between the 1st and 2nd level on the NE, NW and SW sides of the building. A monument sign will be located near the parking lot driveway entrance onto S Barstow Street.



Know what's below.
Call before you dig.

WILSON SQUARE JCAP CONSTRUCTION S BARSTOW STREET EAU CLAIRE, WI

PROJECT LOCATION

CONTACTS	
CITY ENGINEER	CITY OF EAU CLAIRE ATTN: JOHN GENSKOW (715) 839-4934
ELECTRIC	XCEL ENERGY: DESIGN SECTION ATTN: JOHN KELSER (715) 737-1431
GAS	XCEL ENERGY: DESIGN SECTION ATTN: BRADY GARDOW (715) 737-1450
TELEPHONE	AT&T ATTN: RICK REITER (715) 839-5807
CABLE	CHARTER COMMUNICATIONS ATTN: CURT MOORE (715) 831-8940 ext. 51148
SANITARY	CITY OF EAU CLAIRE BEN SPANEL (715) 839-1876
WATER	CITY OF EAU CLAIRE SCOTT KWIK OR LANE BERG (715) 839-1877
FIRE DEPT.	CITY OF EAU CLAIRE ALLYN BERTRANG (715) 839-2911



LOCATION MAP

LAND OWNER/DEVELOPER: JCAP CONSTRUCTION ATTN: BRIAN JOHNSON 212 S BARSTOW STREET EAU CLAIRE, WI 54701 715.831.3994 EMAIL: brian@jcappm.com
PROJECT ENGINEER: ADVANCED ENGINEERING CONCEPTS MATT APPEL, P.E. 1360 INTERNATIONAL DRIVE EAU CLAIRE, WI 54701 715.552.0330 EMAIL: mappel@rls-aec.com

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	SUBMITTED	APPROVAL
CITY OF EAU CLAIRE—SITE PLAN	11-02-2018	
WDNR — WRAPP PERMIT		
CITY OF EAU CLAIRE—EXTERIOR PLUMBING		

LEGEND

EXISTING	PROPOSED
— BENCHMARK	— BENCHMARK
— CONTROL POINT	— CONTROL POINT
— SIGN	— SIGN
— CURB STOP	— CURB STOP
— WELL	— WELL
— HYDRANT	— HYDRANT
— GATE VALVE	— GATE VALVE
— CURB INLET	— CURB INLET
— AREA DRAIN	— AREA DRAIN
— SAN MH	— SAN MH
— STORM MH	— STORM MH
— SAN CLEANOUT	— SAN CLEANOUT
— GAS MANHOLE	— GAS MANHOLE
— LIGHT POLE	— LIGHT POLE
— UTILITY POLE	— UTILITY POLE
— GUY WIRE	— GUY WIRE
— GUY POLE	— GUY POLE
— PULL BOX	— PULL BOX
— ELEC PED	— ELEC PED
— CABLE PED	— CABLE PED
— MAILBOX	— MAILBOX
— TELE PED	— TELE PED
— IRON PIPE	— IRON PIPE
— ROW POST	— ROW POST
— REBAR	— REBAR
— W — WATER MAIN	— W — WATER MAIN
— SAN — SANITARY SEWER	— SAN — SANITARY SEWER
— STM — STORM SEWER	— STM — STORM SEWER
— OH — OVERHEAD UTILITY	— OH — OVERHEAD UTILITY
— T — TELEPHONE LINE	— T — TELEPHONE LINE
— G — GAS LINE	— G — GAS LINE
— E — ELECTRIC LINE	— E — ELECTRIC LINE
— TV — CABLE TV LINE	— TV — CABLE TV LINE
— TREELINE	— TREELINE
— EXISTING TREES	— EXISTING TREES
— MARSH	— MARSH
— FENCE LINE	— FENCE LINE
— WOVEN WIRE FENCE	— WOVEN WIRE FENCE
— SILT FENCE	— SILT FENCE
— RETAINING WALL	— RETAINING WALL
— 870 — CONTOURS MAJOR	— 870 — CONTOURS MAJOR
— 910 — CONTOURS MINOR	— 910 — CONTOURS MINOR

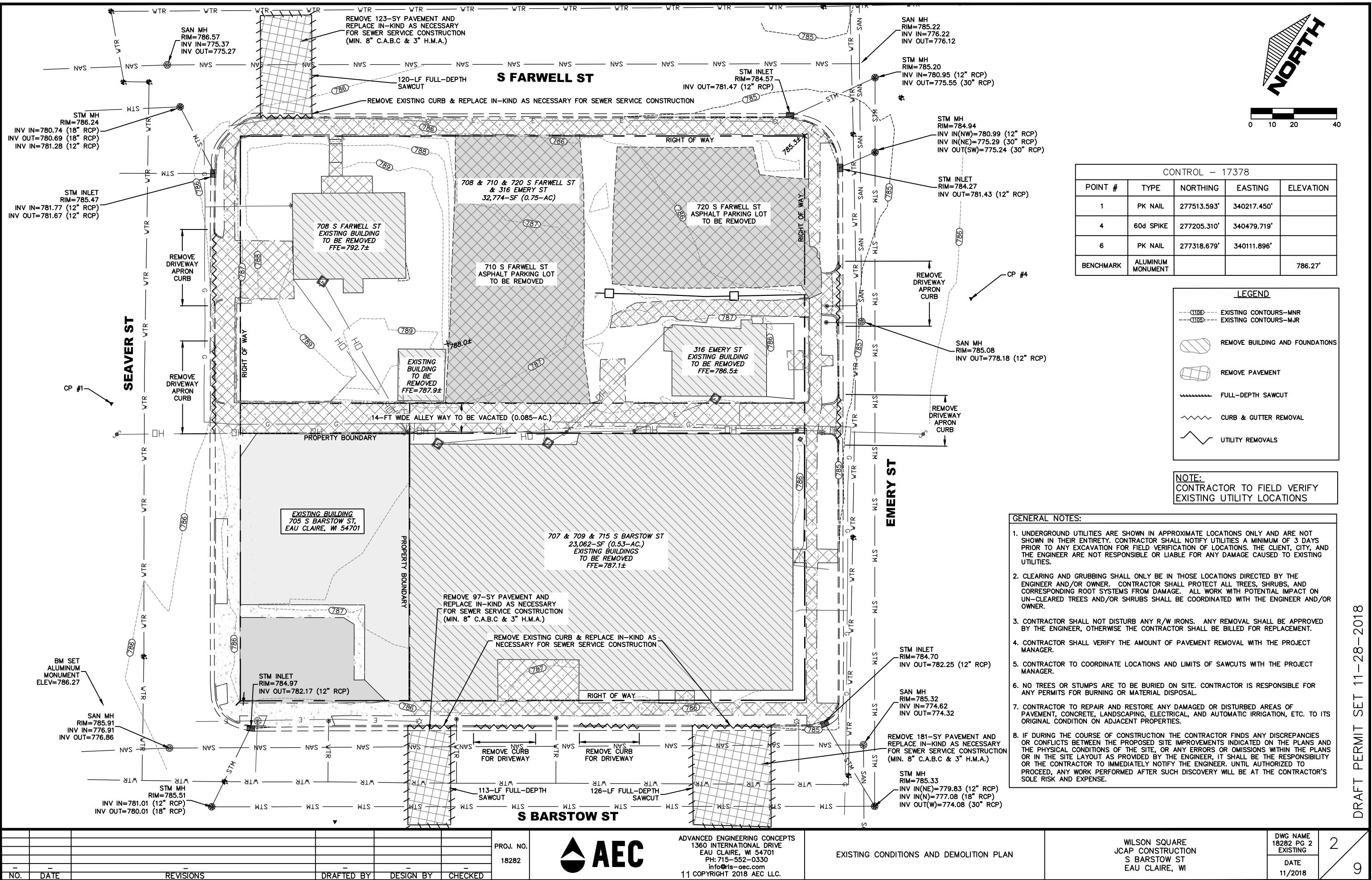
SHEET SCHEDULE

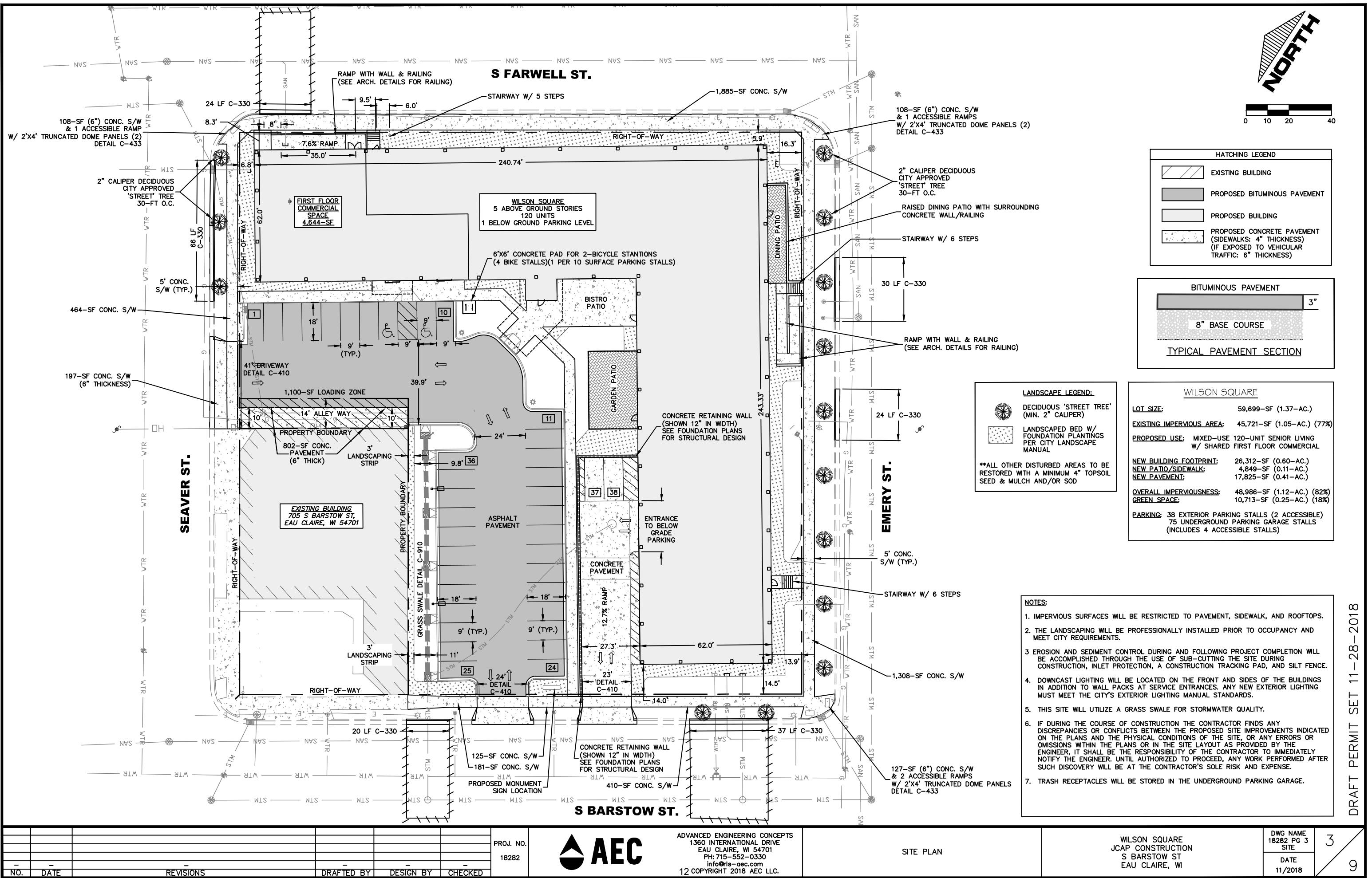
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE PLAN
4	PARKING LOT CURB PLAN
5	UTILITY PLAN
6	GRADING PLAN
7	EROSION CONTROL PLAN
8-9	DETAILS

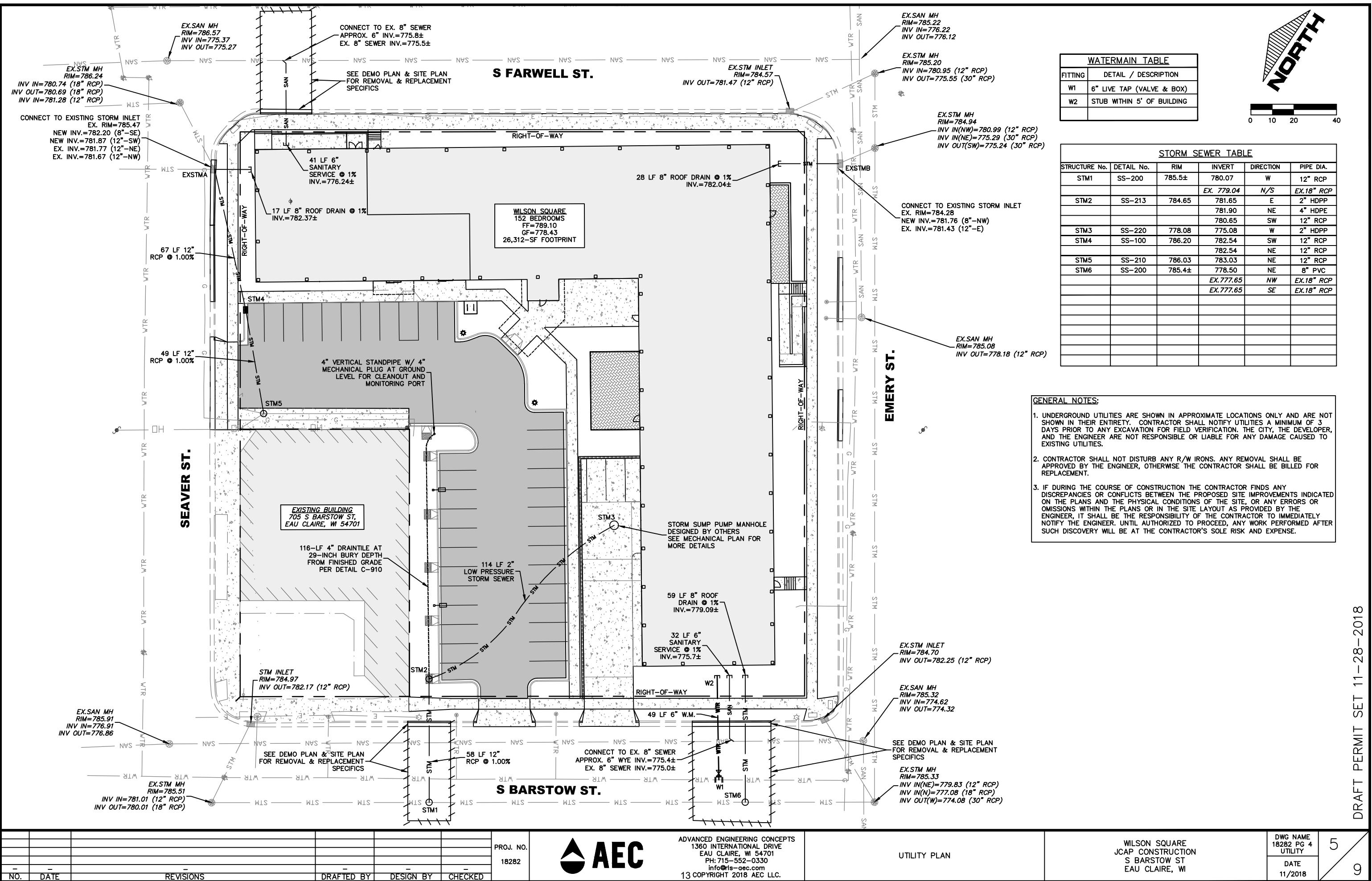
AEC PROJECT #:18282 PLANS DATED: NOVEMBER 2018

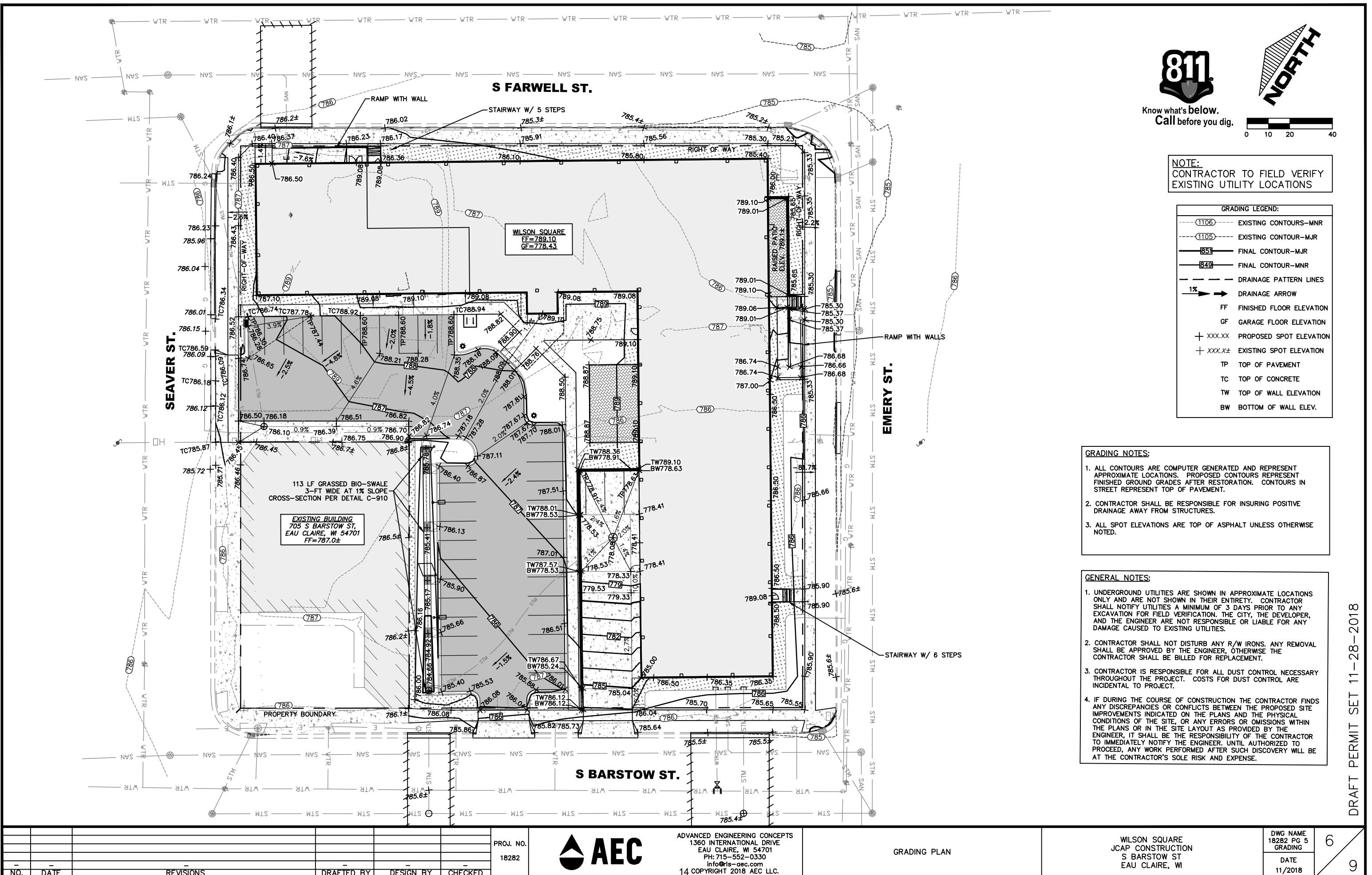


ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@RLS-AEC.COM
COPYRIGHT 2018, AEC LLC.









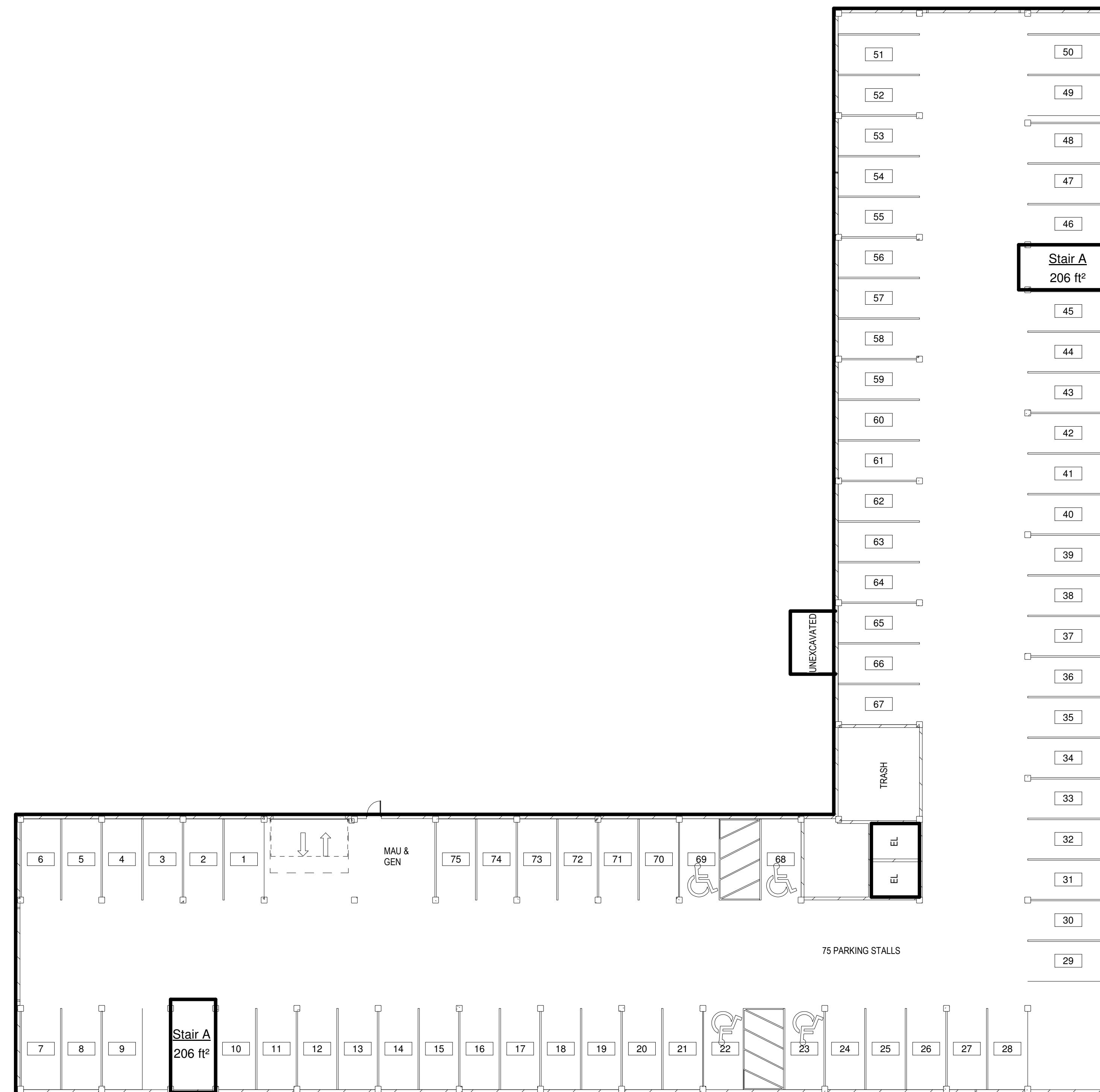
Wilson Square

S Farwell St. & Emery St. Eau Claire, WI



Market Rate - Unit Schedule (Gross SF - by Flr)			
Level	Unit Type	Name	Count
Level 1	MC Studio	Unit MC 0-0	8
Level 1	MC Studio	Unit MC 0-4	2
Level 1	MC Studio	Unit MC 0-7	1
Level 1	MC Studio	Unit MC 0-8	1
Level 1: 12			
Level 2	1BR	Unit 1-2	13
Level 2	1BR+D	Unit 2-2	4
Level 2	2BR	Unit 2-3	2
Level 2	2BR	Unit 3-2	2
Level 2	2BR	Unit 3-3	1
Level 2	2BR	Unit 3-6	3
Level 2	Studio	Unit 0-6	2
Level 2: 27			
Level 3	1BR	Unit 1-2	13
Level 3	1BR+D	Unit 2-2	4
Level 3	2BR	Unit 2-3	2
Level 3	2BR	Unit 3-2	2
Level 3	2BR	Unit 3-3	1
Level 3	2BR	Unit 3-6	3
Level 3	Studio	Unit 0-6	2
Level 3: 27			
Level 4	1BR	Unit 1-2	13
Level 4	1BR+D	Unit 2-2	4
Level 4	2BR	Unit 2-3	2
Level 4	2BR	Unit 3-2	2
Level 4	2BR	Unit 3-3	1
Level 4	2BR	Unit 3-6	3
Level 4	Studio	Unit 0-6	2
Level 4: 27			
Level 5	1BR	Unit 1-2	13
Level 5	1BR+D	Unit 2-2	4
Level 5	2BR	Unit 2-3	2
Level 5	2BR	Unit 3-2	2
Level 5	2BR	Unit 3-3	1
Level 5	2BR	Unit 3-6	3
Level 5	Studio	Unit 0-6	2
Level 5: 27			
Grand total: 120			

Market Rate - Bldg Gross SF - Overall	
Level	Gross SF
Level -1	25,990 ft ²
Level 1	25,925 ft ²
Level 2	25,604 ft ²
Level 3	22,850 ft ²
Level 4	22,850 ft ²
Level 5	22,850 ft ²
	146,069 ft ²

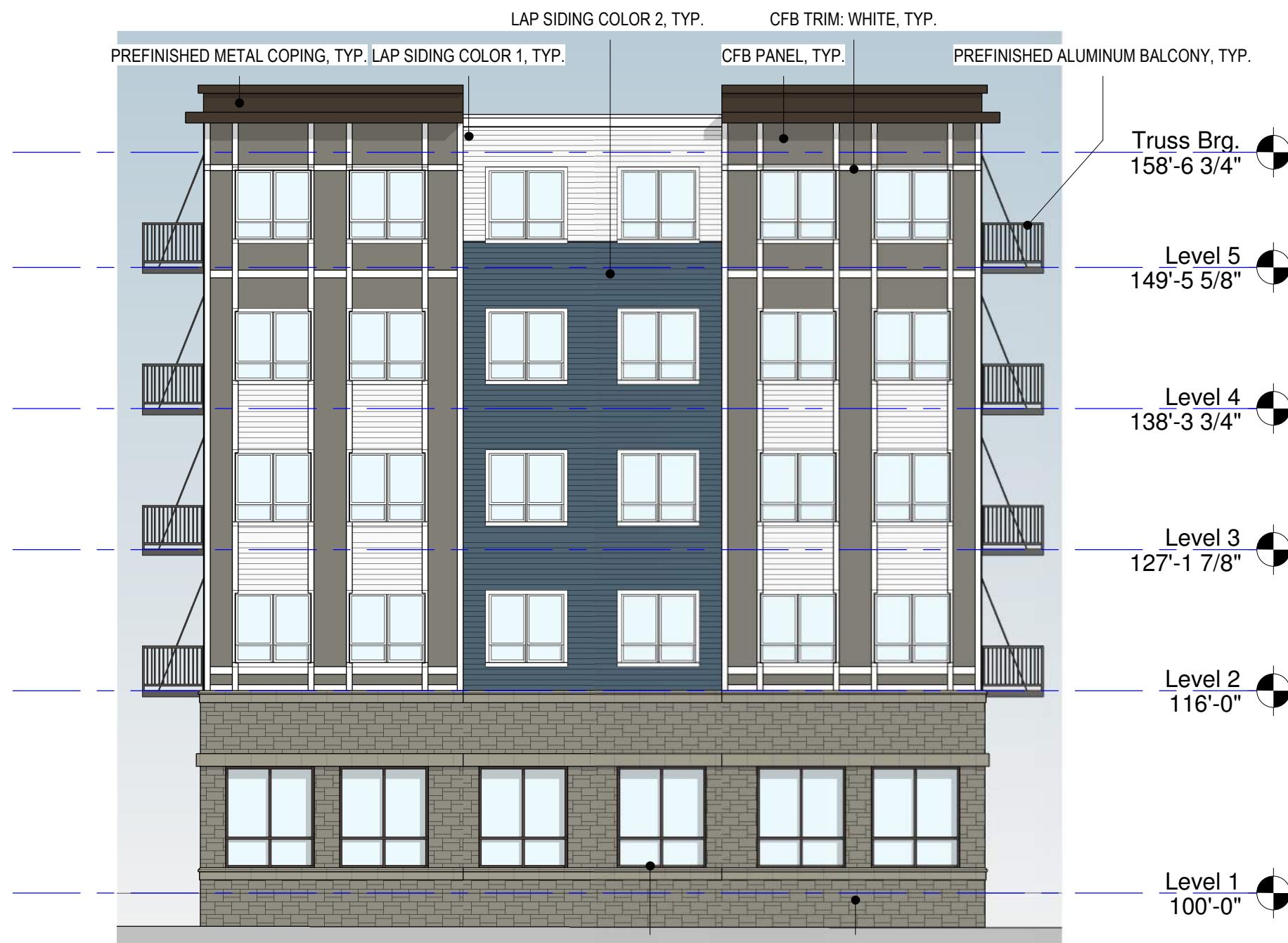




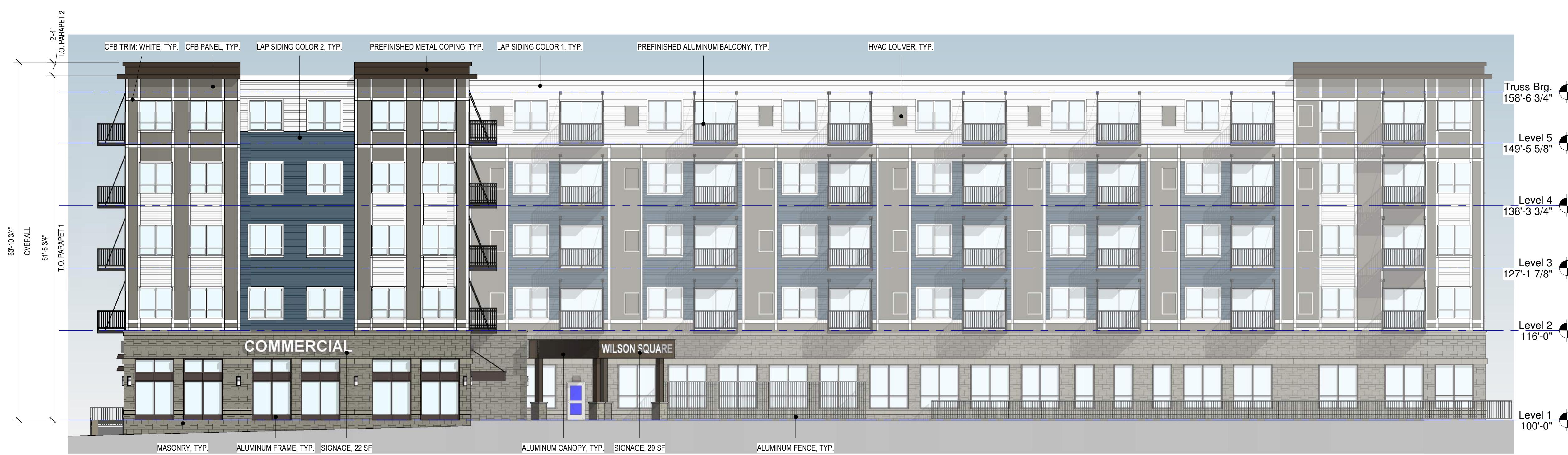




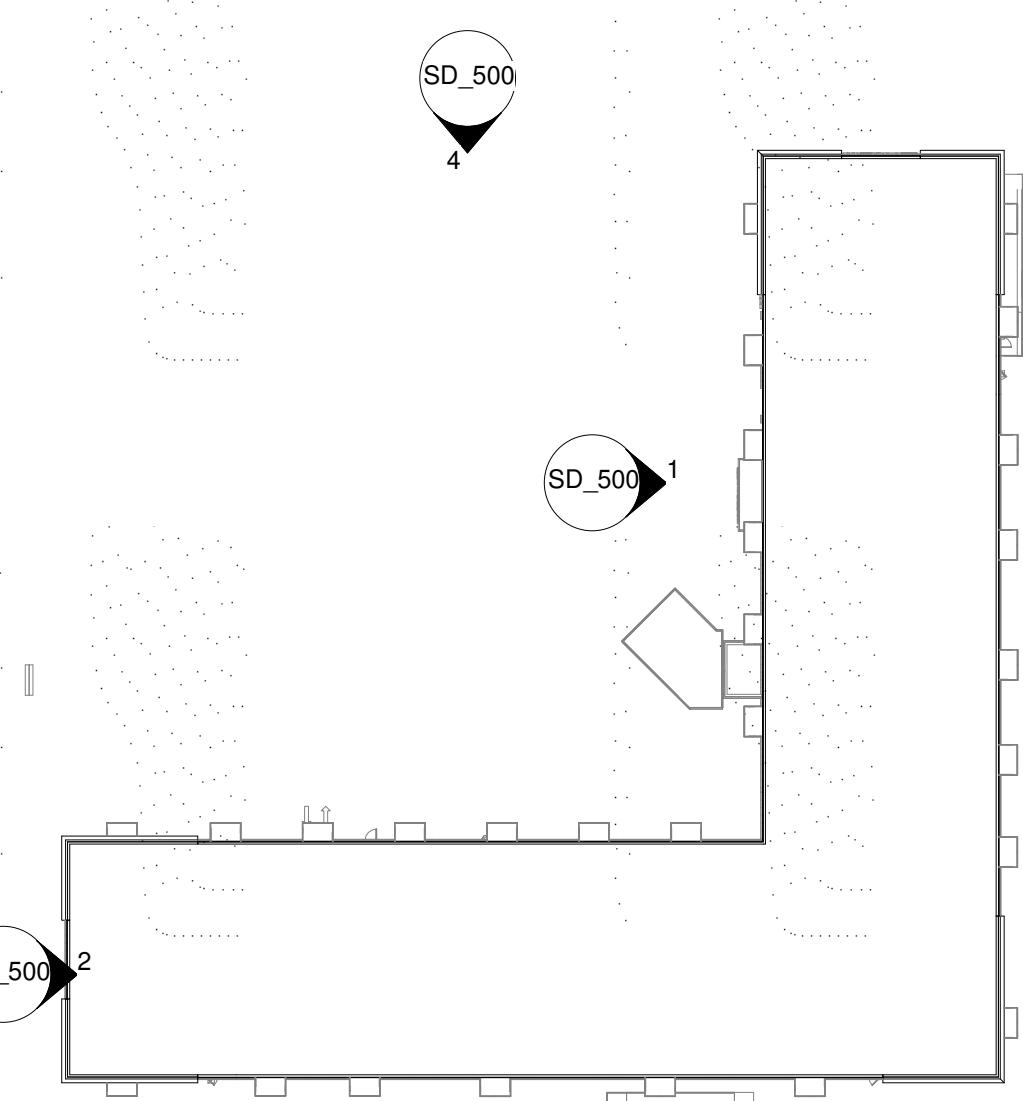
① Exterior Elevation - Main Entry
3/32" = 1'-0"

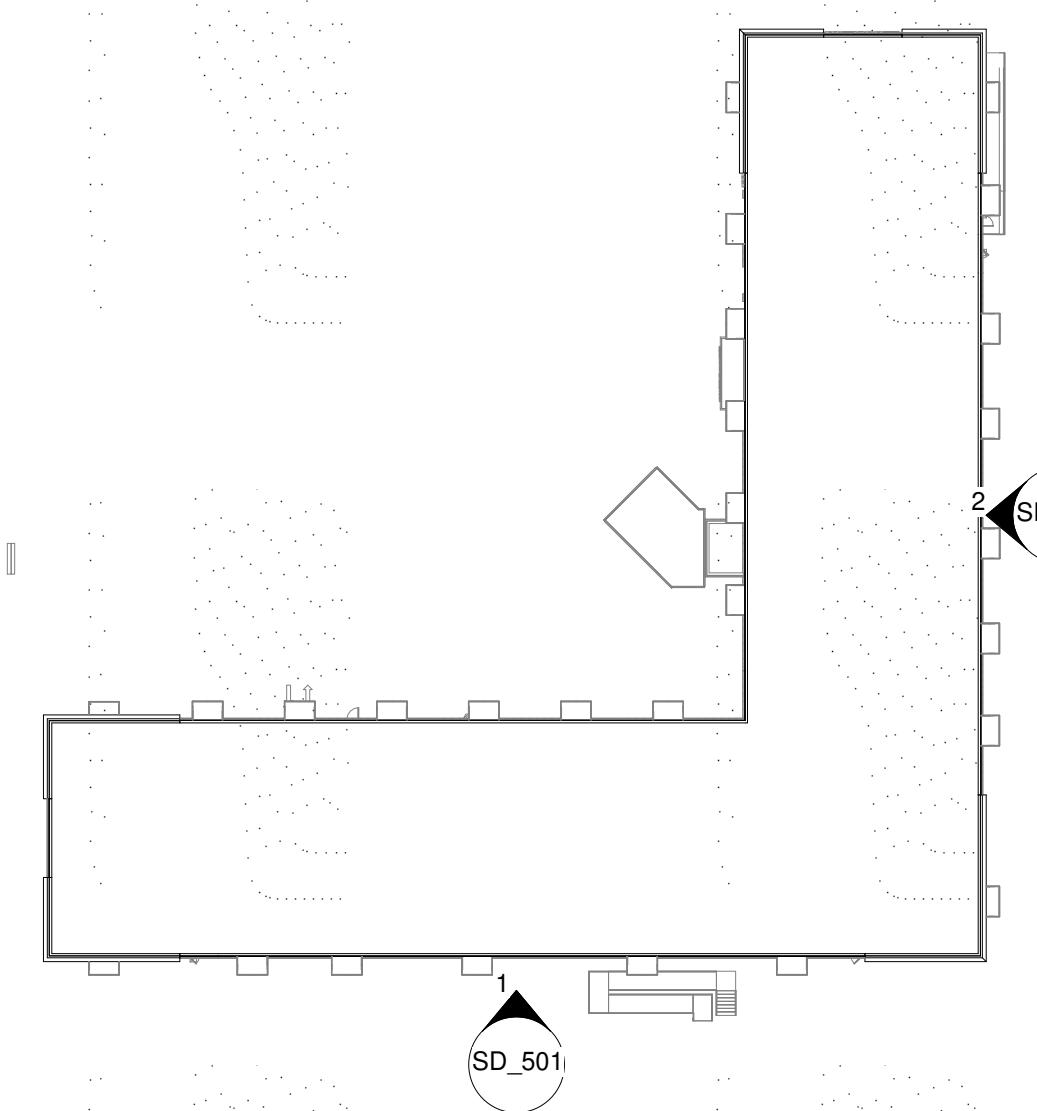
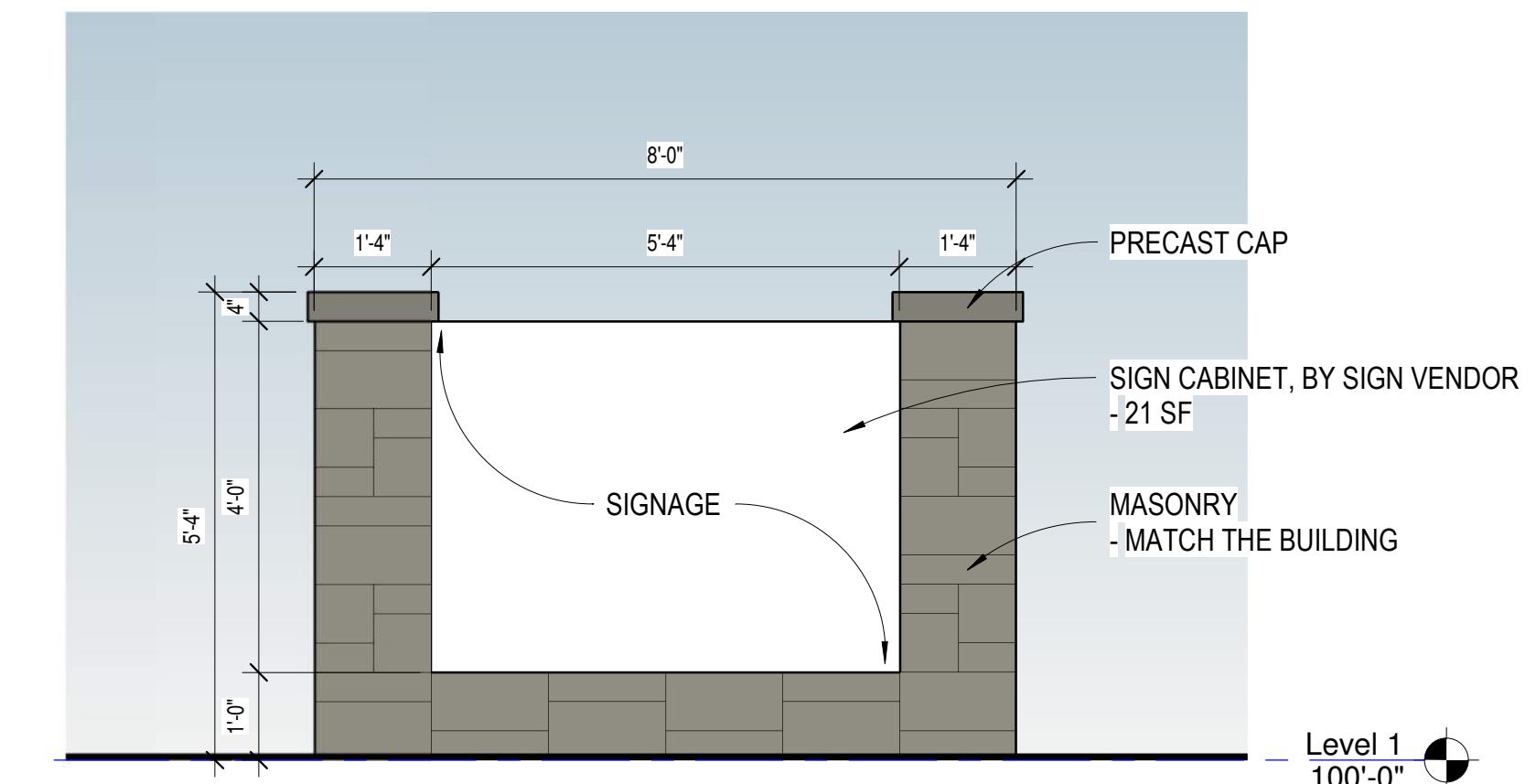


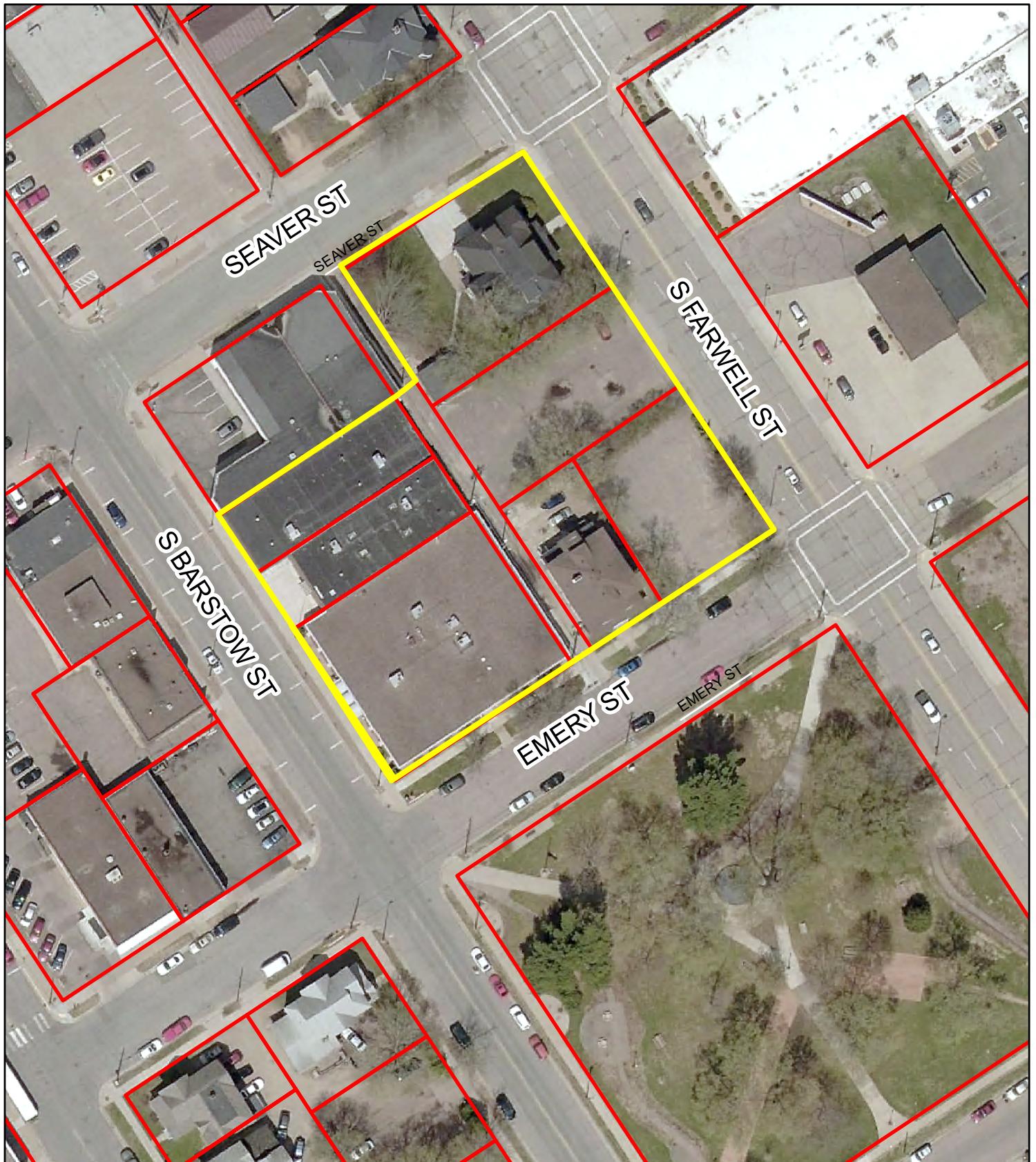
② Exterior Elevation - West
3/32" = 1'-0"



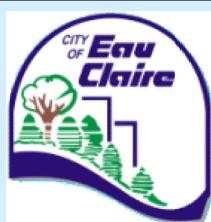
④ Exterior Elevation - North
3/32" = 1'-0"

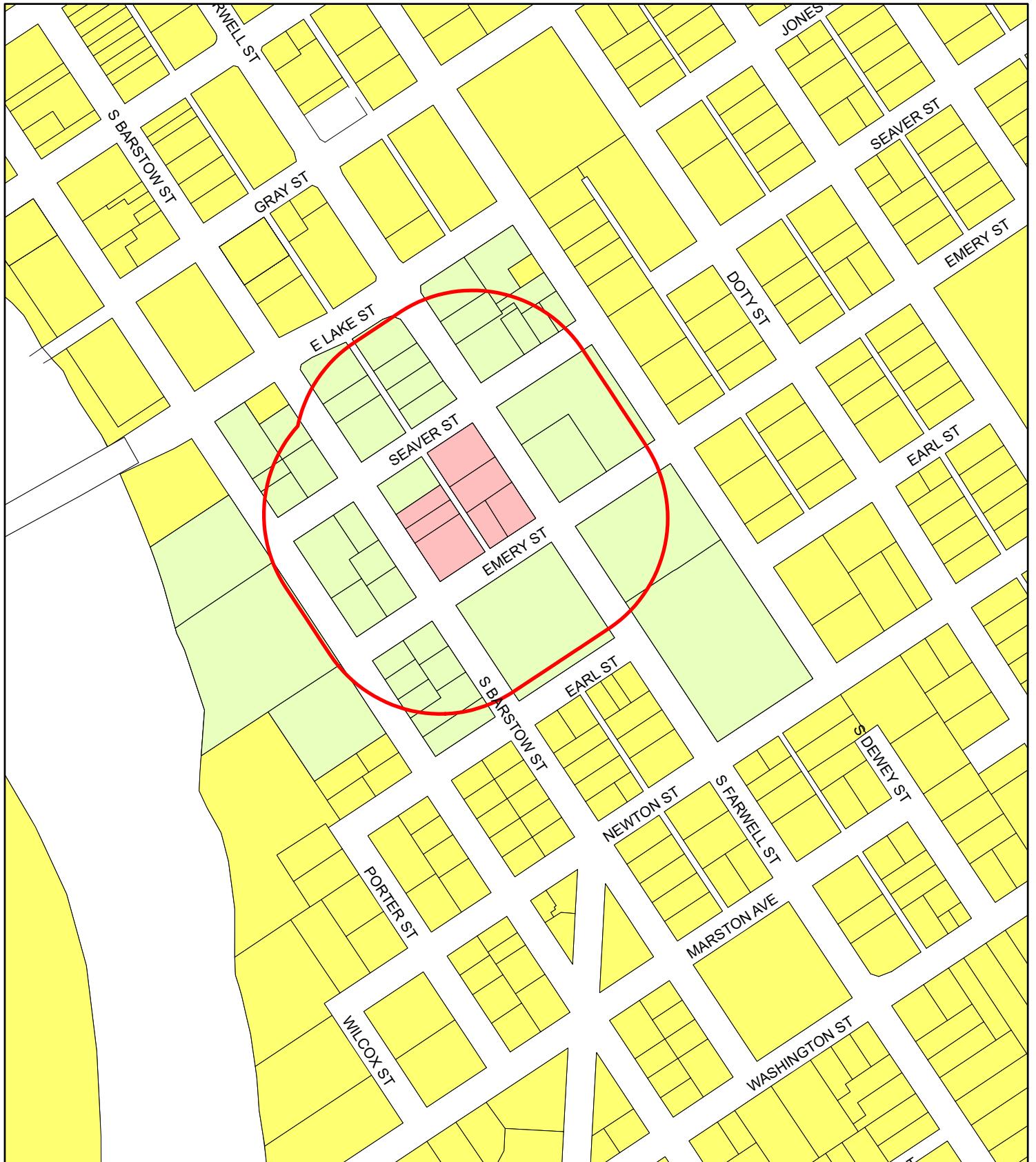




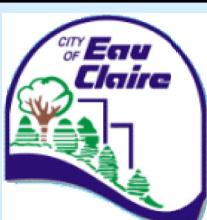


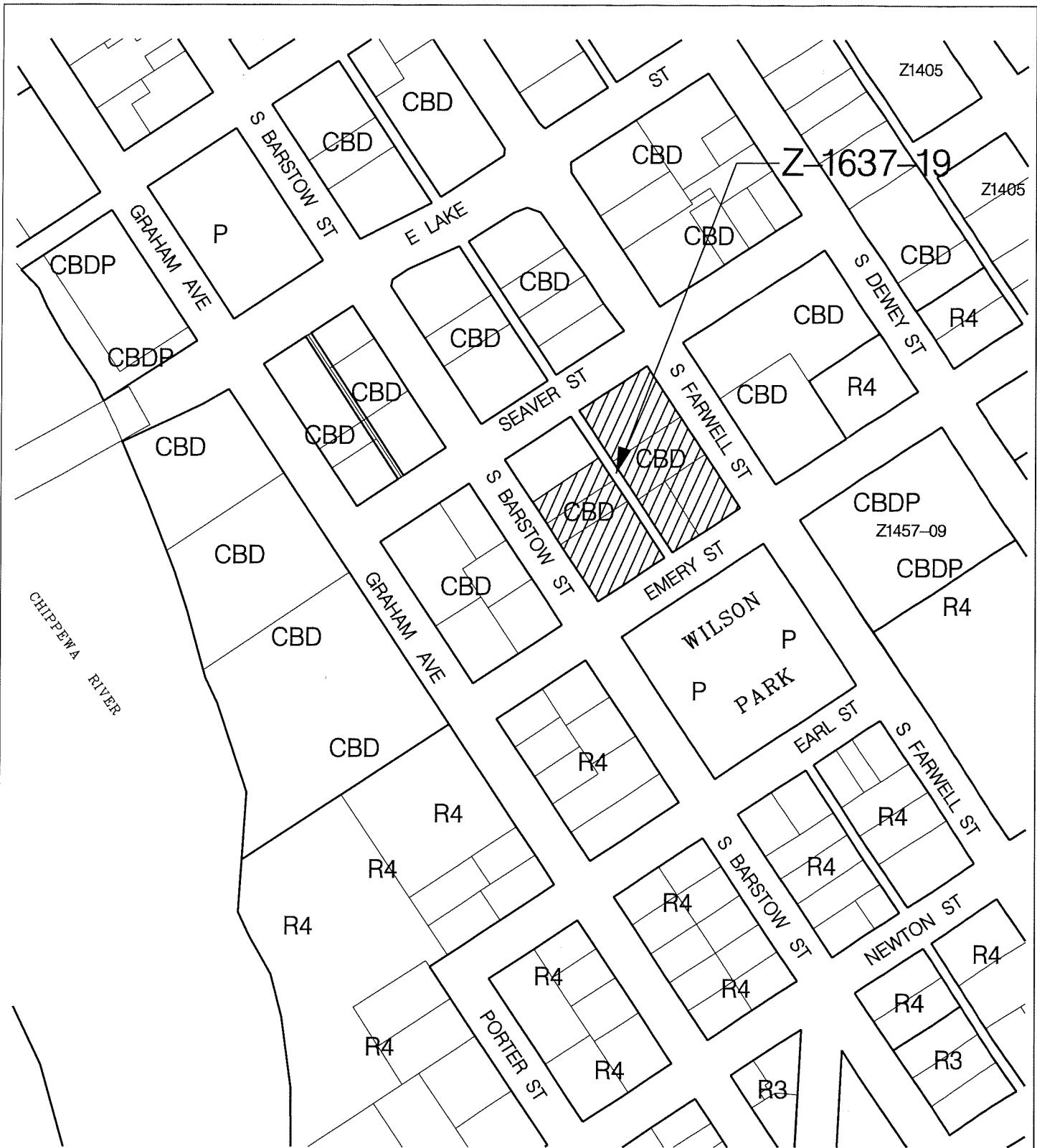
Z-1637-19
AERIAL MAP





Z-1637-19
300' RADIUS & BUFFER





**DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF EAU CLAIRE, WI**

FILE #

Z-1637-19



ADDRESS	PARCEL NUMBER	ZONING	DATE
NE OF EMERY ST & S BARSTOW ST	02-0058 - 02-0064	CBD TO CBDP	12-11-18



STAFF REPORT

TO: Plan Commission

HEARING DATES:

PLAN COMMISSION: 1/14/19, 7:00 p.m.

Eau Claire County Courthouse, County Board Room

FROM: Community Development

FILE NO.: Z-1638-19

CITY COUNCIL: 1/21/19, 7:00 p.m.

AGENDA ITEM: Request to rezone property from I-2 to RM located at 318 Elm Street.

APPLICANT: River Prairie Builders, LLC

PROPERTY OWNER: City of Eau Claire

TYPE OF INTEREST: Applicant

SURROUNDING LAND USE: North: Industrial
East: Duplexes
South: Triplex
West: Industrial

AREA: +/- 16,800 sq. ft.

EXISTING ZONING: I-2 (Heavy Industrial)

EXISTING LAND USE: Vacant

PROPOSED ZONING: RM (Mixed Residential)

PROPOSED LAND USE: Multi-family Residential

COMPREHENSIVE PLAN: Medium & High Density Housing

RECOMMENDATION:

Staff recommends approval of Z-1638-19.

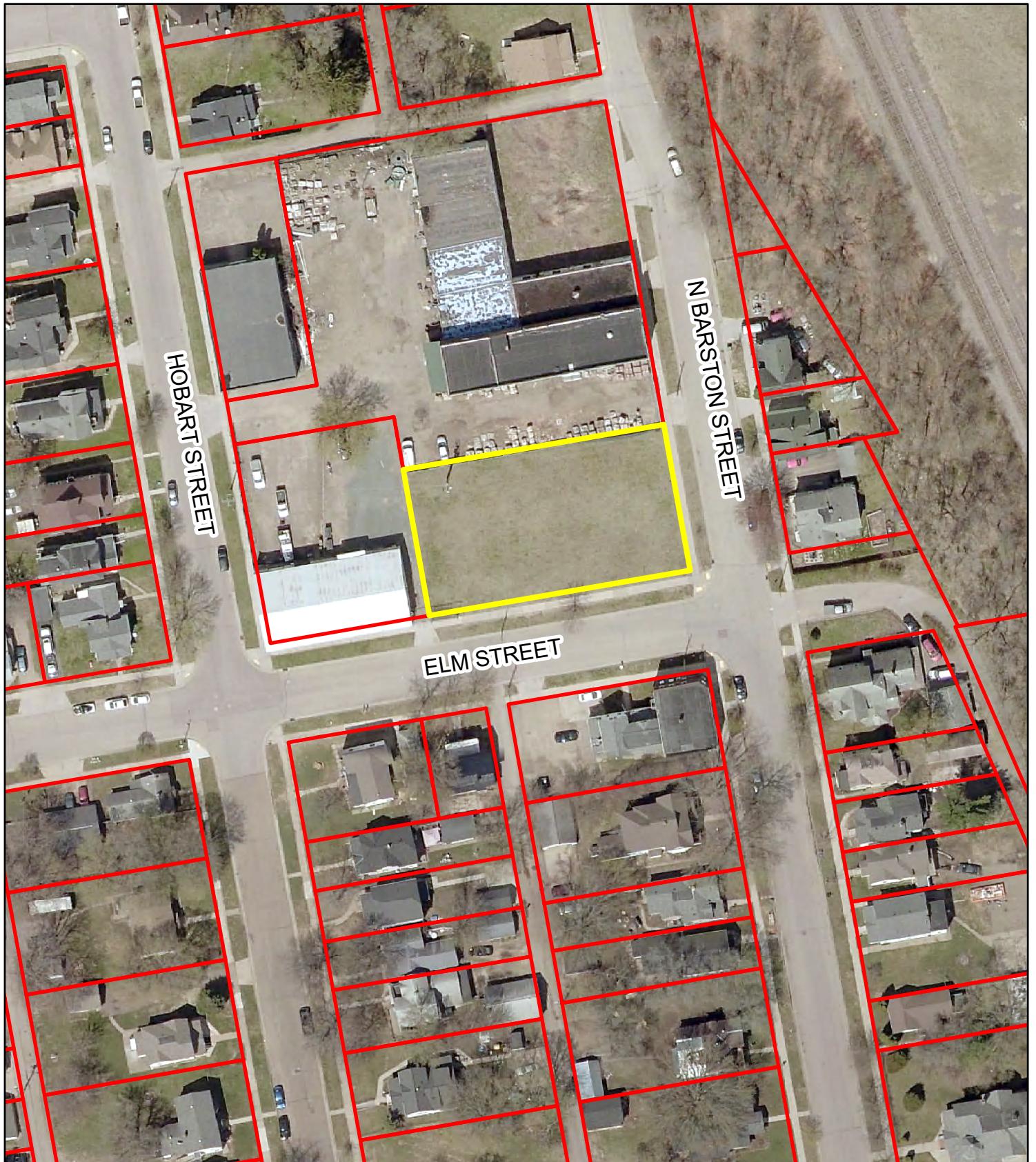
ANALYSIS

River Prairie Builders, LLC is requesting to rezone property from I-2 to RM at 318 Elm Street. The property is currently zoned I-2 and is vacant. It is located at the northwest corner of Elm Street and N. Barstow Street.

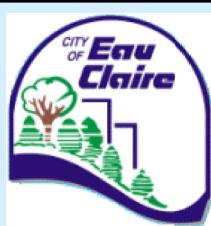
At its May 9, 2017, meeting, the City Council declared this city-owned property as “excess land.” A request for proposals (RFP) was issued in December 2017 but only received one low offer. A second RFP was issued in April 2018, and proposals were received in May. The sale of the property to the applicant was authorized by the City Council at their November 27, 2018, meeting.

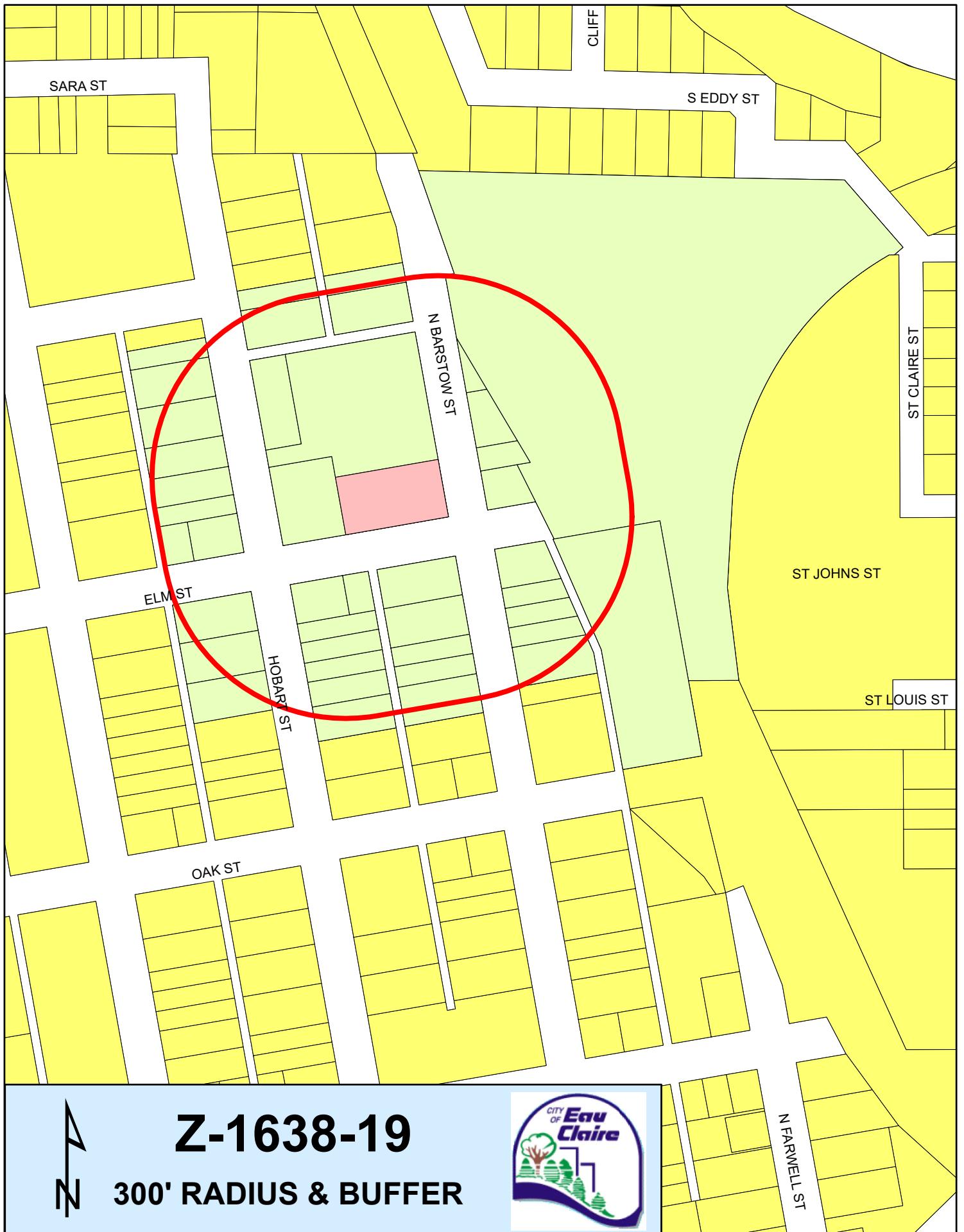
The applicant is proceeding through the rezoning process in advance of a closing date no later than February 28, 2019. The applicant is proposing to construct a “multiple family dwelling unit structure.” The Comprehensive Plan identifies this area as being appropriate for medium and high density residential development. The applicant has indicated developing a 6-unit townhome style structure with two-car attached garages. The timeline for completion is expected in early 2020.

Staff believes the rezoning request is consistent with the Comprehensive Plan and with the zoning ordinance. This agenda item will be considered by the City Council at the January 21, 2019, meeting. A final site plan will be required for approval by the Plan Commission at a later date.



Z-1638-19
AERIAL MAP







	DEPARTMENT OF COMMUNITY DEVELOPMENT CITY OF EAU CLAIRE, WI	FILE #	N
		Z-1638-19	
ADDRESS	PARCEL NUMBER	ZONING	DATE
318 ELM STREET	08-0333	I-2 TO RM	12-13-18



STAFF REPORT

TO: Plan Commission

HEARING DATES:

PLAN COMMISSION: 1/14/19, 7:00 p.m.

Eau Claire County Courthouse, County Board Room

FROM: Community Development

FILE NO.: Z-1639-19

CITY COUNCIL: 1/21/19, 7:00 p.m.

AGENDA ITEM: Request to rezone property from I-1 to CBDP, to adopt the general development plan for an apartment building with reduced setbacks for a property located on the west side of Oxford Avenue, between Cameron Street and Maxon Street.

APPLICANT: Cannery Trail Residences Inc.

PROPERTY OWNER: Eau Claire Redevelopment Authority (RDA)

ENGINEER/ARCHITECT/SURVEYOR: Opening Design

TYPE OF INTEREST: Offer to Purchase

SURROUNDING LAND USE:

North:	Commercial
East:	Vacant
South:	Commercial
West:	Vacant/Multi-family

AREA: +/- 1.19 acres

EXISTING ZONING: I-1

EXISTING LAND USE: Vacant & two multi-family structures

PROPOSED ZONING: CBDP

PROPOSED LAND USE: 3-story apartment

COMPREHENSIVE PLAN: Central Business District

APPLICANT'S STATEMENT: See attached letter from applicant

RECOMMENDATION:

If the Plan Commission finds the general development plan and setbacks consistent with the comprehensive plan, and the Cannery District Plan, the Commission should approve with the conditions, the final site plan to be required, and as noted in the Engineering Report.

ANALYSIS

Cannery Trail Residences Inc. is requesting to rezone property from I-1 to CBDP and to adopt the general development plan for an apartment building with reduced setbacks for a property located on the west side of Oxford Avenue, between Cameron Street and Maxon Street.

Attached are the narrative, preliminary site plans and building elevations for the project. This project is a two phase multi-family development within the Cannery District. The narrative explains the first phase as a 71-unit three-story apartment building. The second phase adds a 45-50 unit apartment building to the south of phase one. Currently, the parcels are zoned I-1 (Light Industrial).

Rezoning & Planned Development: The parcels currently have two existing multi-family structures along Oxford Avenue and the remaining parcels are vacant land, all which are owned by the RDA. The narrative notes a proposed 3-story apartment structure which is approximately 7 feet from the property line along Oxford Avenue for the structure including the porches and balconies, approximately 5 feet along Maxon Street, and approximately 7 feet for the side setbacks. The typical setback for CBD zoning district is 20 feet for residential dwelling units on the ground floor and eight feet for side setbacks.

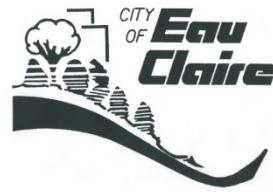
Oxford Avenue is a minor arterial with 6,200 vehicles daily traveling along this corridor. The proposed setbacks are a concern because of the amount of vehicles and the speed at which the vehicles are traveling. In addition, the proposed 7 feet and 5 feet along the street frontage provides little additional room for vehicle error or for landscaping to be added to the site. The rezoning of the property to a planned development provides the opportunity to allow the reductions in setbacks.

The North Barstow redevelopment allowed encroachments for ground floor residence which included porches along Wisconsin Street and Riverfront Terrace. Both streets have a boulevard with street trees and parking along the street. Both streets are classified as local streets with less daily count. The street design and speed of vehicles which are traveling is less than Oxford Avenue.

The project density is 71 units for first phase and additional 45-50 units for a total property size of approximately 1.19 acres. The proposed underground parking of 66 stalls would require the applicant to add more stalls within the development or reduce the size and density of the proposed project. The parking ordinance is based on one stall per bedroom. This proposed development of 89 bedrooms; with a 10% reduction for transit route and 5% reduction for bicycle parking, a minimum of 76 stalls is required, unless the commission grants a waiver from the required parking ordinance.

The Cannery District Plan shows this area as being appropriate for commercial or mixed use building. The plan notes maintaining a mixed use urban design in this area is the preferred approach to redeveloping this gateway area. Eau Claire Children's Theater, Kwik Trip and the Brewing Projekt provide the commercial and this proposed project provides the residential. The RDA has reached a purchase and development agreement for land.

Engineering Analysis & Report



Engineering Department

SUBJECT: Cannery District Apartments
Z-1639-19 General Development Plan Review

DATE: January 7, 2019

This area is generally located: south of Maxon Street, west of Oxford Avenue, east of Bellinger Street, and north of Cameron Street; in the SE $\frac{1}{4}$ of Section 18, Township 27 North, Range 09, West, City of Eau Claire, Eau Claire County, Wisconsin.

STREETS

The proposed development is adjacent to Oxford Avenue and Maxon Street. No new streets are proposed. An underground parking area is proposed with access from Maxon Street. Oxford Avenue is tentatively proposed for reconstruction in 2020. Maxon Street does not currently have curb and gutter or sidewalk. If this development goes forward, Maxon Street will also be tentatively included in the 2020 Street Improvement Program. Both Oxford Avenue and Maxon Street improvements will cause special assessments to be levied against this parcel.

TRAFFIC

The zoning of the proposed development (CBD – Central Business District) permits many different uses with varying traffic generating impacts. The proposed use of the land is to develop two multi-family buildings, three to four stories in height, with underground parking and a potential outdoor courtyard. The proposed Phase I and Phase 2 – residential development of 121 dwelling units – is expected to generate between 815 and 880 trips per day with a peak hour generation of 50 to 85 trips, depending on actual use. The existing street system is capable of handling the anticipated traffic.

WATER MAIN

The existing water main in Oxford Avenue is 6" cast iron constructed in 1891. The proposed Oxford Street project will include reconstructing the water main as an 8-inch diameter main to meet current minimum City of Eau Claire standards. There is not currently a water main in Maxon Street, however, there are some long small-diameter service lines. The proposed improvements for Maxon Street include installing a water main between Bellinger Street and Oxford Avenue. This new water main in Maxon Street will cause special assessments to be levied against this parcel.

SANITARY

The existing sanitary sewer in Oxford Avenue is 15" concrete constructed in 1939. The proposed Oxford Avenue project will include reconstructing the sanitary sewer at the current diameter.

STORM DRAINAGE

A portion of the site drains to the storm sewer in Oxford Avenue; the remaining portion drains to a closed depression at the westerly side of the parcel that also takes runoff from the adjacent hillside. The proposed improvements fill a substantial portion of the closed depression. Provisions will need to be made to collect the runoff that drained to the closed depression and convey it to the public storm sewer and to convey runoff from the proposed improvements to the storm sewer in Oxford Avenue.

A downstream analysis will be required for all discharge points to verify that the conveyance systems can handle the peak flows. Runoff detention will be required for this site. Detention criteria will be:

The peak discharge from the developed plat, resulting from a 1%-probability design storm event (100-year) will not exceed the more restrictive of either:

- The peak discharge from the current land conditions, resulting from the 33% probability design storm event (3-year), or
- Downstream conveyance capacity.

Calculations will need to be provided showing that the storm water detention facility and storm drain piping is adequately sized.

The 1945 storm sewer in Oxford Avenue will be reconstructed as part of the Oxford Avenue project. The City will work with the Developer to determine if it makes sense to enter into a development agreement to increase the size of the storm sewer to provide conveyance capacity to the outfall at Plat Avenue in lieu of on-site detention facilities for peak rate runoff control.

Water Quality BMP's will not be required for the proposed site improvements because all areas exposed to vehicular traffic and storage are covered. Water quality BMP's will be required if above ground parking is added to the project.

GRADING

No grading information has been provided.

Land records indicate the log canal/tunnel that transported logs from the vicinity of Dells Dam to Half Moon Lake crosses this property at approximately the vacated alley. The exact location is not known, nor is what if any measures were taken to remove the structure. If the structure is encountered during construction, bulkheads must be installed to seal the ends and prevent sink holes due to soil migration into the tunnel.

TRANSIT

This project is located within one block of Bus Routes #8 – Folsom and Vine, #10 – Express Route, #12 – Delong, and #20 – Westridge Center. This project may generate some moderate demand for Transit.

RECOMMENDATIONS

The following recommendations should be made part of the final site plan conditions:

1. Provide detailed calculations of the estimated storm water runoff from this plat. These calculations are used to size on-site storm water conveyance systems, size the storm water detention facility, and the discharge piping from the detention facility to the public storm sewer system. Conduct a downstream analysis to determine the capacity of the storm sewer in Oxford Avenue. This requirement may be extended if field surveys indicate further analysis is needed.
2. Enter into a development agreement with the City if it is determined that providing additional runoff conveyance will be provided in lieu of on-site detention.



O2 at North Oxford Rezoning Request

To: City of Eau Claire Staff

Re: Cannery District Rezoning Request – Central Business District (CBD-PD)

January 2, 2019

Project Scope

The proposed phase 1 development at 1750 Oxford Avenue is a 71-unit mixed income housing development in the redeveloped Cannery District of Downtown Eau Claire. Positioned across the street from the existing Children's Museum and newly constructed Brewing Projekt, this development would be optimally located within a mile of everything tenants would need. Phase 1 will set aside 20% of its housing residences for residents earning less than 70% of the county median income (CMI). These housing units will have maximum rental rates which will follow WHEDA's income restricted rental rate schedule each year. Phase 2 which will be located directly to the south of phase 1, will contain 45-50 housing units and 85-100% of these units are planned to be work-force housing residences. Residents in this second phase will have a variety of work-force incomes ranging from 30-60% CMI and these rental rates will also follow WHEDA's income restricted rental rates each for each income level.

Amenities jointly shared in the development include: underground garage parking; a community room with a full kitchen, table games, high speed internet and a coffee bar; landscaped courtyard gathering space with seating areas, barbecue grills and fire pits; lobby with a large mail/package room; storage units; bike storage; building security features including key fob entrances, 24 hour security cameras and a dog shower in the parking garage.

Our market study has shown a lack of quality housing units in Eau Claire, at both affordable and market rates. We anticipate that this community will meet those needs.

Project Description

- Type of project: **Mixed Income Housing Development**
- Phase 1 Parcels: 090022, 090023, 090024, 090025, 090027, 090029
- Number of Units: **71**
 - Dwelling Unit Mix
 - Studios: **18** (505sf average)
 - One Bedroom: **37** (703sf average)
 - Two Bedroom: **16** (1060sf average)
- Parking
 - Vehicle Stalls: **69**
 - Stall/Unit Ratio: 0.97
 - Bicycle Stalls: **52**
- Stories: **3**
- Areas
 - Lot: **36,180sf = 0.83acres**
 - Lot Coverage: **32,400sf/36,180sf = 89.5%**
 - Building footprints (exterior walls)
 - Basement: **26,971 SF**
 - 1st Floor: **19,934 SF**
 - 2nd Floor: **22,325 SF**

- 3rd Floor: **22,325 SF**
 - Total: **91,555 SF**
- Density
 - Dwelling Units / Acre: $71 \text{ units} / 0.83 \text{ acres} = \mathbf{85.5 \text{ units/acre}}$
- Team

Municipality:	Developer:	Architect:
City of Eau Claire 2020 Prairie Ln., #102, Eau Claire, WI 54703	W Capital Group, LLC tyler@wcapitalgroupre.com 907 Graham Ave. Eau Claire, WI 54701 608.345.9848	OpeningDesign 316 W Washington Ave Suite 675 Madison, WI 53703 ryan@openingdesign.com 773.425.6456

Proposed PD Amendments

For the reasons provided in the *Perspective* below, we are requesting that this proposed CBD-P (Planned Development) include the following amendments to the underlying CBD zoning code.

Setbacks

- Per the conditional use requirements outlined in section 18.35, R-4 dwelling units on the 1st floor, within a CBD District, are required to have a **20ft** front yard setback--of which we would like to amend to the following:
 - Along Oxford Ave we are proposing:
 - **12ft** front yard setback for the the 2nd and 3rd floors.
 - **15ft** front yard setback for the 1st floor.
 - Along Maxon St we are proposing:
 - **10ft** front yard setback for the the 2nd and 3rd floors.
 - **13ft** front yard setback for the 1st floor.
 - **15ft** setback at the parking garage door along Maxon.

Encroachments

- Although the current code allows for **3½ ft** encroachment for fire escapes, open stairways and fire balconies, this project proposes the following encroachment amendments for the balconies/patios/porches.
 - Balconies on the 2nd and 3rd Floors
 - Front yard setbacks
 - Along Oxford Ave. we are proposing a **5ft** encroachment into the newly proposed 12ft front yard setback (will be 7ft from property line)
 - Along Maxon St. we are proposing a **5ft** encroachment into the newly proposed 10ft front yard setback (will be 5ft from property line)
 - Side Yard - **1ft** encroachment into the required **8ft** side yard setback (will be **7ft** from property line)
 - Porches on the 1st Floor

- Per the requirements outlined in 18.20.060, the proposed patios/decks in the project (all less than **3ft** above the ground) will not exceed a **10ft** encroachment in the front yard or **3ft** encroachment in the side yard. That is, no zoning amendments are requested with this application.

Perspective

Per any Planned Development, the design proposed here, and the request to amend the underlying code for the CBD zoning district, is born from trying to find a middle ground among a number of factors, a few of which, are listed below.

Realizing a pedestrian friendly corridor

Per the desires outlined in the *Cannery District's Redevelopment Plan and Health Impact Assessment (HIA)* we too would like to use this project to create a more pedestrian friendly corridor. Per the conventional wisdom of urban design, the more well defined a street is, the more pedestrian oriented it will be. A well defined street is derived, in part, from consistent setbacks among adjacent buildings as well as buildings that are relatively close to the street's edge.

We would like to reduce the 20ft front yard setback requirement to better harmonize with the adjacent properties--namely the neighboring Children's Museum and Brewing Projekt. The site plan on sheet A100 provides more context of the existing fabric and the prevailing setbacks.

The reduced setback request also addresses section 18.20.080-C of the current zoning code, whose purpose *is to encourage buildings to be in general alignment with each other along a street on a block and to prevent the location of buildings a substantial distance behind the front yard setback of buildings on abutting lots.*

Also, to provide a little more visual intrigue along a potentially long, and unarticulated facade, the design proposes a rhythm of balconies and patios of varying widths and spacing along the facade.

Accommodating adequate parking

As stated, the required setbacks/encroachments for this project would dramatically decrease the number of parking stalls that would fit within the footprint of the basement. We understand that the basement walls could move further out toward the property lines. We are hesitant to do so, due to the additional cost of waterproofing those areas that are no longer in alignment with the building walls above and allowing for water permeability on site into the ground. As currently designed, to accommodate a 0.8 stall/bed ratio, the south wall of the basement is pushed outside the building's footprint and runs at 0ft setback along the south property line. We would like to avoid doing the same on the north/west/east walls.

1st Floor setback is larger than upper floors.

In order to address the increased risk of accidents from errant vehicles, the 1st floor is set back an additional 3ft relative to the floors above--that is, the exterior wall along Oxford will be 15ft from the property line, and along Maxon will be 13ft.

1st Floor on a raised plinth.

To further address tenant's safety from vehicle accidents, as well as provide tenants additional privacy, the entire 1st floor is raised 30" above the sidewalk level along Oxford, and part the way along Maxon. In addition, these raised patios will be constructed of precast concrete for additional safety.

Additional landscaping

Although a landscaping plan has yet to be done at this time, we propose to address any additional landscaping requirements the City of Eau Claire might deem necessary to compensate for the adjustments to setbacks/encroachments.

We believe that the measures outlined above strike a balance between the main design and organizing factors common among contemporary planned development projects. We hope to realize a project that balances the necessary vehicle requirements without compromising the safety and aspirations for a pedestrian oriented environment, as well as one that will play a part in making the Cannery District a unique destination in the coming years.

We are excited to be a participant in the redevelopment of the Cannery District.

Thank you for your consideration. Let's get this project rolling.

Tyler J. Warner, Managing Member

W Capital Group, LLC

5

4

3

2

1

C

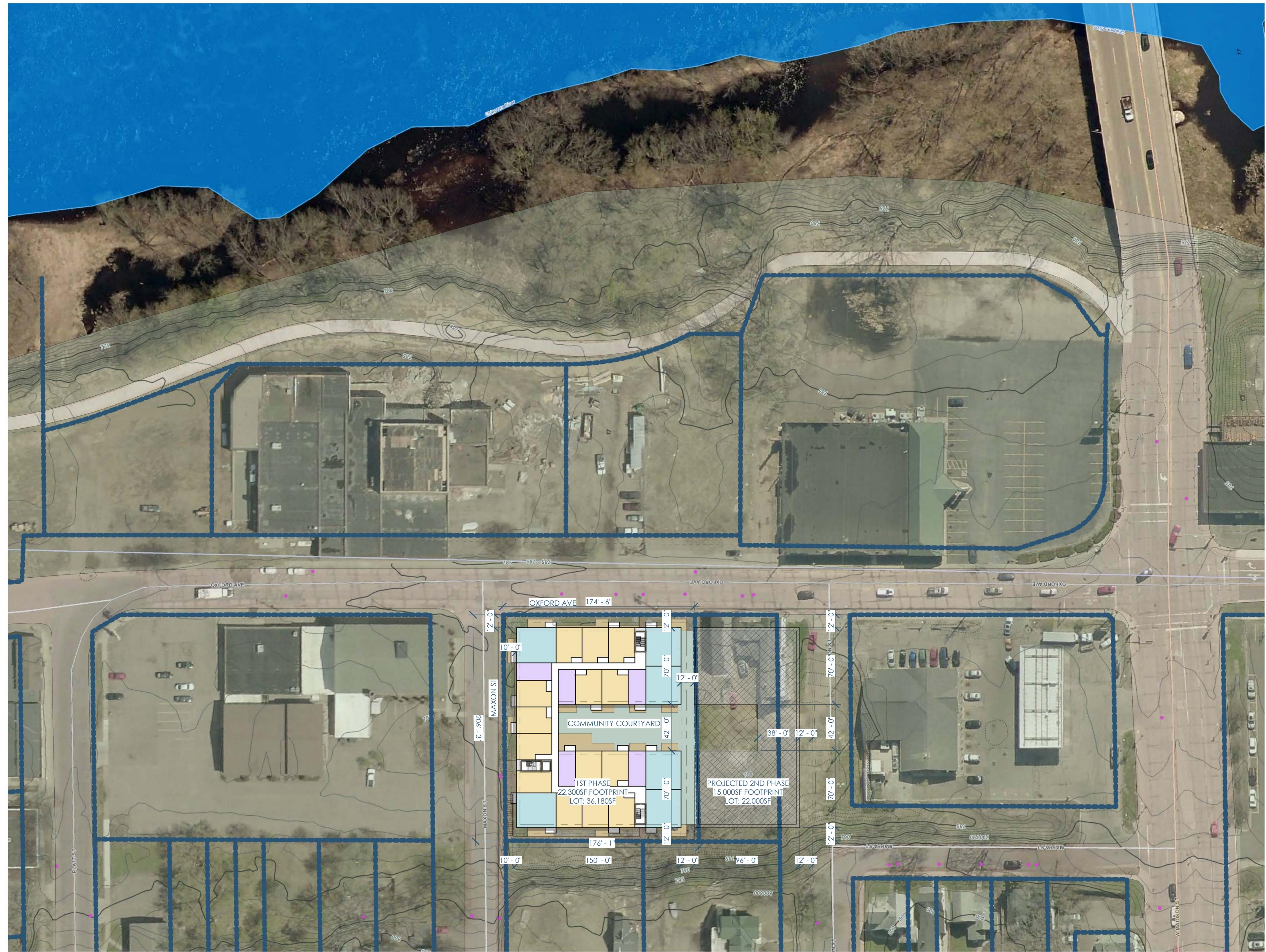
C

B

B

A

A



① SITE PLAN - TOPO WITH IMAGERY
1" = 50'-0"



0 10' 25' 50' 100'



SITE PLAN - 12/02/2018
1750 OX RESIDENCES
1750 N OXFORD AVE. - EAU CLAIRE, WI
A100

C

C

B

B

A

A



① FLOOR PLAN - 2ND FLOOR
1" = 20'-0"



② FLOOR PLAN - 3RD FLOOR
1" = 20'-0"



FLOOR PLANS - 2ND & 3RD - 12/02/2018
1750 OX RESIDENCES
1750 N OXFORD AVE. - EAU CLAIRE, WI
A102

5 4 3 2 1

C C

B B

A A

(1) BUILDING ELEVATION - EAST
1/8" = 1'-0"



(2) BUILDING ELEVATION - NORTH
1/8" = 1'-0"

5 4 3 2 1

5

4

3

2

1

C

C



B

B



A

A

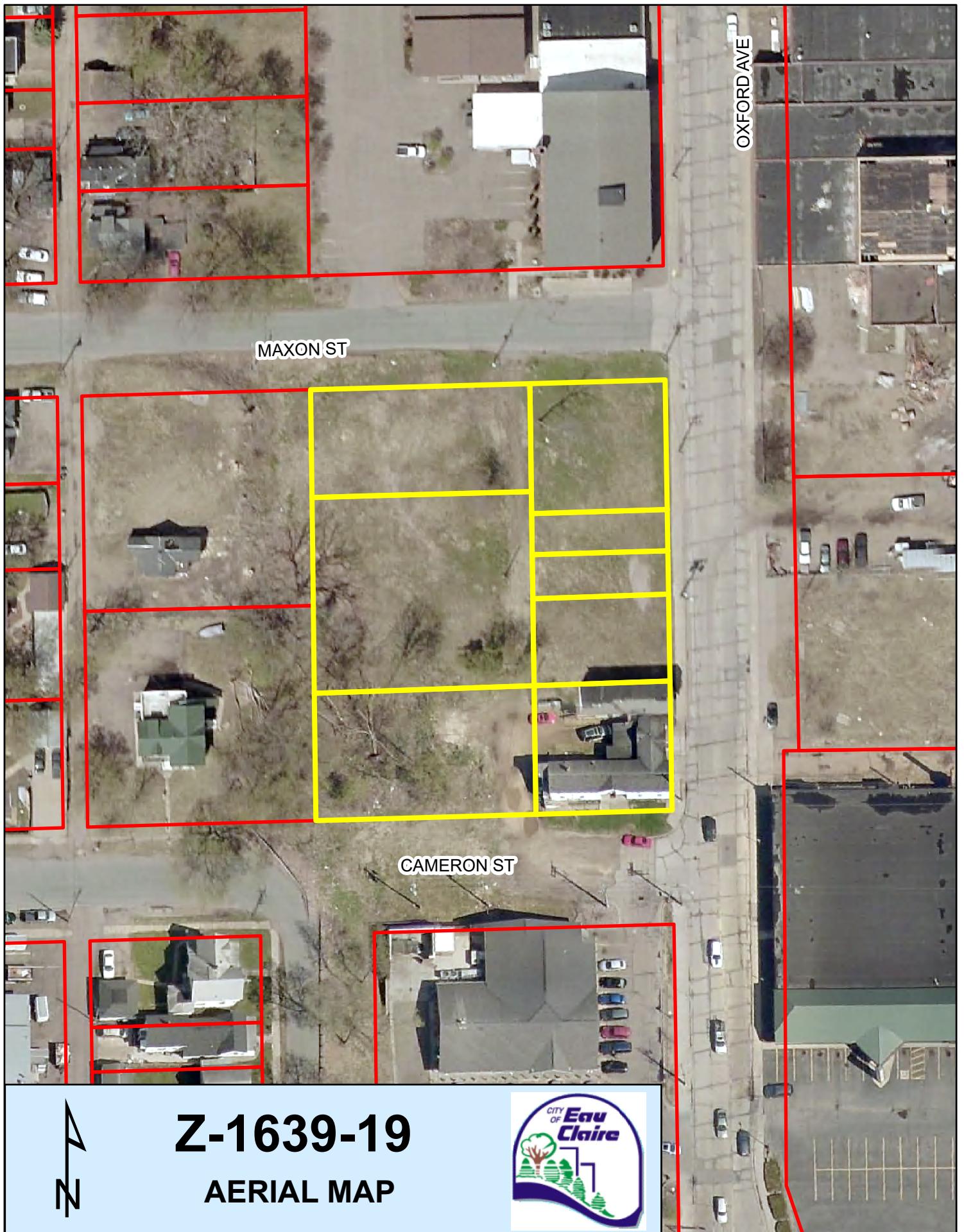
5

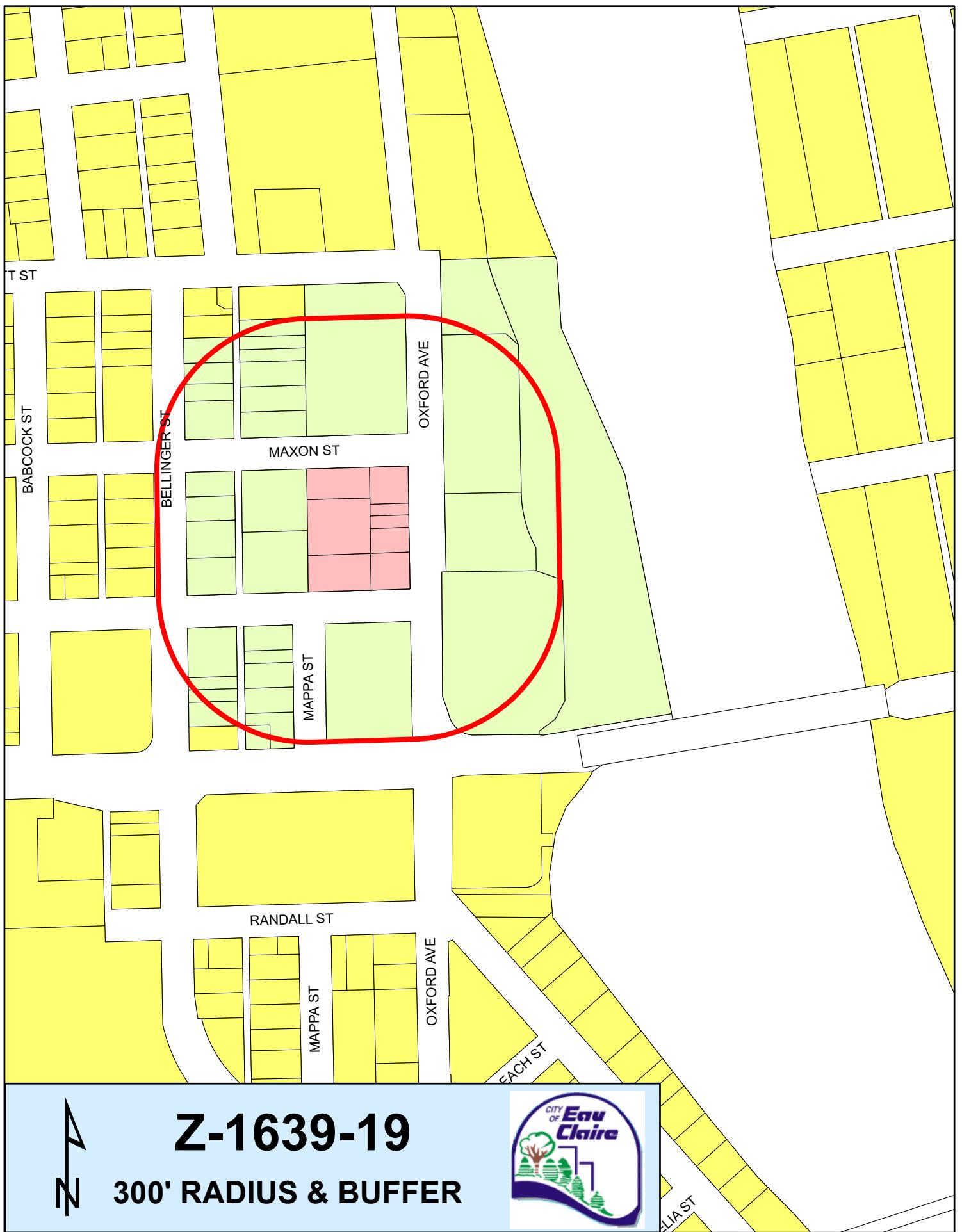
4

3

2

1







DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF EAU CLAIRE, WI

FILE #

Z-1639-19

N

ADDRESS	PARCEL NUMBER	ZONING	DATE
PARCELS NW OF CAMERON ST & OXFORD AVE	PARCELS NW OF CAMERON ST & OXFORD AVE	I-1 TO CBDP	12-21-18



STAFF REPORT

TO: Plan Commission

HEARING DATE:

PLAN COMMISSION: 1/14/19, 7:00 p.m.
Eau Claire County Boardroom

FROM: Community Development

FILE NO.: CZ-1901

AGENDA ITEM: Request for a conditional use permit to allow a bed and breakfast consisting of one five-bedroom unit for property located at 435 Jefferson Street.

APPLICANT: Katie and Matthew Hegge

PROPERTY OWNER: Same

TYPE OF INTEREST: Owner

SURROUNDING LAND USE: North: Residential
East: Community Gardens
South: Park
West: Residential

AREA: 19,200 sq. ft.

EXISTING ZONING: R-1

EXISTING LAND USE: Single Family Home

PROPOSED ZONING: Same

PROPOSED LAND USE: Bed and Breakfast

COMPREHENSIVE PLAN: Low Density Residential

RECOMMENDATION:

If the Plan Commission finds compliance with the general provisions of City Code, the Commission should approve this request.

ANALYSIS:

Katie and Matthew Hegge are requesting a conditional use permit to allow a bed and breakfast consisting of one five-bedroom unit for property located at 435 Jefferson Street. Attached is the application explaining the request along with an aerial map of the property.

Section 18.35.050 C. of City Code states the following standards for a bed and breakfast house:

18.35.050 Specific Provisions. C. Bed and Breakfast House. Districts allowed: all residential. Provisions:

1. These provisions are intended to allow alternative uses for older or larger dwellings which have a unique character or historic value to the community, as a means of preserving or enhancing such structures.
2. No additions to such dwellings shall be allowed unless approved by the commission.
3. The appearance of the dwelling shall be maintained or restored to its original condition, except for changes required by building, housing or other codes or as determined by the commission.
4. Parking areas and trash storage areas shall be screened from view. Other screening may be required for the property by the Commission to protect adjacent residential uses.
5. Parking shall be provided at 1 stall per guest room plus 2 stalls.
6. The number of guest rooms shall not exceed 9 and the Commission may restrict this number to 5 or fewer in areas which are primarily single-family neighborhoods or which do not have direct access to collector or arterial streets.

For this request, the property is a large older home having unique character and historic value to the community. No additions to the structure are proposed and the appearance of the dwelling will be maintained. Three parking stalls and a two-car garage are existing. The Plan Commission should also consider the general provisions for conditional use permits which is Section 18.35.040 of City Code (attached).



Application for Conditional Use

For City Staff Use Only

02-1961

File No. 02-1961
Date Filed 12-13-18
Appl. Review RP
PC Action 1-14-19
Date -

1. Applicant's Name(s) Katie Zook Hegge + Matthew Hegge
Street/City/Zip 4689 S. Ackire St., Morrison, CO 80465
Phone # 303-929-9691 Email or Fax # ktzookhegge@gmail.com
Interest in Subject Property owners
 2. Property Owner's Name(s) Katie Zook Hegge + Matthew Hegge
Street/City/Zip 4689 S. Ackire St., Morrison, CO 80465
Phone # 303-929-9691 Email or Fax # ktzookhegge@gmail.com
 3. Address of Subject Property 435 Jefferson St., Eau Claire, WI 54701
 4. Please provide legal description of subject property or attach one to the application
Lot(s) _____
Block(s) _____
Addition _____
Parcel #(s) _____
 5. The subject property is presently zoned R1
 6. It is desired and requested* that the following conditional use be permitted on the subject property
an unoccupied, one unit, four - bedroom, single-family home be used as an Airbnb.
- pursuant to Section(s) 18.35.05
of the General Ordinances of the City of Eau Claire.
7. The existing use(s) of the subject property is (are) single-family

*NOTE: Depending on the nature of the request, the applicant may be required to submit copies of scaled drawings, site plans, or other appropriate information with this application.

For Treasury Use #2421

PAID

DEC 14 2018

CITY TREASURY

8. The reasons for wishing to use the subject property as proposed are as follows:

We would like to occupy the house via short-term rental as opposed to a long-term lease and have consistent, reliable property management, which is already established. Our house was on the market since March and have not received any offers on it.

9. The existing use(s) of adjacent property is (are):

North Rental House

East Community Garden

South Dennler Park

West Rental House

10. The proposed time schedule for use of the subject property as requested above is:

We hope to begin renting as soon as possible once approved and expect for it to be available year-round. Our property manager is a friend and neighbor who lives down the street.

11. I (we), the undersigned, do hereby make application and petition the Plan Commission to approve the conditional use as requested above, and in support of this application present the above facts. I (we) also hereby permit the City to enter upon the property for the placement and removal of a Hearing Notice sign on the property and shall maintain the sign where posted on the property during the pendency of this application.

Submitted this 28th day of November, 20 18

Signatures



Note: Application filing fee is \$500 payable by check made out to the City of Eau Claire

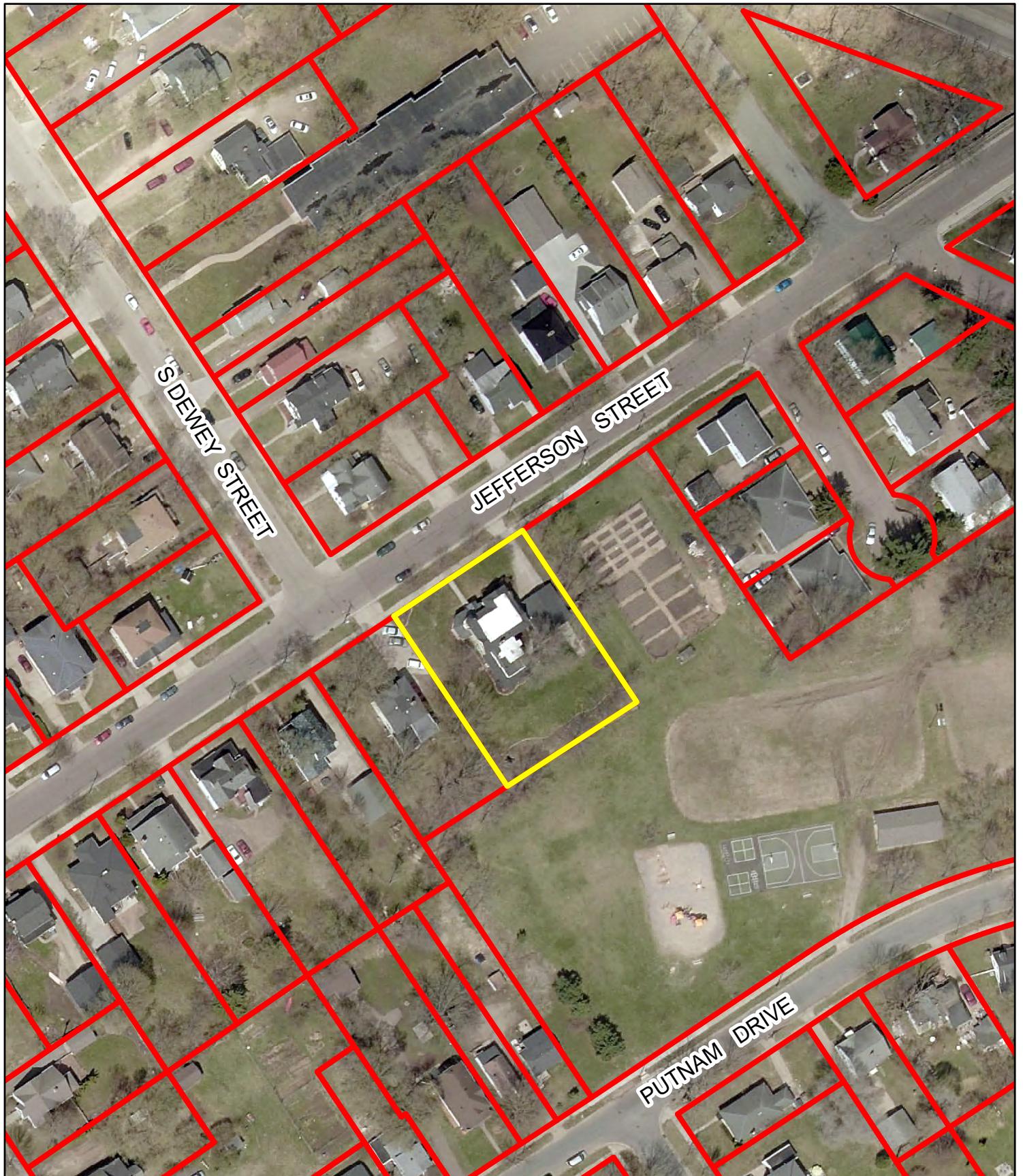
H. No application for a conditional use permit which has been denied wholly or in part by the commission shall be resubmitted for a period of one year from the date of said denial, except on the grounds of new evidence or proof of change of conditions is found to be valid by the commission. (Ord. 7051 §1, 2013; Ord. 6363 §38, 2002; Ord. 5037, 1990).

18.35.030 Authority to Impose Conditions. The commission, in order to achieve the provisions of this chapter, may attach certain conditions to the conditional use, including:

- A. Limiting the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
- B. Establishing a special yard or other open space or lot area or dimension.
- C. Limiting the height, size or location of a building or other structure.
- D. Designating the size, number, location or nature of vehicle access points.
- E. Increasing the amount of street dedication, roadway width, or improvements within the street right-of-way.
- F. Designating the size, location, screening, drainage, surfacing or other improvement of a parking or truck loading area.
- G. Limiting or otherwise designating the number, size, location, height or lighting of signs.
- H. Limiting the location and intensity of outdoor lighting or requiring its shielding.
- I. Requiring diking, screening, landscaping or another facility to protect adjacent or nearby property and designating standards for installation or maintenance of the facility.
- J. Designating the size, height, location or materials for a fence.
- K. Protecting existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.
- L. Specifying other conditions to permit development of the city in conformity with the intent and purpose of the comprehensive plan. (Ord. 5037, 1990).

18.35.040 General Provisions. No application for a conditional use shall be granted by the commission unless the commission finds all of the following general provisions, applicable to all conditional uses, are present:

- A. That the establishment, maintenance, or operation of the conditional use will not be materially detrimental to or endanger the public health, safety, morals, or general welfare;
- B. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use;
- C. That the establishment of the conditional use will not significantly impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
- D. That adequate utilities, access road, off-street parking, drainage and other necessary site improvements have been or are being provided;
- E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion and hazard in the public streets;
- F. That the conditional use shall conform to all applicable regulations of the district in which it is located;
- G. That the proposed use is in conformance with the purpose of the zoning district in which it is located and complies with the provisions and policies of the comprehensive plan; and
- H. That the specific provisions applicable to the conditional use listed in this chapter are or will be satisfied. (Ord. 5037, 1990).



CZ-1901

AERIAL



CZ-1901



DEPARTMENT OF COMMUNITY DEVELOPMENT
CITY OF EAU CLAIRE, WI

FILE #
CZ-1901



ADDRESS	PARCEL NUMBER	ZONING	DATE
435 JEFFERSON STREET	03-0417 52	R-1	12-26-18



STAFF REPORT

TO: Plan Commission

HEARING DATES:

PLAN COMMISSION: 1/14/19, 7:00 p.m.
Eau Claire County Boardroom

FROM: Community Development

FILE NO.: P-1-19

CITY COUNCIL: 1/22/19, 4:00 p.m.

AGENDA ITEM: Request for approval of the replat for Mill Run subdivision to create five new lots located on Christopher Drive and N. Town Hall Road.

APPLICANT: Real Land Surveying

PROPERTY OWNER: John Mogensen

ENGINEER/ARCHITECT/SURVEYOR: Same

TYPE OF INTEREST: Surveyor

SURROUNDING LAND USE: North: Two Family Homes
East: Two Family Homes
South: Two Family Homes
West: Two Family Homes

AREA: 6.08 acres

EXISTING ZONING: R-2

PROPOSED ZONING: Same

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Duplex

COMPREHENSIVE PLAN: Low Density Residential

RECOMMENDATION:

Staff recommends approval of P-1-19 with the two conditions:

1. Enter into a development agreement with the City of Eau Claire in accordance with Section 17.24 for street, sidewalk, and utility improvements along County Road EE within the subdivision for the Re-Plat of Mill Run. The City will coordinate the review of construction documents with the Eau Claire County Highway Department.
2. This plat should be submitted to Eau Claire County Highway Department for their review because it abuts County Highway EE right-of-way and requires driveway access to CTH EE.

ANALYSIS:

Real Land Surveying is requesting approval of the final replat for Mill Run subdivision to create five new lots located on Christopher Drive and N. Town Hall Road. Attached is the final plat and aerial photo. This replat creates five new infill lots within the Mill Run subdivision.

The proposed lots meet all R-2 zoning district standards and are consistent with the comprehensive plan. A development agreement is required for the extensive services along N. Town Hall Road.

STREETS

The proposed addition of lots to the plat of Mill Run will have access from the existing Christopher Drive and County Road EE. A county driveway permit will need to be obtained for the new parcels developed along County Road EE.

TRAFFIC

The zoning of the proposed development remains R-2 residential development. The additional five lots to the residential area are not expected to impact the area traffic.

HIGHWAY NOISE

The proposed plat is adjacent to Interstate Highway (I-94). The highway existed prior to the development of the property into residential lots and therefore neither the City of Eau Claire nor the Department of Transportation will be responsible for any noise barriers for noise abatement. The final plat will contain a notation that the lots may experience noise at levels exceeding the level in Trans 405.04, Table 1, and that the Department of Transportation is not responsible for abating noise from an existing state trunk highway. Consideration should be given by the developer to noise abatement treatment such as earth berms and vegetation along the west boundary of the proposed plat.

WATER MAIN

The existing water main in Christopher Drive is of adequate size and pressure to serve this subdivision. The water main in County Road EE will have to be extended to serve the proposed lots on the east side of the road. Construction of the water main facilities should be done through a development agreement.

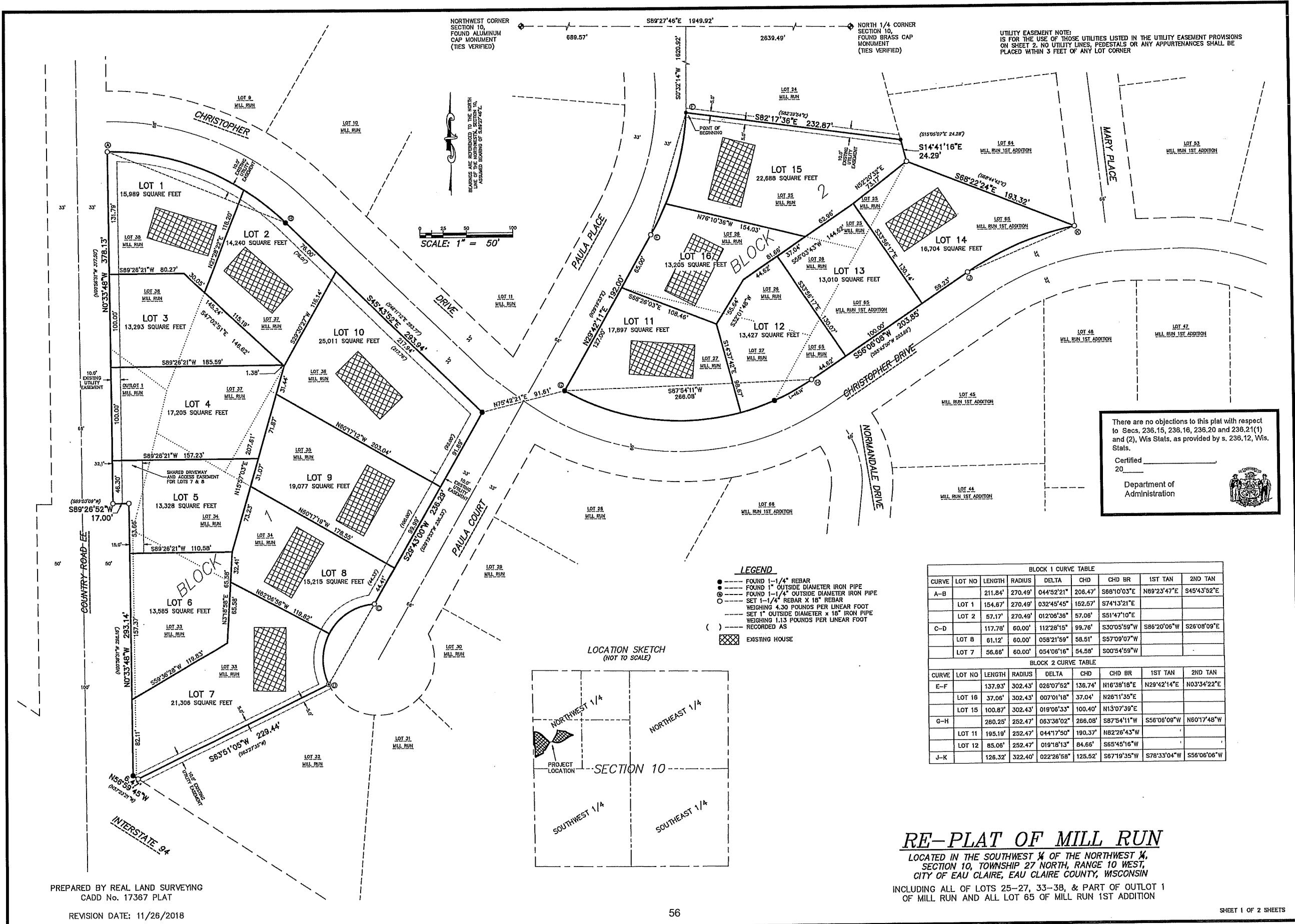
SANITARY

The existing sanitary sewer in Christopher Drive is of adequate size and depth to serve this subdivision. The sanitary sewer in County Road EE will have to be extended to serve the proposed lots on the east side of the road. Construction of the sanitary sewer facilities should be done through a development agreement.

STORM DRAINAGE

The existing drainage pattern for this subdivision utilizes existing roadside ditches and

culverts where necessary. The proposed parcels are infill development consistent with the character of the existing parcels. Roof and driveway drainage needs to be directed to landscaped rain garden areas on each lot with new construction to minimize the amount of runoff from each parcel.



SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF RE-PLAT OF MILL RUN LOCATED IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼, SECTION 10, TOWNSHIP 27 NORTH, RANGE 10 WEST, CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN, INCLUDING ALL OF LOTS 25-27, 33-38, & PART OF OUTLOT 1 OF MILL RUN AND LOT 65 OF MILL RUN 1ST ADDITION DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHWEST CORNER OF SECTION 10
- THENCE S.89°27'46"E., ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 10, A DISTANCE OF 689.57 FEET;
- THENCE S.00°32'14"W., A DISTANCE OF 1620.92 FEET TO THE POINT OF BEGINNING;
- THENCE S.82°17'36"E., ALONG THE NORTH LINE OF LOT 25 OF MILL RUN, A DISTANCE OF 232.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 25;
- THENCE S.14°41'16"E., A DISTANCE OF 24.29 FEET TO THE NORTH CORNER OF LOT 65 OF MILL RUN 1ST ADDITION;
- THENCE S.68°22'24"E., ALONG THE NORTHEAST LINE OF SAID LOT 65, A DISTANCE OF 193.32 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CHRISTOPHER DRIVE;
- THENCE 126.32 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, RADIUS OF 322.40 FEET, CENTRAL ANGLE OF 022°26'28", AND A CHORD BEARING AND DISTANCE OF S.67°19'35"W., 125.52 FEET;
- THENCE S.56°08'08"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 203.85 FEET;
- THENCE 234.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORtherly, RADIUS OF 252.47 FEET, CENTRAL ANGLE OF 053°07'54", AND A CHORD BEARING AND DISTANCE OF S.87°54'11"W., 266.08 FEET;
- THENCE S.75°42'21"W., A DISTANCE OF 91.61 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF PAULA COURT;
- THENCE S.29°43'00"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 236.29 FEET;
- THENCE 117.78 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, RADIUS OF 60.00 FEET, CENTRAL ANGLE OF 112°28'15", AND A CHORD BEARING AND DISTANCE OF S.30°05'59"W., 99.76 FEET;
- THENCE S.63°51'01"W., ALONG THE SOUTH LINE OF LOT 33 OF MILL RUN, A DISTANCE OF 229.44 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE 94;
- THENCE N.56°59'45"W., ALONG SAID RIGHT OF WAY LINE OF INTERSTATE 94, A DISTANCE OF 6.47 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD EE;
- THENCE N.00°33'48"W., ALONG SAID RIGHT OF WAY LINE OF COUNTY ROAD EE, A DISTANCE OF 293.14 FEET;
- THENCE S.89°26'52"W., ALONG SAID RIGHT OF WAY LINE OF COUNTY ROAD EE, A DISTANCE OF 17.00 FEET;
- THENCE N.00°33'48"W., ALONG SAID RIGHT OF WAY LINE OF COUNTY ROAD EE, A DISTANCE OF 378.13 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CHRISTOPHER DRIVE;
- THENCE 211.84 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, RADIUS OF 211.84 FEET, CENTRAL ANGLE OF 044°52'21", AND A CHORD BEARING AND DISTANCE OF S.68°10'03"E., 206.47 FEET;
- THENCE S.45°43'52"E., ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CHRISTOPHER DRIVE, A DISTANCE OF 293.94 FEET;
- THENCE N.75°42'21"E., A DISTANCE OF 91.61 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF PAULA PLACE;
- THENCE N.28°42'11"E., ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF PAULA PLACE, A DISTANCE OF 192.00 FEET;
- THENCE 137.93 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY, RADIUS OF 302.43 FEET, CENTRAL ANGLE OF 026°07'52", AND A CHORD BEARING AND DISTANCE OF N.16°38'18"E., 136.74 FEET TO THE POINT OF BEGINNING.

AND SUBJECT TO EXISTING EASEMENTS

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF WESTRIDGE PARK HOFFMAN LLC., - JOHN MOGENSEN - OWNER OF SAID LAND, THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF EAU CLAIRE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2018
PETER J. GARTMANN, P.L.S. No. 2279

CONSENT OF CORPORATE MORTGAGEE:

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT OF RE-PLAT OF MILL RUN AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE BY WESTRIDGE PARK HOFFMAN LLC., - JOHN MOGENSEN - MEMBER OF SAID LAND.

IN WITNESS THEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) _____ AND (PRINT NAME) _____

AT _____, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS

_____, DAY OF _____, 2018

(SIGNATURE) _____ (SIGNATURE) _____
(TITLE) _____ (TITLE) _____STATE OF EAU CLAIRE
COUNTY OF _____ SS

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED

(PRINT NAME) _____ AND (PRINT NAME) _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

WESTRIDGE PARK HOFFMAN LLC., GRANTORS TO
XCEL ENERGY COMPANY, GRANTEE
AT&T, A WISCONSIN CORPORATION, GRANTEE
CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS UTILITY EASEMENT TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BEHNEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES, NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER, THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS, THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

PREPARED BY REAL LAND SURVEYING
CADD No. 17367 PLAT

REVISION DATE: 11/26/2018

CERTIFICATE OF COUNTY TREASURER:STATE OF WISCONSIN
COUNTY OF EAU CLAIRE SS

I, GLENDA J. LYONS, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS ____ DAY _____, 2018, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF RE-PLAT OF MILL RUN IN THE CITY OF EAU CLAIRE.

(SIGNATURE): GLENDA J. LYONS, COUNTY TREASURER DATE: _____

CERTIFICATE OF CITY TREASURER:STATE OF WISCONSIN
COUNTY OF EAU CLAIRE SS

I, JAY WINZENZ, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF EAU CLAIRE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS THE ____ DAY OF _____, 2018, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF RE-PLAT OF MILL RUN IN THE CITY OF EAU CLAIRE.

(SIGNATURE): JAY WINZENZ, CITY TREASURER DATE: _____

OWNER'S CERTIFICATE OF DEDICATION:

WESTRIDGE PARK HOFFMAN LLC., JOHN MOGENSEN, AS MEMBER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT. IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

—CITY OF EAU CLAIRE

—DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF _____, 2018

JOHN MOGENSEN, MEMBER

STATE OF WISCONSIN
COUNTY OF EAU CLAIRE SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2018, THE ABOVE NAMED JOHN MOGENSEN, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COMMON COUNCIL RESOLUTION:

RESOLVED, THAT THIS THE PLAT OF RE-PLAT OF MILL RUN, IN THE CITY OF EAU CLAIRE, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED: _____ (DATE) SIGNED: _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL, CITY OF EAU CLAIRE.

(SIGNATURE) _____
CARRIE L. RIEPL, CITY CLERK

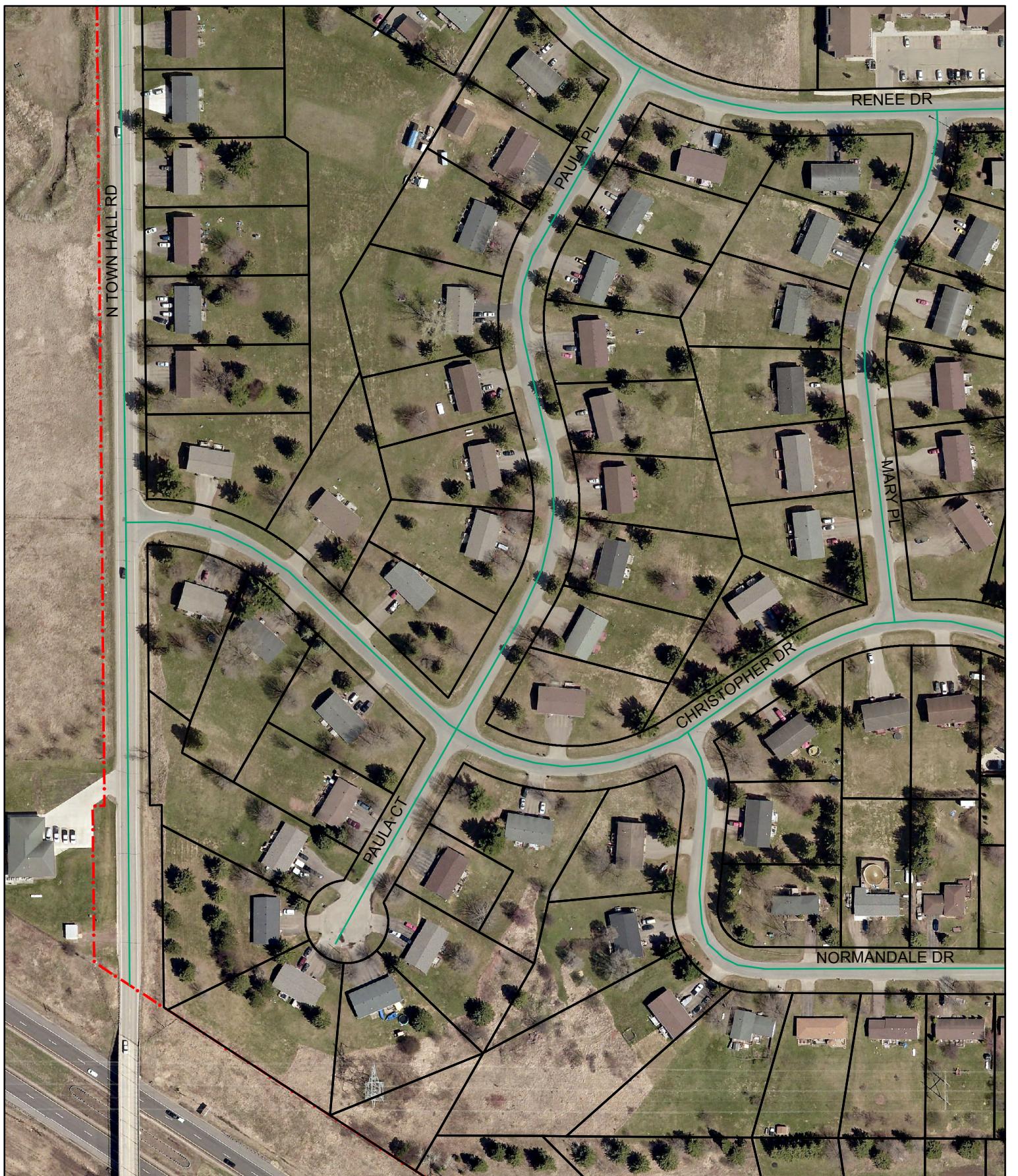
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats, as provided by s. 236.12, Wis. Stats.

Certified _____
20 _____

Department of
Administration**RE-PLAT OF MILL RUN**

LOCATED IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼,
SECTION 10, TOWNSHIP 27 NORTH, RANGE 10 WEST,
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN
INCLUDING ALL OF LOTS 25-27, 33-38, & PART OF OUTLOT 1
OF MILL RUN AND ALL LOT 65 OF MILL RUN 1ST ADDITION

SHEET 2 OF 2 SHEETS



0 112.5 225 Feet

Aerial Map Agenda Item P-1-19

58

----- City Limits





STAFF REPORT

TO: Plan Commission

HEARING DATES:

PLAN COMMISSION: 1/14/19, 7:00 p.m.
Eau Claire County Boardroom

FROM: Community Development

FILE NO.: CSM-1-19

CITY COUNCIL: 1/22/19, 4:00 p.m.

AGENDA ITEM: Request to approve a Certified Survey Map with right-of-way dedication.

APPLICANT: City of Eau Claire

PROPERTY OWNER: Same

ENGINEER/ARCHITECT/SURVEYOR: Hiess-Loken Associations LLC

TYPE OF INTEREST: Surveyor

SURROUNDING LAND USE:

North: Vacant
East: Eau Claire River
South: Vacant
West: Vacant

AREA: 16.69 acres

EXISTING ZONING: I-2

EXISTING LAND USE: Vacant

PROPOSED ZONING: TBA

PROPOSED LAND USE: TBA

COMPREHENSIVE PLAN: Commercial

RECOMMENDATION:

Staff recommends approval of CSM-1-19.

This item will be considered by the City Council at the January 22nd meeting.

ANALYSIS:

City of Eau Claire is requesting approval of a Certified Survey Map (CSM) for two lots and for right-of-way dedication of a small portion along Galloway Street. Attached is the CSM and aerial photo of the site. The CSM dedicates a small rectangle on Galloway Street to make the existing right-of-way consistent with the street. The property is being subdivided into one lot and one outlot. The CSM includes the right-of-way dedication for Plan Commission and City Council review.

CERTIFIED SURVEY MAP NO.

PART OF THE NW 1/4 OF THE SW 1/4,
THE SW 1/4 OF THE SW 1/4, SECTION 15,
THE NE 1/4 OF THE SE 1/4,
AND GOV. LOT 5, SECTION 16,
ALL IN T27N, R9W, CITY OF EAU CLAIRE,
EAU CLAIRE COUNTY, WISCONSIN
CAD NAME: CITYEC184

**NOTE:

COMPLETION DATE OF FIELD WORK-- 12-04-18

TIES VERIFIED FOR THE SECTION CORNERS SHOWN

BEARINGS ROTATED TO MATCH THE E.C. CO.
COORDINATE SYSTEM

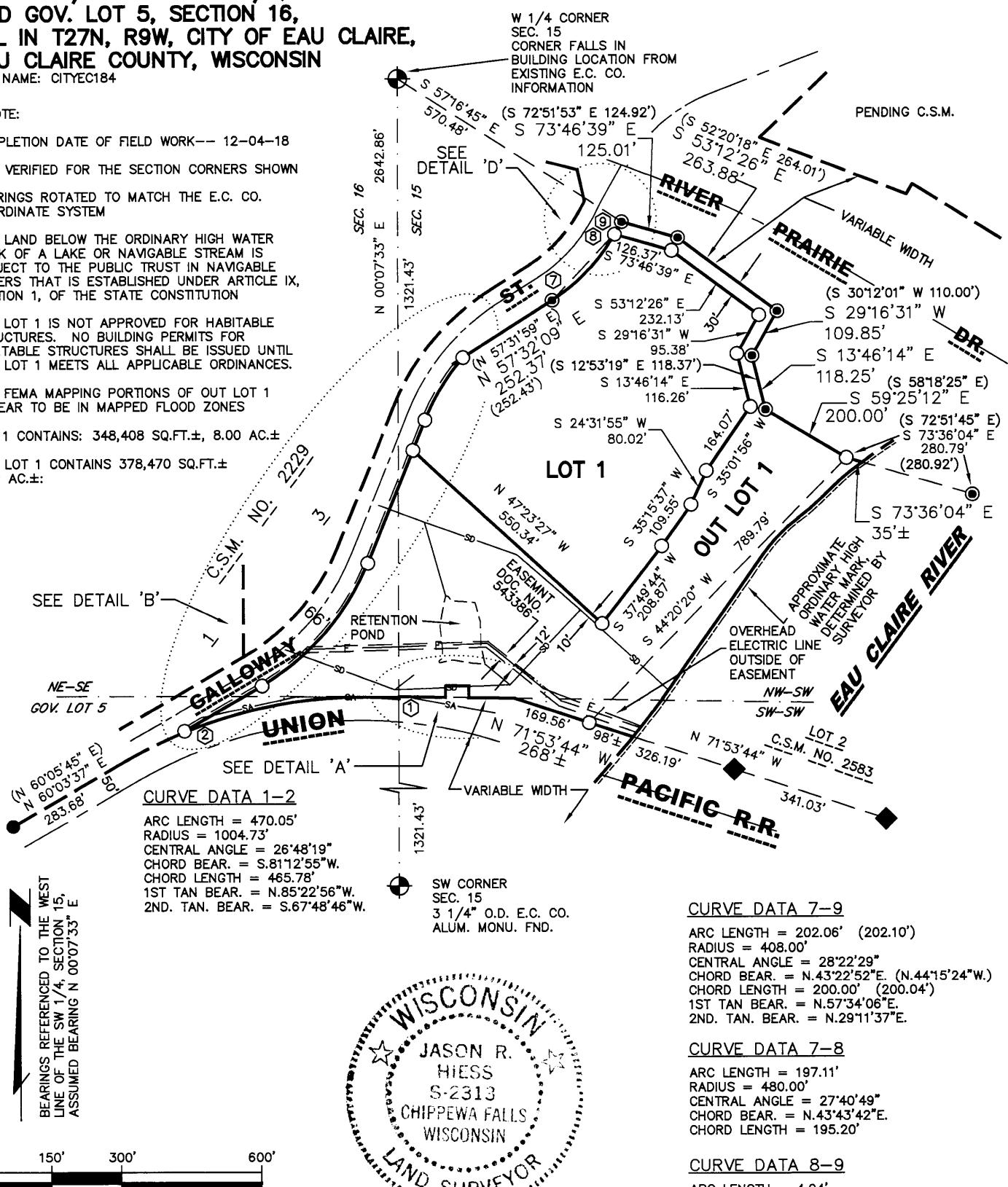
ANY LAND BELOW THE ORDINARY HIGH WATER
MARK OF A LAKE OR NAVIGABLE STREAM IS
SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE
WATERS THAT IS ESTABLISHED UNDER ARTICLE IX,
SECTION 1, OF THE STATE CONSTITUTION

OUT LOT 1 IS NOT APPROVED FOR HABITABLE
STRUCTURES. NO BUILDING PERMITS FOR
HABITABLE STRUCTURES SHALL BE ISSUED UNTIL
OUT LOT 1 MEETS ALL APPLICABLE ORDINANCES.

PER FEMA MAPPING PORTIONS OF OUT LOT 1
APPEAR TO BE IN MAPPED FLOOD ZONES

LOT 1 CONTAINS: 348,408 SQ.FT. \pm , 8.00 AC. \pm

OUT LOT 1 CONTAINS 378,470 SQ.FT. \pm
8.69 AC. \pm



CERTIFIED SURVEY MAP NO.

PART OF THE NW 1/4 OF THE SW 1/4,
THE SW 1/4 OF THE SW 1/4, SECTION 15,
THE NE 1/4 OF THE SE 1/4,
AND GOV. LOT 5, SECTION 16,
ALL IN T27N, R9W, CITY OF EAU CLAIRE,
EAU CLAIRE COUNTY, WISCONSIN

CAD NAME: CITYEC184

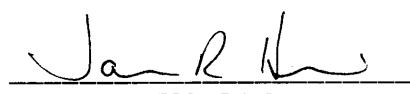
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.
THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 15, THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND GOVERNMENT LOT 5, SECTION 16, ALL IN TOWNSHIP 27 NORTH, RANGE 9 WEST, CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 15; THENCE S.57°16'45"E. 570.48 FEET TO THE INTERSECTION OF THE EAST LINE OF GALLOWAY STREET AND THE SOUTH LINE OF RIVER PRAIRIE DRIVE AND THE POINT OF BEGINNING; THENCE S.73°46'39"E. ALONG SAID SOUTH LINE, 125.01 FEET; THENCE S.53°12'26"E. ALONG SAID SOUTH LINE, 263.88 FEET; THENCE S.29°16'31"W. ALONG SAID SOUTH LINE, 109.85 FEET; THENCE S.13°46'14"E. ALONG SAID SOUTH LINE, 118.25 FEET; THENCE S.59°25'12"E. ALONG SAID SOUTH LINE, 200.00 FEET TO A POINT BEING N.73°36'04"W. 35 FEET, MORE OR LESS, FROM THE ORDINARY HIGH WATER MARK OF THE EAU CLAIRE RIVER AND THE BEGINNING OF A MEANDER LINE; THENCE S.44°20'20"W. ALONG SAID MEANDER LINE, 789.79 FEET TO A POINT BEING N.71°53'44"W. 98 FEET, MORE OR LESS, FROM THE ORDINARY HIGH WATER MARK OF THE EAU CLAIRE RIVER AND THE END OF THE MEANDER LINE, SAID POINT BEING ON THE NORTH LINE OF THE UNION PACIFIC RAILROAD; THENCE N.71°53'44"W. ALONG SAID NORTH LINE, 169.56 FEET; THENCE N.88°57'18"W. ALONG SAID NORTH LINE, 97.71 FEET; THENCE N.01°02'42"E. ALONG SAID NORTH LINE, 25.00 FEET; THENCE N.88°57'18"W. ALONG SAID NORTH LINE, 50.00 FEET; THENCE S.01°02'42"W. ALONG SAID NORTH LINE, 25.00 FEET; THENCE N.88°57'18"W. ALONG SAID NORTH LINE, 100.00 FEET; THENCE S.00°07'33"W. ALONG SAID NORTH LINE, 3.83 FEET; THENCE ALONG SAID NORTH LINE AND ALONG THE ARC OF A 1004.73 FOOT RADIUS CURVE CONCAVE SOUTHERLY, WHOSE CHORD BEARS S.81°12'55"W. 465.78 FEET; THENCE N.00°12'21"E. 10.17 FEET TO THE EAST LINE OF SAID GALLOWAY STREET; THENCE N.60°03'37"E. ALONG SAID EAST LINE, 185.58 FEET; THENCE ALONG SAID EAST LINE AND ALONG THE ARC OF A 533.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE CHORD BEARS N.41°04'06"E. 347.23 FEET; THENCE N.22°05'09"E. ALONG SAID EAST LINE, 327.37 FEET; THENCE ALONG SAID EAST LINE, AND ALONG THE ARC OF A 467.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE CHORD BEARS N.30°21'46"E. 135.17 FEET; THENCE N.57°32'09"E. ALONG SAID EAST LINE, 252.37 FEET; THENCE ALONG SAID EAST LINE, AND ALONG THE ARC OF A 408.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE CHORD BEARS N.43°22'52"E. 200.00 FEET; THENCE N.28°54'14"E. ALONG SAID EAST LINE, 25.82 FEET TO THE POINT OF BEGINNING. INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF THE EAU CLAIRE RIVER. BEING SUBJECT TO EXISTING EASEMENTS AND HIGHWAY RIGHT OF WAYS.

THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF KRISTINE BASOM, BUDGET ANALYST, CITY OF EAU CLAIRE, 203 SOUTH FARWELL STREET, EAU CLAIRE, WISCONSIN 54701.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF EAU CLAIRE, IN SURVEYING AND MAPPING THE SAME.


JASON R. HIESS, P.L.S.

DATED THIS 18th DAY OF December, 2018.



SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM

CERTIFIED SURVEY MAP NO.

PART OF THE NW 1/4 OF THE SW 1/4,
THE SW 1/4 OF THE SW 1/4, SECTION 15,
THE NE 1/4 OF THE SE 1/4,
AND GOV. LOT 5, SECTION 16,
ALL IN T27N, R9W, CITY OF EAU CLAIRE,
EAU CLAIRE COUNTY, WISCONSIN

CAD NAME: CITYEC184

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

THE CITY OF EAU CLAIRE, A CORPORATION ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS DO HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS C.S.M. TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE C.S.M.

THE CITY OF EAU CLAIRE, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

-----THE CITY OF EAU CLAIRE

IN WITNESS HEREOF, THE SAID CITY OF EAU CLAIRE, HAS CAUSED THIS DOCUMENT TO BE SIGNED
ON THIS _____ DAY OF _____, 20____.

NAME	TITLE	NAME	TITLE
STATE OF WISCONSIN	SS		
COUNTY OF _____			

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____. THE ABOVE
NAMED _____ AND _____, TO ME KNOWN TO BE THE PERSONS WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS C.S.M., LOCATED IN THE CITY OF EAU CLAIRE IS HEREBY
APPROVED BY THE COMMON COUNCIL OF THE CITY OF EAU CLAIRE.

APPROVED: _____
DATE

SIGNED: _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A
RESOLUTION ADOPTED BY THE CITY OF EAU CLAIRE.

CARRIE RIEPL, CITY CLERK



SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM

CERTIFIED SURVEY MAP NO.

PART OF THE NW 1/4 OF THE SW 1/4,
THE SW 1/4 OF THE SW 1/4, SECTION 15,
THE NE 1/4 OF THE SE 1/4,
AND GOV. LOT 5, SECTION 16,
ALL IN T27N, R9W, CITY OF EAU CLAIRE,
EAU CLAIRE COUNTY, WISCONSIN

CAD NAME: CITYEC184

CERTIFICATE OF CITY PLANNING AND DEVELOPMENT

I, SCOTT H. ALLEN, DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF EAU CLAIRE, HEREBY CERTIFY
THAT THIS CERTIFIED SURVEY MAP IS APPROVED AS COMPLYING WITH TITLE 17, THE SUBDIVISION
ORDINANCE, OF THE MUNICIPAL CODE OF THE CITY OF EAU CLAIRE.

SCOTT H. ALLEN, DIRECTOR

DATED THIS _____ DAY OF _____ 20____.

N 1/4 CORNER
SEC. 15
LOCATION FROM
EXISTING EAU CLAIRE
CO. MONUMENT RECORD

**SURVEYOR'S NOTE: THIS SECTION SUBDIVISION
MAY NOT MATCH THE THEORETICAL SECTION
SUBDIVISION. PORTIONS OF THE SUBDIVISION ARE
BASED UPON ACCEPTANCE OF EXISTING AND
HISTORICAL PROPERTY IRONS, WHICH HAVE BEEN
SHOWN AND USED ON MANY PREVIOUS SURVEYS
IN THE AREA.

PARTIAL SECTION SUBDIVISION
SEC. 15, T27N, R9W
NO SCALE

W 1/4 CORNER
SEC. 15
CORNER FALLS IN
BUILDING LOCATION FROM
EXISTING E.C. CO.
INFORMATION



12-18-18

SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM

SW CORNER
SEC. 15
3 1/4" O.D. E.C. CO.
ALUM. MONU. FND.

S 1/4 CORNER
SEC. 15
LOCATION FROM
EXISTING EAU CLAIRE
CO. MONUMENT RECORD

N 88°53'04" W 2716.99'

SHEET 4 OF 6 SHEETS

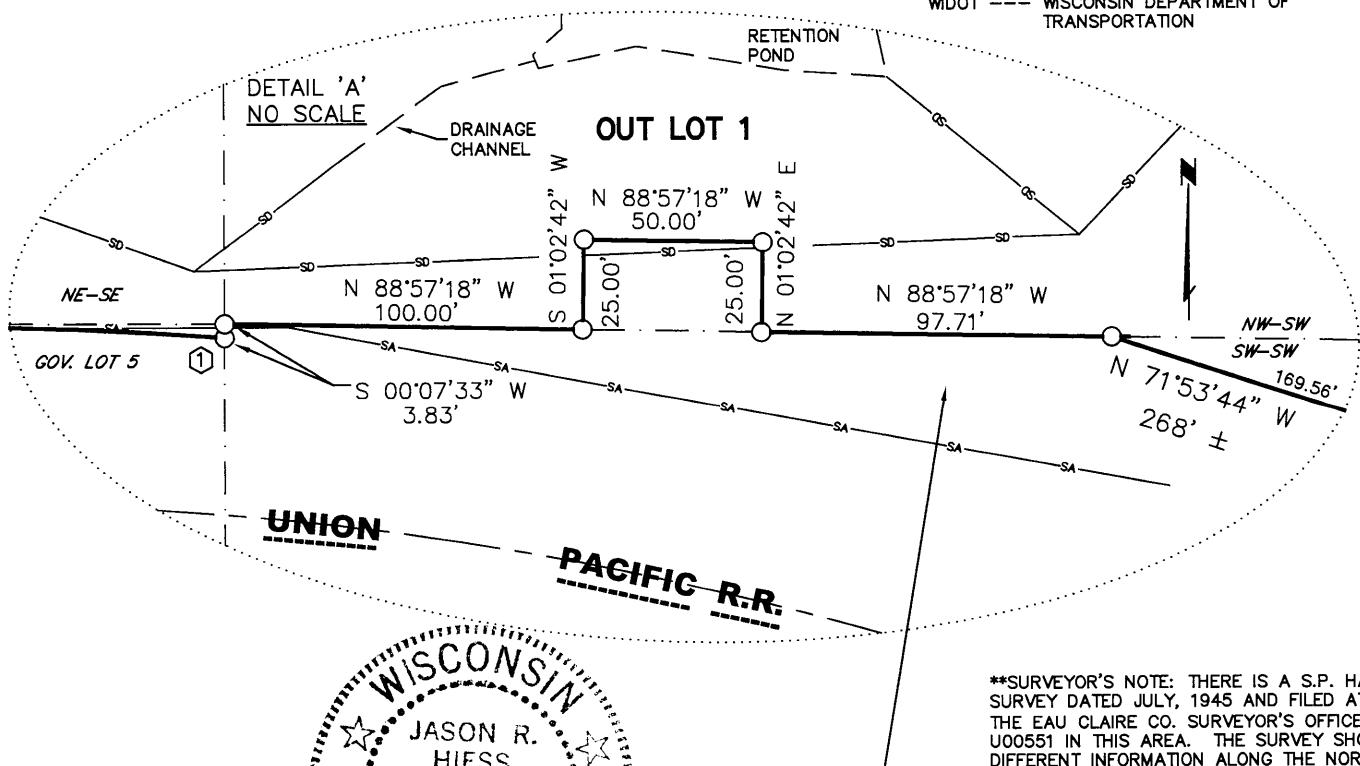
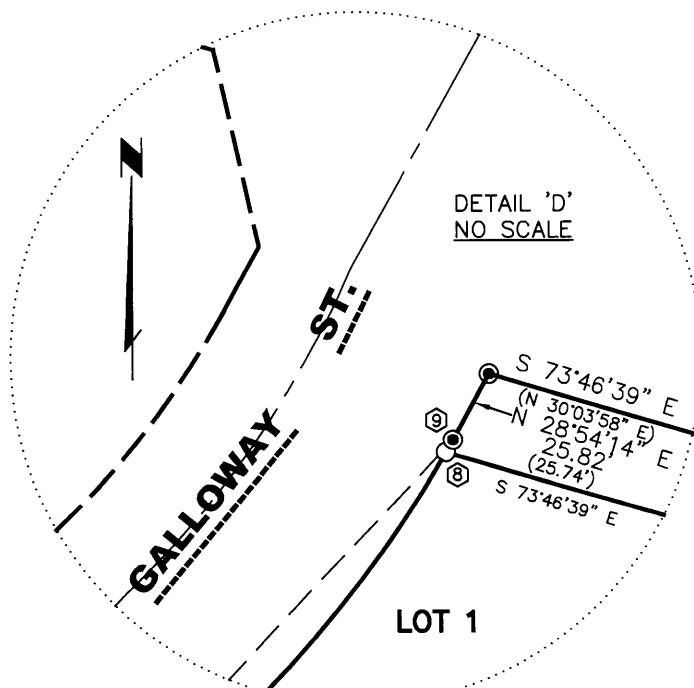
CERTIFIED SURVEY MAP NO.

PART OF THE NW 1/4 OF THE SW 1/4,
THE SW 1/4 OF THE SW 1/4, SECTION 15,
THE NE 1/4 OF THE SE 1/4,
AND GOV. LOT 5, SECTION 16,
ALL IN T27N, R9W, CITY OF EAU CLAIRE,
EAU CLAIRE COUNTY, WISCONSIN

CAD NAME: CITYEC184

LEGEND

- --- 1 1/4" REBAR FOUND
- --- 3/4" REBAR WITH WIDOT CAP FOUND
- ◆ --- 3/4" REBAR FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING
1.13 LBS./LINEAL FOOT, SET
- () --- RECORDED AS
- E —— OVERHEAD ELECTRIC LINES
- SA —— SANITARY SEWER
- SD —— STORM SEWER
- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- " --- MINUTES OR FEET
- " --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING
- FEMA --- FEDERAL EMERGENCY MANAGEMENT AGENCY
- WIDOT --- WISCONSIN DEPARTMENT OF TRANSPORTATION



SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM

JASON R.
HIESS
S-2313
CHIPPEWA FALLS
WISCONSIN
LAND SURVEYOR

**SURVEYOR'S NOTE: THERE IS A S.P. HALL SURVEY DATED JULY, 1945 AND FILED AT THE EAU CLAIRE CO. SURVEYOR'S OFFICE AS U00551 IN THIS AREA. THE SURVEY SHOWS DIFFERENT INFORMATION ALONG THE NORTH LINE OF THE R.R. THAN THE CHICAGO, ST. PAUL, MINNEAPOLIS AND OMAHA RAIL WAY COMPANY, "TRUXA TO ELROY" RIGHT OF WAY AND TRACK MAP, DATED JUNE 30, 1917, THAT WAS UTILIZED FOR THIS SURVEY.

CERTIFIED SURVEY MAP NO.

PART OF THE NW 1/4 OF THE SW 1/4,
THE SW 1/4 OF THE SW 1/4, SECTION 15,
THE NE 1/4 OF THE SE 1/4,
AND GOV. LOT 5, SECTION 16,
ALL IN T27N, R9W, CITY OF EAU CLAIRE,
EAU CLAIRE COUNTY, WISCONSIN

CAD NAME: CITYEC184

CURVE DATA 3-4

ARC LENGTH = 353.68' (353.76')
RADIUS = 533.00'
CENTRAL ANGLE = 38°01'12" (38°01'40")
CHORD BEAR. = N.41°04'06"E. (N.41°04'55"E.)
CHORD LENGTH = 347.23' (347.30')
1ST TAN BEAR. = N.60°04'42"W. (N.60°05'45"E.)
2ND. TAN. BEAR. = N.22°03'30"E. (N.22°04'05"E.)

CURVE DATA 5-6

ARC LENGTH = 135.65' (135.56')
RADIUS = 467.00'
CENTRAL ANGLE = 16°38'32" (16°37'58")
CHORD BEAR. = N.30°21'46"E. (N.30°23'04"E.)
CHORD LENGTH = 135.17' (135.09')
1ST TAN BEAR. = N.22°02'30"E. (N.22°04'05"E.)
2ND. TAN. BEAR. = N.38°41'02"E. (N.38°42'03"E.)

CURVE DATA 10-11

ARC LENGTH = 353.26'
RADIUS = 533.00'
CENTRAL ANGLE = 37°58'28"
CHORD BEAR. = N.41°04'23"E.
CHORD LENGTH = 346.83'
1ST TAN BEAR. = N.60°03'37"W.
2ND. TAN. BEAR. = N.22°05'09"E.

DEDICATED
TO THE
PUBLIC
WITH THIS
C.S.M.

DETAIL 'B'
NO SCALE

GALLOWAY

CURVE DATA 12-13

ARC LENGTH = 156.07'
RADIUS = 460.00'
CENTRAL ANGLE = 19°26'22"
CHORD BEAR. = N.31°48'20"E.
CHORD LENGTH = 155.32'
1ST TAN BEAR. = N.22°05'09"E.
2ND. TAN. BEAR. = N.41°31'31"E.

C.S.M.
NO:
2229

DEDICATED
TO THE
PUBLIC
WITH THIS
C.S.M.

OUT LOT 1

DETAIL 'C'
NO SCALE



SEE DETAIL 'C'

SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM



0 125 250 Feet


Aerial Map Agenda Item CSM-1-19

67

 City Limits



MEMORANDUM**FINANCE DEPARTMENT**

Date: *December 4, 2018*

To: *Scott Allen, Director of Community Development*

From: *Kristine Basom, Budget Analyst*

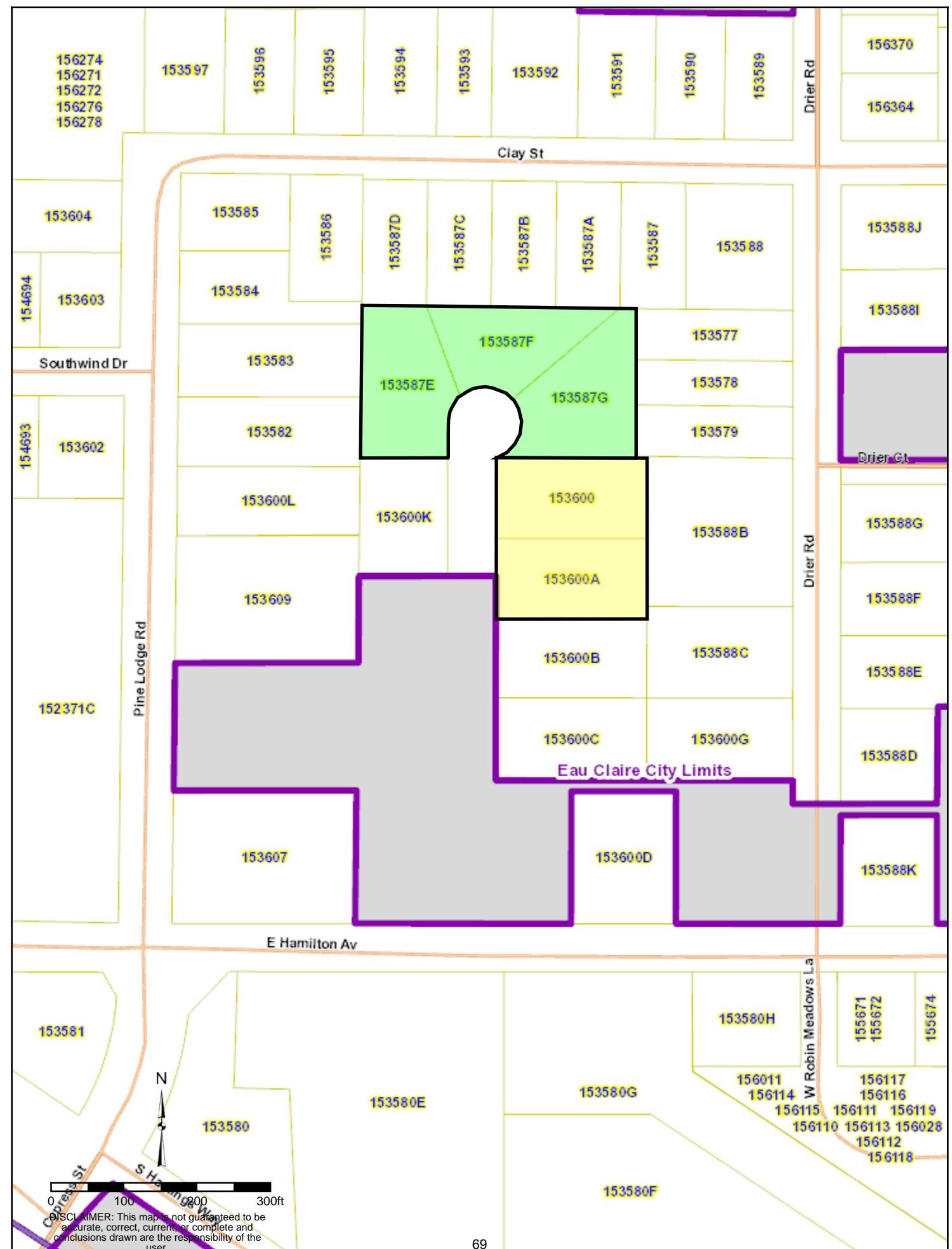
Subject: *Purchase of Land on Acorn Drive*

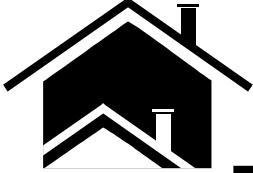
The City of Eau Claire was contacted regarding the purchase of parcel 15-3600 and 15-3600-A on Acorn Drive (shown in yellow). Earlier this year the City Council authorized the purchase of parcels 153587E, 153587F, and 153587G (shown in green). These parcels are located in a fringe development area near Robbins School. Acorn Drive is currently unimproved and access would be from the south off E. Hamilton Avenue through land currently outside the City of Eau Claire.

City staff believes that the City should acquire these properties for future development. At some point a boundary agreement or private petition for annexation will likely occur at which point Acorn Drive could be improved from Hamilton Avenue to the north to serve these parcels. These would be very desirable infill lots for development.

The purchase price for each parcel is \$8,500, which is the estimated value provided by the City Assessor's office.

Please place this item for review and recommendation to City Council on the January 14th Plan Commission agenda.





Housing Division

DATE: December 12, 2018
TO: City Planner, Department of Community Development
Plan Commission
FROM: Keith Johnathan, Administrator, Housing Division
RE: Request Site Approval for Housing Authority Single Family Home

The Housing Authority requests the Plan Commission's site approval of a single family home located at 1329 Zephyr Hill Avenue. This property will be purchased using the Housing Authority's Homeownership Program funds and will be sold to an income eligible household.

This property had an original listing price of \$123,000. The Housing Authority will purchase the property for \$121,000. This home consists of two bedrooms and is in very good condition.

The Housing Authority Board approved the purchase of this property at the December 17, 2018 meeting.

The Housing Authority respectfully requests the Plan Commission's site approval of this location.

Attachments: Property listing
Aerial view of property
Resolution

CITY OF EAU CLAIRE
PLAN COMMISSION

RESOLUTION

WHEREAS, the Housing Authority of the City of Eau Claire desires to acquire one single family home with funding through the U.S. Department of Housing and Urban Development's (HUD) Homeownership Program; and

WHEREAS, the property will be sold to an income eligible household; and

WHEREAS, the Housing Authority desires to acquire the following property for the proposed project:

<u>Address</u>	<u>Bedrooms</u>	<u>Built</u>	<u>City Area</u>	<u>Occupancy Status</u>
1329 Zephyr Hill Ave	2	1960	Northside	Vacant

NOW, THEREFORE, BE IT RESOLVED that the Plan Commission of the City of Eau Claire does hereby approve the site for the development of homeownership for the Housing Authority of the City of Eau Claire's Homeownership Program.

Chairman
PLAN COMMISSION

Adopted,

_____, 2019

Members Only: Do Not Distribute to the Public							
Residential 1525366 Active	1329 Zephyr Hill Avenue Eau Claire, WI 54703						L\$123,000
List: Wanda Johnson 715-577-8984 of CB Brenizer/Eau Claire 715-835-4344 Fax: 715-835-7767	Firm: 20						
							
Type: Single Family	Style: 1 Story	County: Eau Claire	Area: 01 - Ec Schl/Northside	School Dist: Eau Claire	Garage Cap: 1	Garage Type: Attached	
Bedrooms: 2	Full Baths: 1	Year Built: 1960	Taxes/Yr: \$1,898.00 / 2017	Tax ID: 11 0138	Addtl Tax IDs:	Waterfront: No	
Partial Baths: 0	Lot Size: 109 x 76 x	Manufactured: No	Condo: No	Twp:			
Acreage:							
Apx Fin AG: 924	Apx Fin BG: 330	Apx Fin SqFt: 1,254					
Fee Cycle:							
Association: No	Common: Fee Cycle:	Home Dim: 36 x 30	REO: No	Short Sale: No			
Association Fee:		Restrictive Cov: No	Age Restricted:				
Water Front Type:	Water Front Ft:		Seasons:				
Lake/River Name:	Own Frontage:		Easements:				
Lake Size:	Access:		Lake Depth:				
Waterfront Elevation:	Water View:		Slope:				
Water Front CF:	RoadBtwWtrfrnt:		Income Producing:	No			
ROOM	LEVEL	EST SIZE	FLOOR	ROOM	LEVEL	EST SIZE	FLOOR
Living Room	M	18 x 12	Carpet	Kitchen	M	28 x 9	Linoleum
Dining Area	M	11 x 10	Linoleum	Laundry Room	L	0 x 0	Concrete
Rec Room	L	10 x 33	Carpet	Bedroom	M	10 x 10	Carpet
Bedroom	M	12 x 11	Carpet	Bathroom	M	8 x 6	Ceramic
Included:	Dishwasher, Dryer, Fenced Yard, Garage Opener, Oven/Range, Refrigerator, Washer						
Excluded:	Sellers Personal						
Basement: Partial	Cooling: Window						
Driveway: Concrete	Electric: Circuit Breaker						
Fireplace:	Foundation: Block						
Fuel Source: Natural Gas	Heating: Forced Air						
New Const:	Occupancy:						
Outbuildings: None	Patio Deck: Deck-Wood, Porch-Open						
Sewer: City Sewer	Showing: Lockbox-Electronic, Sign-on Property						
Water: City-Water	Water Heater: Electric						
Exterior: Vinyl	Zoning: Residential						
Directions: Hasting Way to East on Seymour Rd to left on Zephyr Hill Ave.							
Remarks: Spacious 2 bedroom home with partially finished lower level, patio doors lead to the 14x12 back deck that overlooks fenced in yard. Several updates include new interior paint, light fixtures & carpet. Since 2012, laminate floors in kitchen & DR, Bay window in LR & finished RR in LL. Home is pre-inspected & includes 12 month Home Warranty! Move in before the New Year!							
Legal: Lot 16 Blk 1 Home Garden Add							
Apx UnFin AG: 0	Condition Report: Yes		Seller Financing: No				
Apx UnFin BG: 704	Access Feat Rpt:		Seller Fin Remarks:				
Apx UnFin SqFt: 704	Seller Concessions:						
Agent Remarks: All measurements approx. buyer and BA to verify. Included appliances in working condition.							
Sub-Agency: 2.4	List Date: 10/28/2018		Limited Service: No	Auction: No			
Buyer Agency: 2.0	Cont Date:		How Sold:				
Variable: No	Pend Date:		List Cont Type: Exclusive Right to Sell				
Exception: No	Expire Date:		Orig List \$: \$123,000				
IDX: Yes	Withdrawn Date:		CDOM/DOM: 44 / 44				
Realtor.com: Yes	Sold Date:		Electronic Consent: Yes				
Owner: Gierok Estate	Orig List/Sell Agt: Wanda Johnson						

Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy. PRESENTING AGENT MAY NOT NECESSARILY BE THE LISTER. © December 11, 2018 8:58 AM NWWMLS

109.5

76° 25'

1329

109.5

76° 25'

76° 25'

N



STAFF REPORT

TO: Plan Commission

HEARING DATE:

PLAN COMMISSION: 1/14/19, 7:00 p.m.

Eau Claire County Courthouse, County Board Room

FROM: Community Development

FILE NO.: SP-1902

AGENDA ITEM: Request for approval of a site plan for a redevelopment into a Casey's convenience store with car wash for a property located on the northeast corner of N. Clairemont Avenue and Cameron Street.

APPLICANT: Arc Design Resources

PROPERTY OWNER: Casey's General Store

ENGINEER/ARCHITECT/SURVEYOR: Arc Design Resources

TYPE OF INTEREST: Architect

SURROUNDING LAND USE: North: Commercial
East: Commercial
South: Cameron Street
West: Clairemont Avenue

AREA: +/- 2.36 acres

EXISTING ZONING: C-3P

PROPOSED ZONING: Same

EXISTING LAND USE: Commercial

PROPOSED LAND USE: Commercial with
Car Wash

COMPREHENSIVE PLAN: Commercial

RECOMMENDATION:

The attached draft letter to applicant is provided for Plan Commission's consideration in review of this site plan. If the Plan Commission desires to approve this site plan, staff would recommend the conditions as noted in this letter.

ANALYSIS:

Arc Design Resources is requesting approval of a site plan for a redevelopment into a Casey's convenience store with car wash for a property located on the northeast corner of N. Clairemont Avenue and Cameron Street. Attached are the narrative, floor plans and a site plan with building elevations. The zoning of the property is C-3P for retail commercial development.

The narrative explains the project for redevelopment of the existing structures which includes the vacant Tailgate restaurant and bar, and the existing auto repair shop. The proposed land use is a new convenience store with car wash. The site plan shows a 4,620 square foot store facing Clairemont Avenue with 14 gas pumps and car wash. The site plan shows 28 parking stalls with a requirement of 23 stalls. The site notes bicycle parking near the southern most driveway. A pedestrian link from the sidewalk along Warden Street is shown.

The façade of the building facing Clairemont Avenue is masonry with panel system above the entrance. The façade along Warden Street is steel sheeting panel and the sides are masonry. The landscape plan shows a mixture of street trees and foundation plantings for both the store and the car wash. It's noted on the site plan that the existing trees along Clairemont will remain. The proposed lighting for the project appears to be in compliance with the city's standards. A fully enclosed trash area is provided on the site plan. A certified survey map is proposed to combine the lots into one lot which can be administratively approved for the project. All proposed signs will be reviewed with a sign permit and approved by staff. It appears the existing ground sign will need to moved back to meet the proper setbacks.

Grading and Drainage: The site is tributary to Sherman Creek at the North Clairemont Avenue outfall at Avenue C. Storm water detention facilities will not be required for peak rate runoff control because the overall impervious area of the site is decreasing.

Storm water best management practices (BMP's) are required to improve runoff water quality. A sump and Up-Flo filter are proposed as the water quality BMP's. Materials submitted with the site plan indicate that in this application these units are calculated to remove approximately 45% of Total Suspended Solids. The threshold for redevelopment BMP's identified in NR151 is a 40% reduction in Total Suspended Solids. Detailed specifications must be submitted regarding the Up-Flo filter to verify water quality treatment parameters.

The proposed method of handling storm water runoff from the northwest portion of the site is to direct runoff to an on-site piping system that discharges to the City Storm Sewer, which subsequently discharges into the conveyance system in the Wisconsin Department of Transportation (DOT) right-of-way. The storm water runoff from the remainder of the site is directed to an on-site piping system that discharges to the public drainage system in Cameron Street, which also discharges to the conveyance system in the Wisconsin Department of Transportation (DOT) right-of-way.

The canopy over the fueling area is considered a fueling area BMP. The proposed site grading needs to be adjusted to prevent runoff from the areas adjacent to the fueling islands to drain

across the fueling areas. A spill prevention plan and on-site spill prevention materials will be required as part of the grading and drainage approval.

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 is expected to change the traffic patterns in the area. An abbreviated Traffic Impact Analysis (TIA) should be performed on the proposed area. The goal of the TIA is to indicate the traffic impacts of the development under average traffic conditions and to identify any improvements needed to provide a level of service (LOS) "C" or better or to maintain the current LOS. WisDOT and the City will work together to review the TIA, as traffic is expected to change at intersections with USH 12 (Clairemont Avenue) as well as on the local street system. A development agreement for construction of required traffic capacity improvements may be required upon completion of the TIA review and if required, will be negotiated as a condition of site plan approval.

The plan calls for two new 35-foot curb cuts on Warden Street and one on North Clairemont Avenue Frontage Road. Curb cuts more than 30 feet require Plan Commission Approval. Section 16.36.120 "Drive Apron width-nonresidential use" of the City Code of Ordinances allows the Plan Commission to waive the 30-foot requirement:

1. If a wider driveway is needed for the turning movement of large trucks; or
2. Is warranted by the volume of traffic; or
3. For other reasons directly related to traffic control and safety.

Transit: This project is located adjacent to Bus Routes #10 – Express Route, #12 – Delong, and #20 – Westridge Center and is not likely to generate much demand for Transit.



COMMUNITY DEVELOPMENT

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

January 14, 2019

DRAFT

Arc Design Resources
5291 Zenith Parkway
Loves Park, IL 61111

RE: SP-1902, Casey's – Plan Commission Site Plan Review

Dear Applicant:

The Plan Commission, at its January 14, 2019 meeting, reviewed the above-referenced site plan.

A. Conditions to be shown/satisfied on a revised site plan:

The following conditions must be satisfied prior to it being approved:

1. City of Eau Claire Engineering Department approval of drainage calculations and drainage plan.
2. Provide a spill prevention plan for the areas where fuel is handled.
3. Plan Commission approval of the proposed 35-foot wide driveway width. (Approval of the site plan will be considered approval of the proposed 35-foot wide driveway approach. No additional actions will be required.)
4. City of Eau Claire Engineering Department approval of a Traffic Impact Analysis (TIA) following the WisDOT Initial Review (IR) process. Based on the results of the IR, the scope of the TIA will be developed with input from both the City and WisDOT.
5. Enter into a Development Agreement for Traffic Capacity Improvements, as determined by the Traffic Impact Analysis.
6. Ground sign will need to be moved to meet the proper setbacks and is reviewed with a sign permit.

After the conditions noted above are met, a building permit may be issued.

B. Conditions to be met prior to occupancy permit:

Conditions which must be met prior to issuance of the occupancy permit for this project include:

1. Exterior lighting must meet the City's Exterior Lighting standards.

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,

Ryan Petrie
Associate Planner

c: File, John Genskow, Calvin Miller

Site Plan Application Narrative

The proposed development consists of razing the existing structures and construction of a new convenience store with fuel sales. The development is to consist of only one phase which would be anticipated to start in 2019.

As part of the site plan review we request the consideration of the proposed driveway widths of 35' versus the code-allowed width of 30'. Historical evidence based on Casey's developments has proven that the additional five feet allows for safer turning movements and helps to eliminate the potential conflicts between large fuel and grocery delivery trucks with smaller customer vehicles.

We have removed parking stalls as indicated during a cursory review by staff. The proposed site features 14 parking stalls at adjacent to pump islands and 14 parking stalls along the front of the convenience store.

A Sediment and Erosion Control Plan has been included in the civil plan set in addition to a Stormwater Pollution Prevention Plan (SWPPP) binder. The sediment and erosion control plan shows the silt fence and stone construction entrance which are to be installed in addition to inlet protection.

CASEY'S GENERAL STORE - EAU CLAIRE, WI

NEC OF N CLAIREMONT AVE & CARMERON ST
EAU CLAIRE, WI 54703

GENERAL NOTES

- The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
- The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
- In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
- Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and WisDOT standards.
- All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the the owner's "Description of Work", the City of Eau Claire, the State of Wisconsin, and this plan set.
- The City of Eau Claire must be notified at least two (2) working days prior to the commencement or resumption of any work.
- The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
- All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
- The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
- All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
- Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
- The contractor shall verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall verify horizontal control by referencing property corners known to own property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
- All elevations are on NAVD 88 datum.
- Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
- Tactile warning plates per WisDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
- The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, XCEL Energy Inc., AT&T, CCI Systems, Charter, if any. The Diggers Hotline number is 1-800-242-8511. Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
- The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
- Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
- Notify the owner and City of Eau Claire of any existing wells. Obtain permit from the Wisconsin DNR. Cap and abandon wells in accordance with local, state, and federal regulations.
- Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

VICINITY MAP



INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
C-001	COVER
C-002	GENERAL NOTES
C-004	ALTA SURVEY
C-005	ALTA SURVEY
C-100	REMOVAL PLAN
C-101	LAYOUT PLAN
C-201	GRADING PLAN
C-202	DRAINAGE PLAN
C-301	UTILITY PLAN
C-401	EROSION CONTROL
C-402	EROSION CONTROL NOTES
C-601	CASEY'S DETAILS
C-602	CASEY'S DETAILS
C-603	DETAILS
C-604	CITY OF EAU CLAIRE DETAILS
C-605	CITY OF EAU CLAIRE DETAILS
C-606	WISDOT DETAILS
C-701	LANDSCAPING PLAN
C-702	LANDSCAPING PLAN

APPROVAL

DATE

CITY	PENDING
STATE	PENDING
DNR	PENDING

UTILITY OFFICIALS

CITY ADMINISTRATION:

CITY OF EAU CLAIRE
DALE PETERS
CITY MANAGER
203 S. FARWELL STREET
EAU CLAIRE, WI 54702
(715) 839-4902

BUILDING INSPECTOR:

CITY OF EAU CLAIRE
CALVIN MILLER
BUILDING INSPECTOR
203 S. FARWELL STREET
EAU CLAIRE, WI 54702
(715) 839-4947

CITY ENGINEER:

CITY OF EAU CLAIRE
DAVE SOLBERG
ENGINEERING DIRECTOR
203 S. FARWELL STREET
EAU CLAIRE, WI 54702
(715) 839-4934

COMMUNITY DEVELOPMENT:

CITY OF EAU CLAIRE
SCOTT ALLEN
DIRECTOR
203 S. FARWELL STREET
EAU CLAIRE, WI 54702
(715) 839-4934

WATER/SEWER:

CITY OF EAU CLAIRE
LANE BERG
UTILITIES MANAGER
1040 FOREST STREET
EAU CLAIRE, WI 54703
(715) 839-5045

ELECTRIC/GAS:

XCEL ENERGY INC.
DAVID MELNESS
ASSOCIATE DESIGNER
(715) 737-1495

TELEPHONE/CABLE:

AT&T
RICHARD REITER
(715) 839-5807

CHARTER:

SHANE YODER
(715) 831-8940 x51113

PROJECT LOCATION & OWNER		REVISION	1. CLIENT REVIEW	12-21-18	FOR CONSTRUCTION
NEC OF N CLAIREMONT & CARMERON ST, EAU CLAIRE, WI 54703		2. AGENCY REVIEW	12-28-18	REVISION	
CASEY'S MARKETING COMPANY ONE CONVENIENCE BLVD ANKENY, IA 50021		3.	1.	
KEVIN SCHULZE (515) 965-6223		4.	2.	
5391 ZENITH PARKWAY LOVES PARK, IL 61111 VOICE: (815) 484-4300 FAX: (815) 484-4303		5.	3.	
www.arcdesign.com Design Firm License No. 2411-11		6.	4.	
CCI SYSTEM (FIBER) (800) 338-9299		7.	5.	
8.		8.	6.	
DRAWN BY: SHL	CHECKED BY: LND	PM: RCS	7.	5.	
8.	6.	6.	

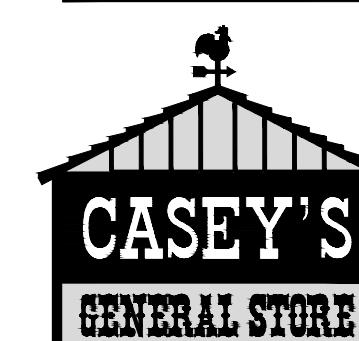
ARC DESIGN RESOURCES INC. 5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 2411-11

CASEY'S GENERAL STORE - EAU CLAIRE, WI 18129

COVER

C-001

OWNER:



CASEY'S MARKETING COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021
KEVIN SCHULZE
(515) 965-6223

ENGINEER:



5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

NEC OF N CLAIREMONT & CARMERON ST,
EAU CLAIRE, WI 54703

CASEY'S MARKETING COMPANY
ONE CONVENIENCE BLVD
ANKENY, IA 50021

KEVIN SCHULZE
(515) 965-6223

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

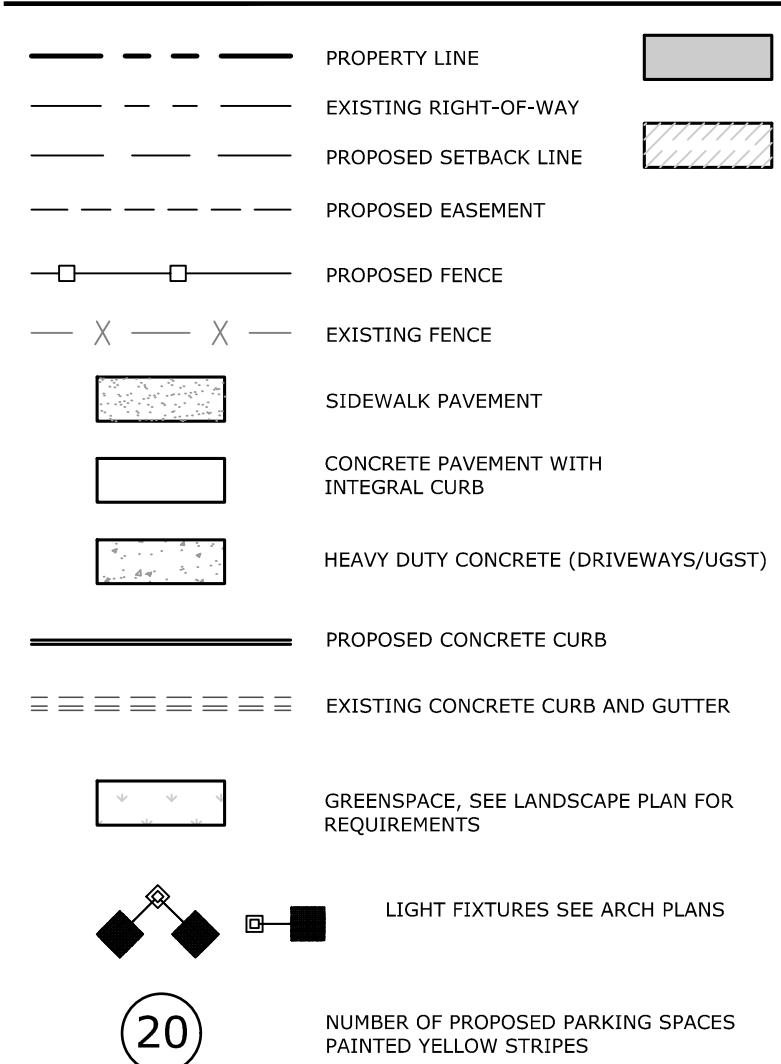
www.arcdesign.com
Design Firm License No. 2411-11

AT&T
RICHARD REITER
(715) 839-5807

CHARTER
SHANE YODER
(715) 831-8940 x51113

5391 Z

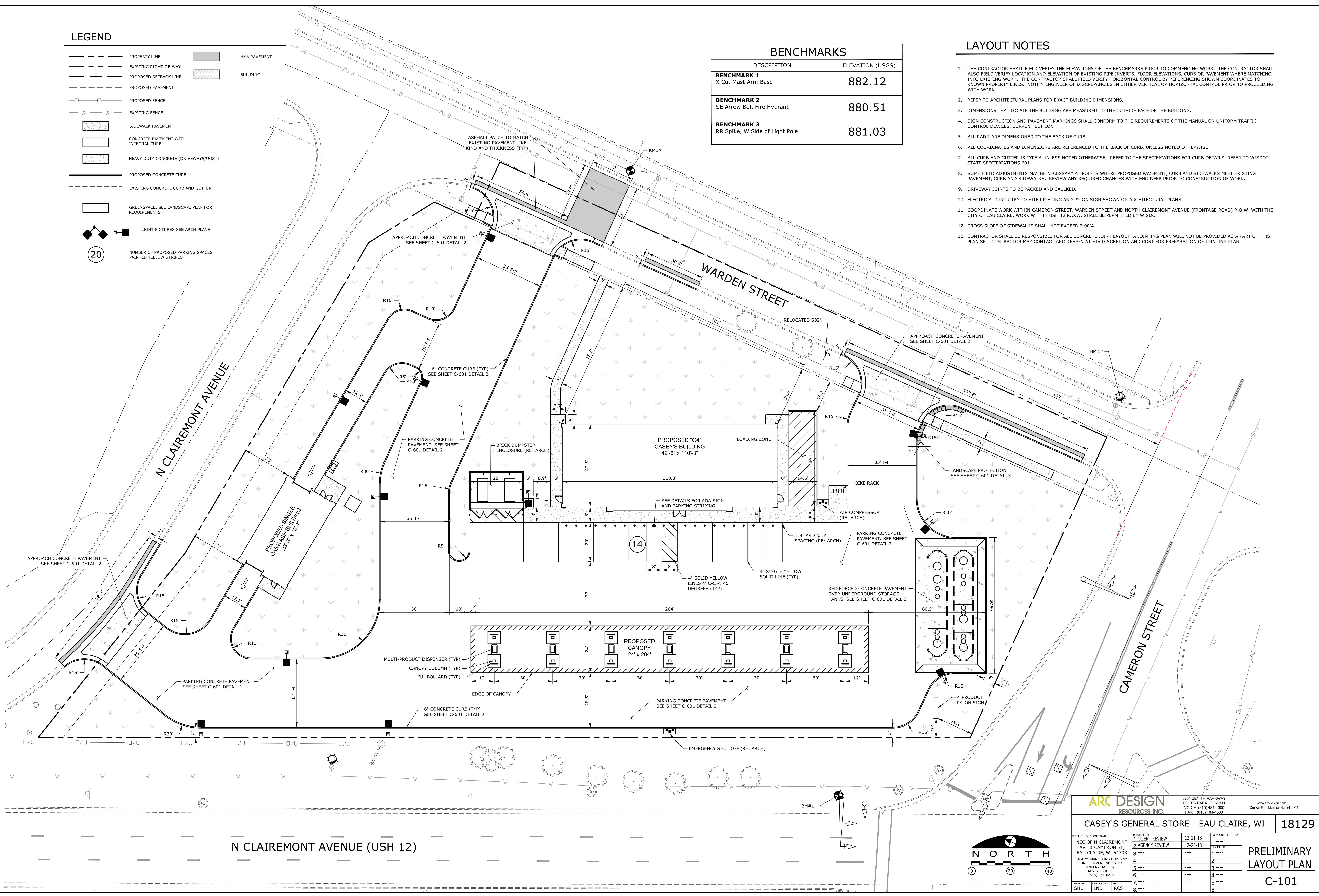
LEGEND



BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 X Cut Mast Arm Base	882.12
BENCHMARK 2 SE Arrow Bolt Fire Hydrant	880.51
BENCHMARK 3 RR Spike, W Side of Light Pole	881.03

LAYOUT NOTES

- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS, CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
- SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
- ALL RADII ARE DIMENSIONED TO THE BACK OF CURB.
- ALL COORDINATES AND DIMENSIONS ARE REFERENCED TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
- ALL CURB AND GUTTER IS TYPE A UNLESS NOTED OTHERWISE. REFER TO THE SPECIFICATIONS FOR CURB DETAILS. REFER TO WISDOT STATE SPECIFICATIONS 601.
- SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
- DRIVEWAY JOINTS TO BE PACKED AND CAULKED.
- ELECTRICAL CIRCUITY TO SITE LIGHTING AND PYLON SIGN SHOWN ON ARCHITECTURAL PLANS.
- COORDINATE WORK WITHIN CAMERON STREET, WARDEN STREET AND NORTH CLAIREMONT AVENUE (FRONTAGE ROAD) R.O.W. WITH THE CITY OF EAU CLAIRE, WORK WITHIN USH 12 R.O.W. SHALL BE PERMITTED BY WISDOT.
- CROSS SLOPE OF SIDEWALKS SHALL NOT EXCEED 2.00%.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE JOINT LAYOUT. A JOINTING PLAN WILL NOT BE PROVIDED AS A PART OF THIS PLAN SET. CONTRACTOR MAY CONTACT ARC DESIGN AT HIS DISCRETION AND COST FOR PREPARATION OF JOINTING PLAN.

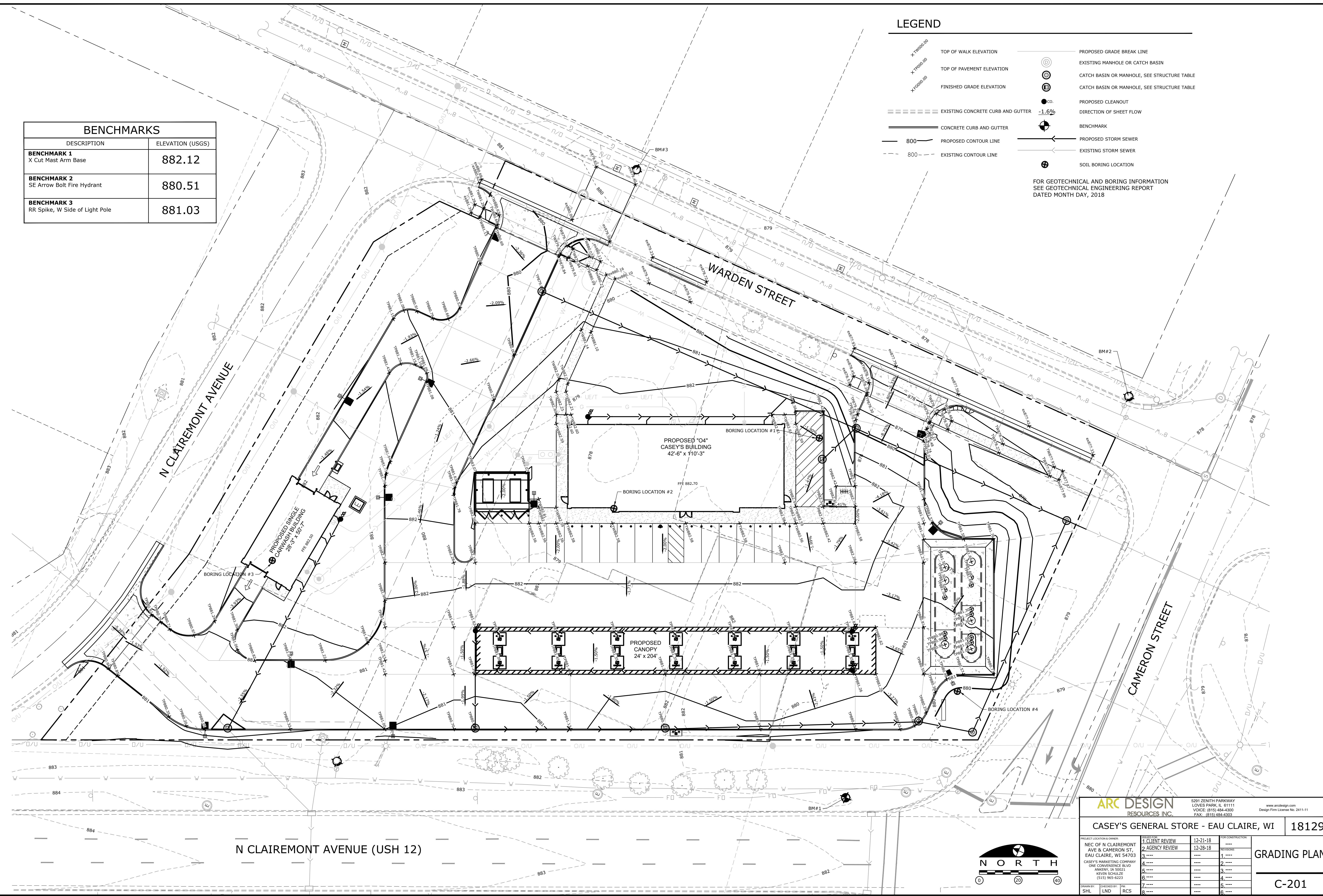


LEGEND

	PROPOSED GRADE BREAK LINE
	EXISTING MANHOLE OR CATCH BASIN
	CATCH BASIN OR MANHOLE, SEE STRUCTURE TABLE
	CURB AND GUTTER
	PROPOSED CLEANOUT
	DIRECTION OF SHEET FLOW
	BENCHMARK
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE

FOR GEOTECHNICAL AND BORING INFORMATION
SEE GEOTECHNICAL ENGINEERING REPORT
DATED MONTH DAY, 2018

BENCHMARKS	
DESCRIPTION	ELEVATION (USGS)
BENCHMARK 1 X Cut Mast Arm Base	882.12
BENCHMARK 2 SE Arrow Bolt Fire Hydrant	880.51
BENCHMARK 3 RR Spike, W Side of Light Pole	881.03

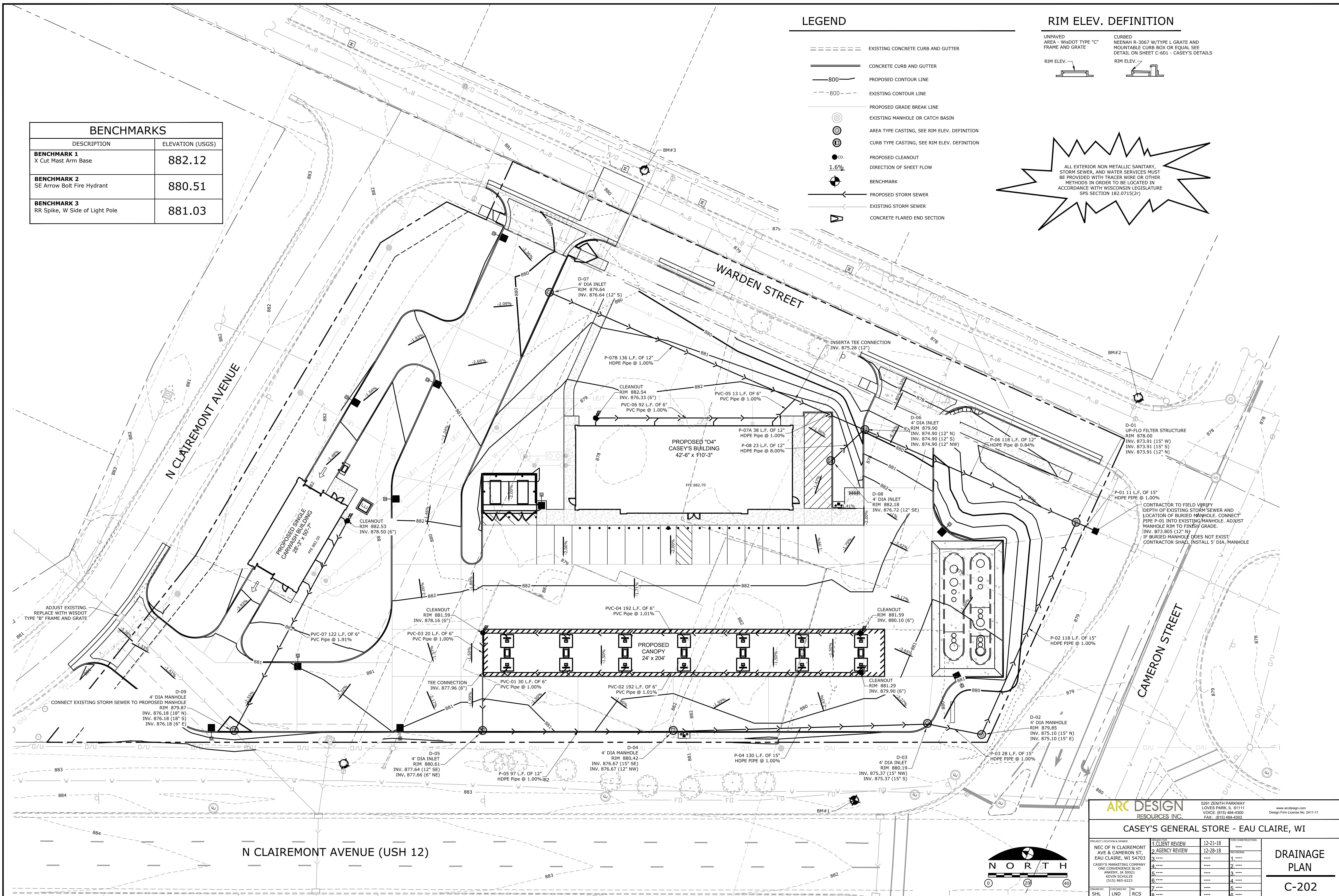


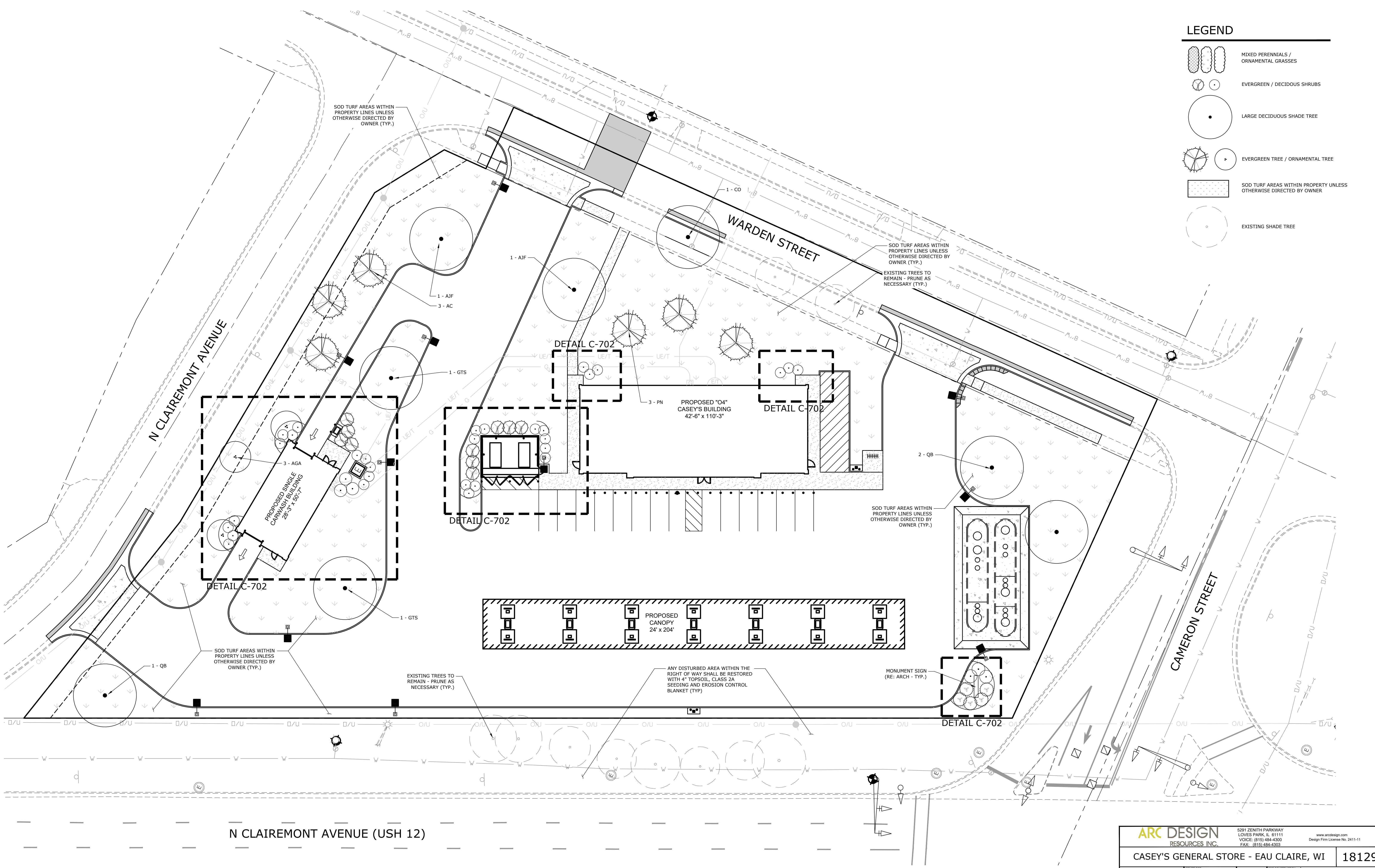
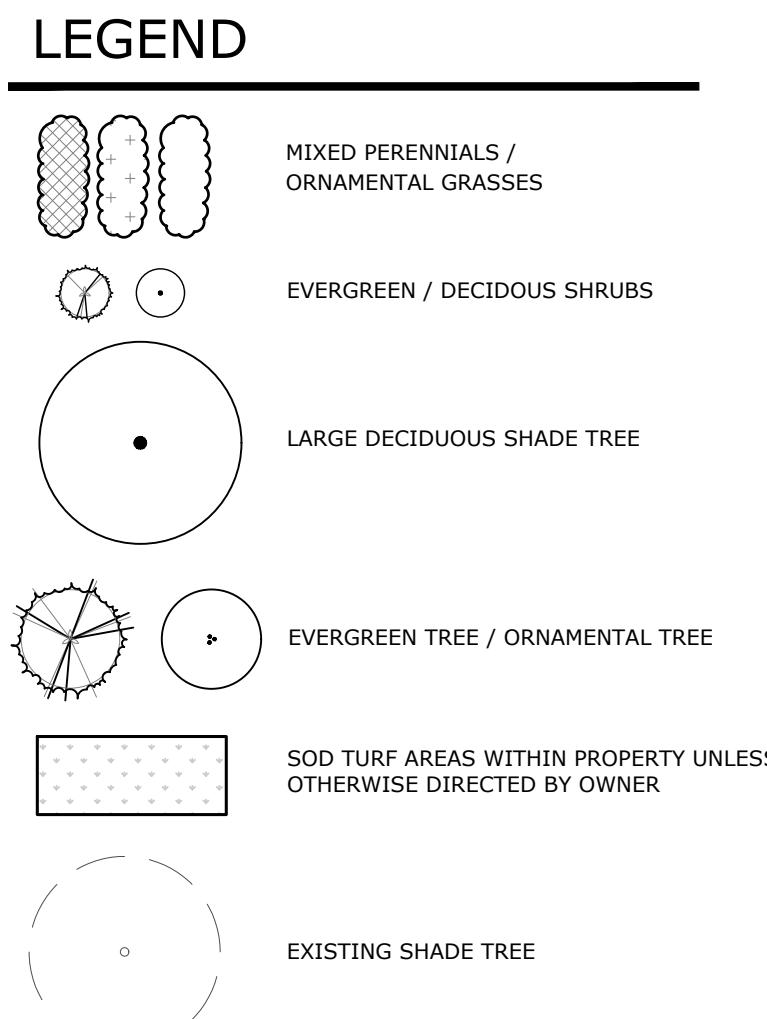
PROJECT LOCATION & OWNER		REVIEWER	DATE	FOR CONSTRUCTION
NEC OF N CLAIREMONT AV & CAMERON ST, EAU CLAIRE, WI 54703	1. CLIENT REVIEW	12-21-18
CASEY'S MARKETING COMPANY ONE CONVENIENCE BLVD APARTMENT 1A KEVIN CASEY (515) 965-6223	2. AGENCY REVIEW	12-28-18
	3....	3....	1.
	4.	4.	2.
	5.	5.	3.
	6.	6.	4.
	7.	7.	5.
	8.	8.	6.

www.arcdesign.com
Design Firm License No. 2411-11

www.arcdesign.com
Design Firm License No. 2411-11

Design Firm License No.





PROJECT LOCATION & OWNER			REVISION	1. CLIENT REVIEW	12-21-18	FOR CONSTRUCTION
NEC OF CLAREMONT & CAMERON ST. EAU CLAIRE, WI 54703 CASEY'S MARKETING COMPANY ONE CONVENIENCE BLVD ADDRESS: P.O. BOX 50021 KEVIN M. CASEY (515) 965-6223	2. AGENCY REVIEW	12-28-18	PERMITTING	1	1	1
	3. RCS	1	1	2	2	2
	4. RCS	3	3	3	3	3
	5. RCS	5	5	5	5	5
	6. RCS	6	6	4	4	4
	7. RCS	7	7	5	5	5
	8. RCS	8	8	6	6	6

5291 ZENITH PARKWAY
EAU CLAIRE, WI 54711
PHONE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 2411-11

CASEY'S GENERAL STORE - EAU CLAIRE, WI 18129

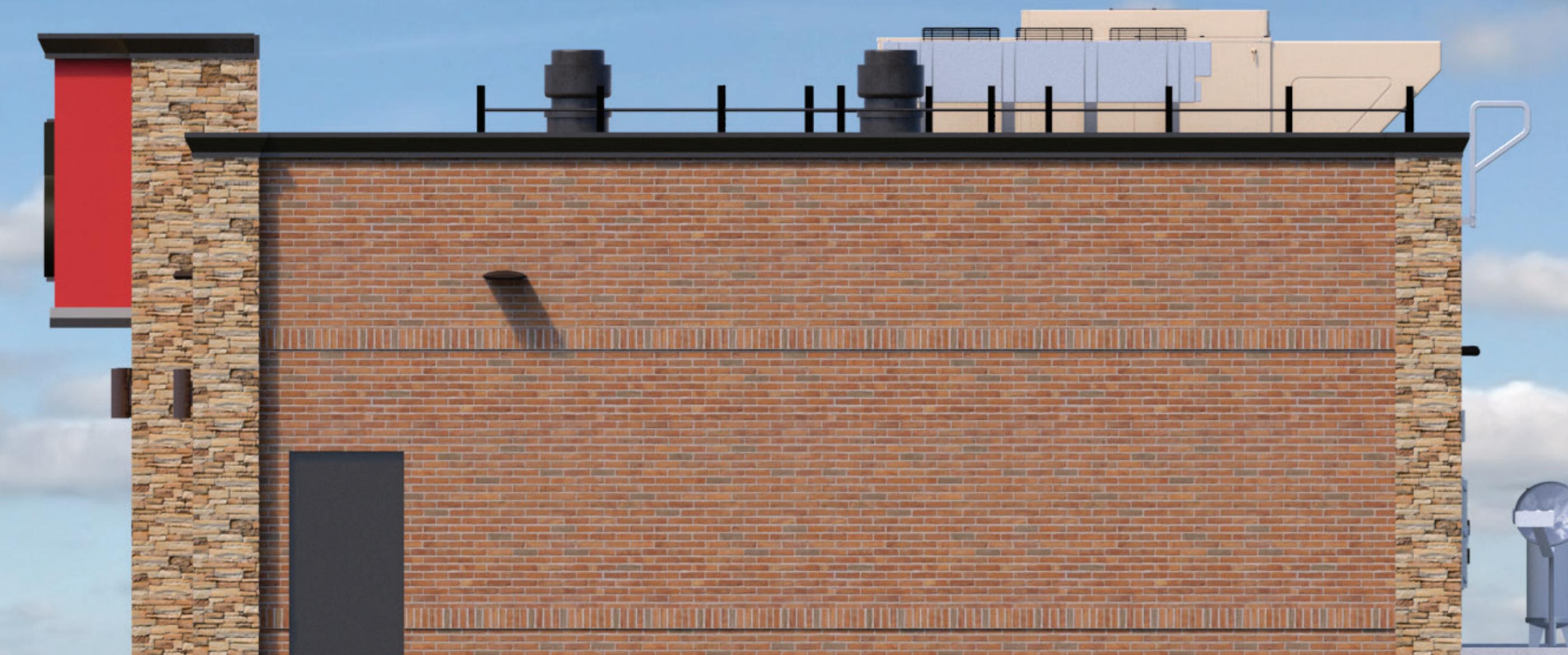
LANDSCAPING PLAN C-701



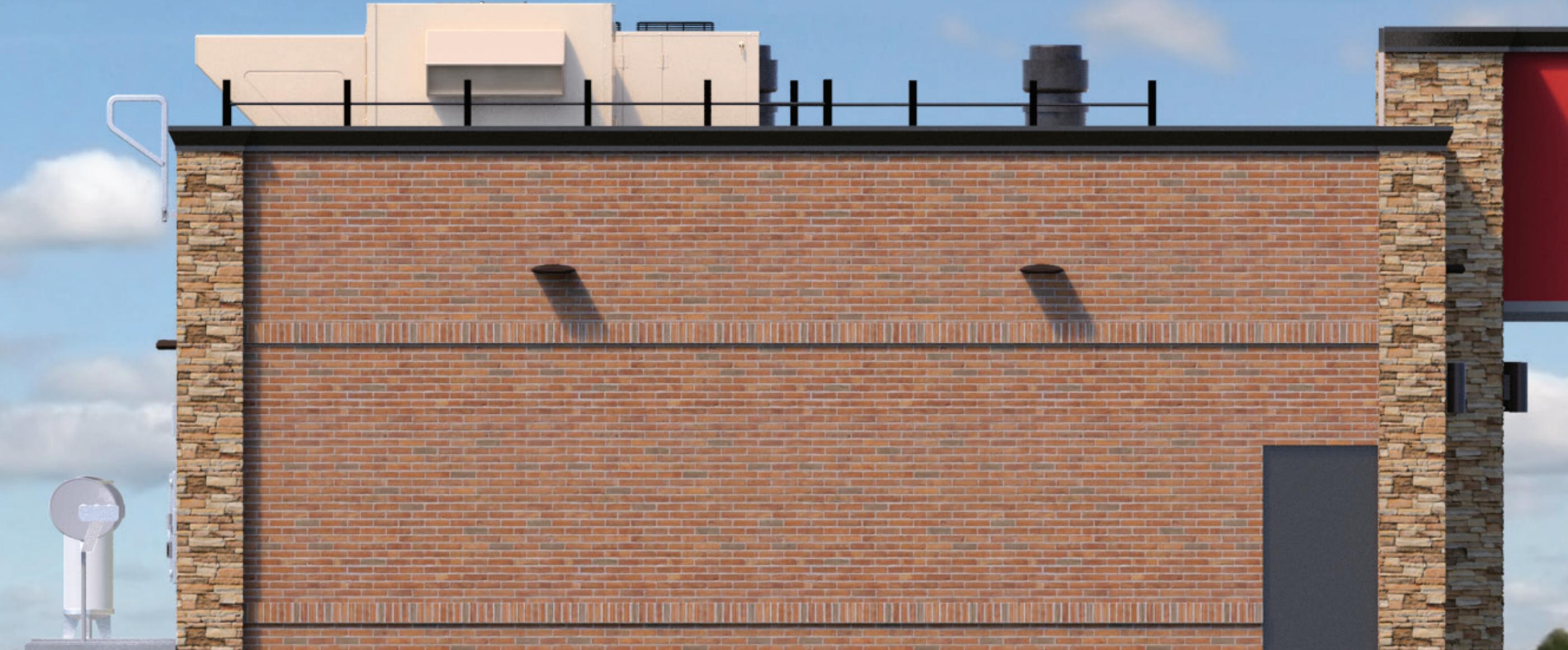
FRONT ELEVATION



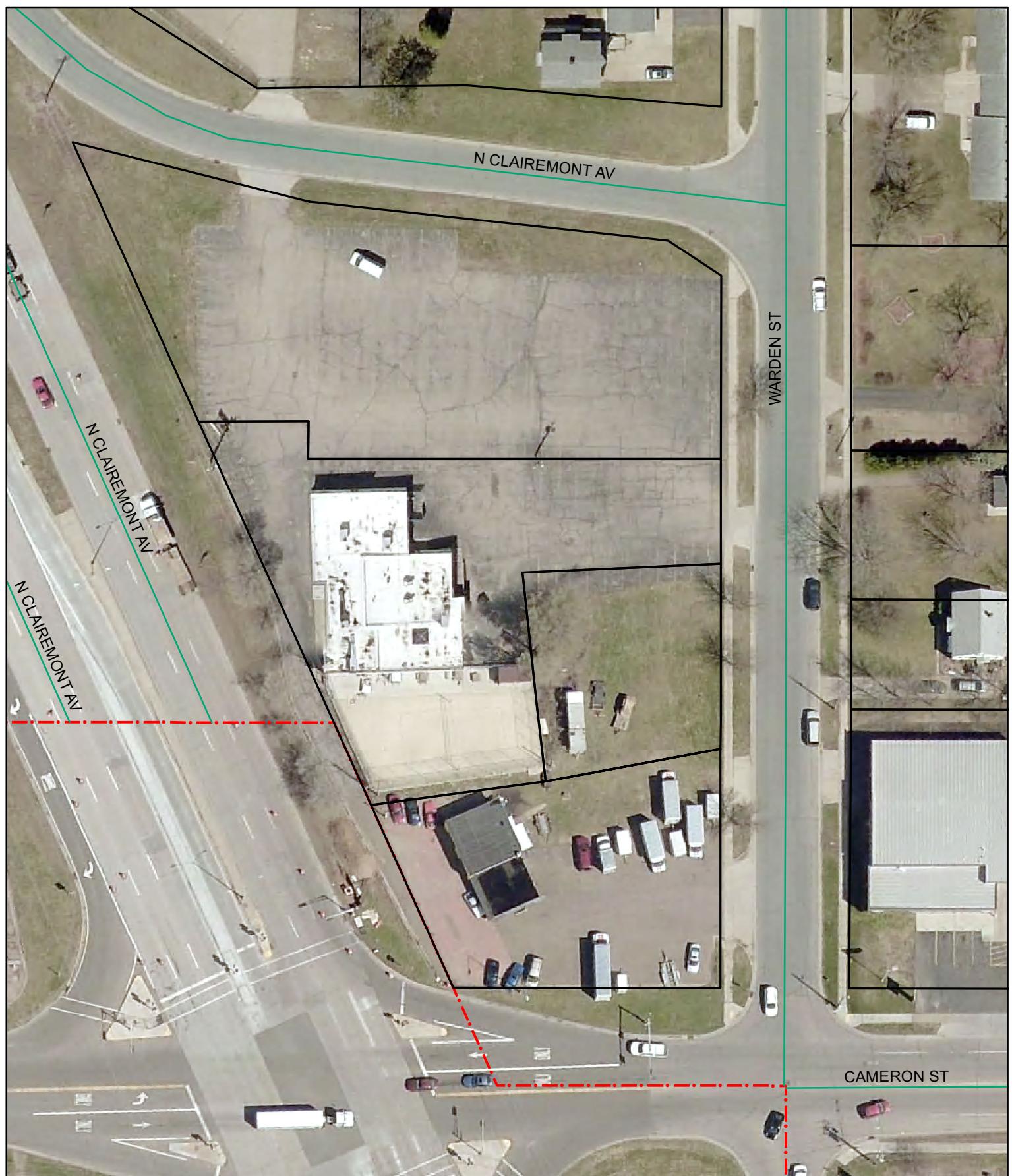
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



0 40 80 Feet
 A horizontal scale bar with markings at 0, 40, and 80 feet.

Aerial Map Agenda Item SP-1902

86

City Limits





STAFF REPORT

TO: Plan Commission

HEARING DATE:

PLAN COMMISSION: 1/14/19, 7:00 p.m.

Eau Claire County Courthouse, County Board Room

FROM: Community Development

FILE NO.: SP-1708 Amd

AGENDA ITEM: Request for approval of a site plan for an expansion parking for the Brewing Projekt located at 1807 Oxford Avenue.

APPLICANT: Advanced Engineering Concepts

PROPERTY OWNER: Redevelopment Authority (RDA)

ENGINEER/ARCHITECT/SURVEYOR: Same

TYPE OF INTEREST: Engineer

SURROUNDING LAND USE: North: Commercial
East: Chippewa River
South: Commercial
West: Vacant

AREA: +/- 27,096 sq. ft.

EXISTING ZONING: I-1P

PROPOSED ZONING: Same

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Parking Lot

COMPREHENSIVE PLAN: Commercial

RECOMMENDATION:

The attached draft letter to applicant is provided for Plan Commission's consideration in review of this site plan. If the Plan Commission desires to approve this site plan, staff would recommend the conditions as noted in this letter.

ANALYSIS:

Advanced Engineering Concepts, on behalf of the owner is requesting approval of a site plan to expand an existing parking lot for the Brewing Projekt located at 1807 Oxford Avenue.

Attached is the site plan for the project. The zoning of the property is I-1P for a brewery.

The site plan shows a 35-stall parking lot added to the south of the existing parking lot for the brewery. The original site plan for the brewery noted the parking of 29 stalls was based on the tasting room and three stalls based on the employee count for the brewery. However, the demand and need for more parking was acknowledged because of the success of the business. In addition, Oxford Avenue is in lack of on-street parking within the corridor. The Redevelopment Authority has approved the request for the parking lot and sale of the land.

During the 2018 construction 24-bicycle parking stalls were provided to the site to meet the demand of the customers given the location of being on the bike trail. The proposed lighting poles appear to be in compliance with the city's standards. In addition, a dumpster enclosure was constructed on site and is in compliance.

Grading and Drainage: The site is tributary to the Chippewa River by way of the Cannery Trail outfall. Storm water best management practices (BMP's) are required to improve runoff water quality. A grass swale is proposed as the water quality BMP. Materials have been submitted showing the BMP is calculated to provide a 46% reduction in Total Suspended Solids. The threshold for redevelopment BMP's identified in NR151 is a 40% reduction in Total Suspended Solids, and that requirement will be met for this site.

The discharge from the BMP crosses the adjacent property to reach the culvert under the trail. This flow path is consistent with the drainage pattern established for the trail and existing culvert. No additional permits will be required beyond the approved site grading and drainage plan for this discharge. Storm water detention facilities will not be required for peak rate runoff control because of the proximity to the outfall relative to the outfall watershed and the conveyance capacity of the storm sewer system between the proposed connection and the outfall. However, the drainage path between the on-site water quality BMP and the Chippewa River may require armoring to protect against erosion due to the increased runoff volume and velocity.

Public Utilities: The proposed parking lot will not require public utilities; however water and sewer service is available to the site.

Traffic: The traffic generated by the proposed improvements should not adversely impact traffic flow in the area. Oxford Avenue has the available capacity to meet the demands of the proposed development's trip generation.

The proposed plan calls for a 24-foot curb cut on Oxford Avenue for driveway access, which is less than the 30-foot curb cut requiring Plan Commission approval. The proposed location is 86.8 feet east of the previously approved parking lot driveway access, which is greater than the minimum driveway clearance recommendations outlined in the City's Comprehensive Plan.

Transit: The proposed project is located on Bus Route #8 – Folsom and Vine and within two blocks of several other routes. The expanded parking lot is not likely to generate any demand for Transit.



COMMUNITY DEVELOPMENT

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

January 14, 2019

DRAFT

Advanced Engineering Concepts
1360 International Drive
Eau Claire, WI 54701

RE: SP-1708 Amd, Parking Lot – Brewing Projekt – Plan Commission Site Plan Review

Dear Applicant:

The Plan Commission, at its January 14, 2019 meeting, reviewed the above-referenced site plan.

A. Conditions to be shown/satisfied on a revised site plan:

The following conditions must be satisfied prior to it being approved:

1. City of Eau Claire Engineering Department approval of drainage calculations and drainage plan. The calculations need to include analyzing the erosion potential of the downstream drainage swale and any resultant armoring methods.

After the conditions noted above are met, a building permit may be issued.

B. Conditions to be met prior to occupancy permit:

Conditions which must be met prior to issuance of the occupancy permit for this project include:

1. Exterior lighting must meet the City's Exterior Lighting standards.

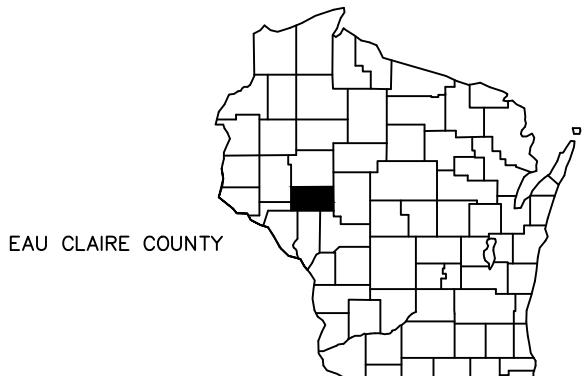
Any changes in your site plan must be reviewed by the Department of Community Development. Please contact me at 715-839-4914 if you have any questions or if you need additional information.

Sincerely,

Ryan Petrie
Associate Planner

c: File, John Genskow, Calvin Miller

PARKING LOT EXPANSION FOR THE BREWING PROJEKT 1711 OXFORD AVE EAU CLAIRE, WISCONSIN

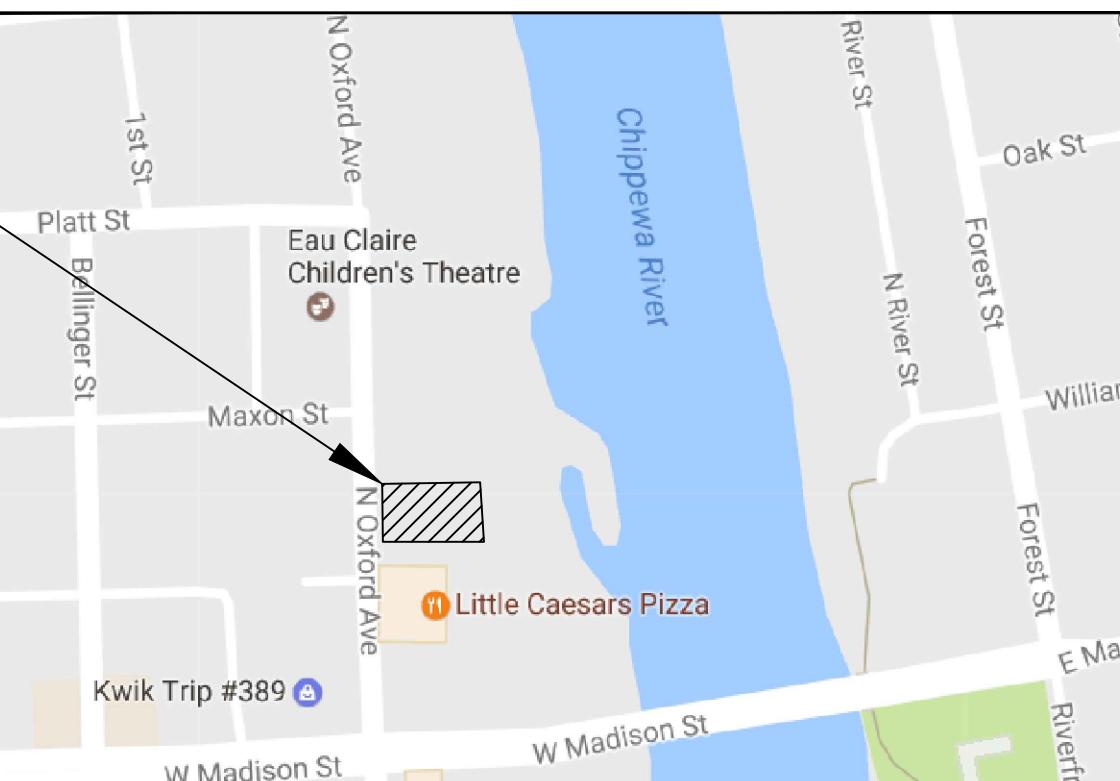


Know what's below.
Call before you dig.

PROJECT LOCATION

CONTACTS	
CITY ENGINEER	CITY OF EAU CLAIRE ATTN: JOHN GENSKOW (715) 839-4934
ELECTRIC	XCEL ENERGY: DESIGN SECTION ATTN: JOHN KELSER (715) 737-1431
GAS	XCEL ENERGY: DESIGN SECTION ATTN: BRADY GARDOW (715) 737-1450
TELEPHONE	AT&T ATTN: RICK REITER (715) 839-5807
CABLE	CHARTER COMMUNICATIONS ATTN: CURT MOORE (715) 831-8940 ext. 51148
SANITARY	CITY OF EAU CLAIRE BEN SPANEL (715) 839-1876
WATER	CITY OF EAU CLAIRE SCOTT KWIK OR LANE BERG (715) 839-1877
FIRE DEPT.	CITY OF EAU CLAIRE ALLYN BERTRANG (715) 839-2911

GENERAL CONTRACTOR: MARKET & JOHNSON MIKE SHEA—PROJECT MANAGER 2350 GALLOWAY ST EAU CLAIRE, WI 54703 PHONE: 715.579.2030 EMAIL: mshea@market-johnson.com
PROJECT ENGINEER: ADVANCED ENGINEERING CONCEPTS MATT APPEL, P.E. 1360 INTERNATIONAL DRIVE EAU CLAIRE, WI 54701 PHONE: 715.552.0330 EMAIL: mappel@ls-aec.com

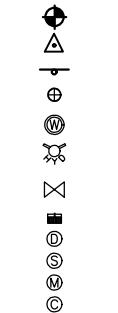


LOCATION MAP

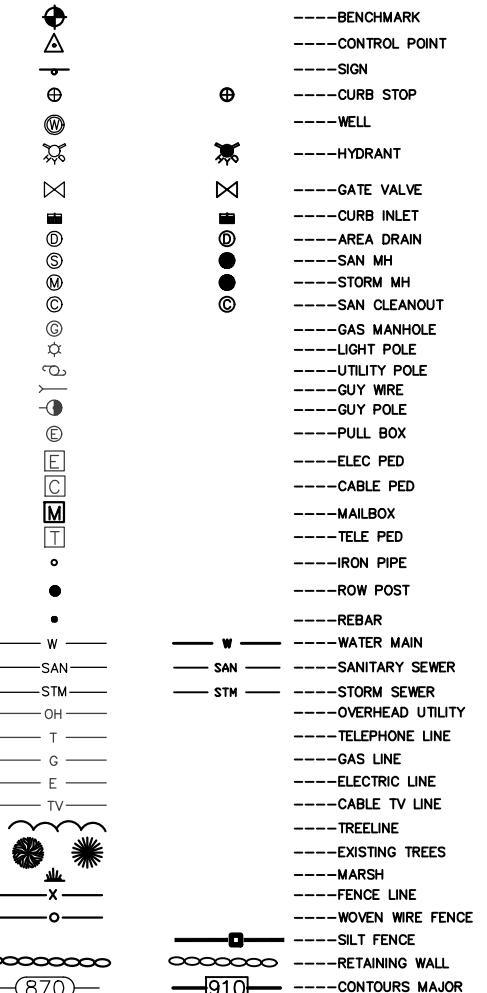
SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CITY OF EAU CLAIRE—SITE PLAN	12/28/2018	

LEGEND

EXISTING



PROPOSED



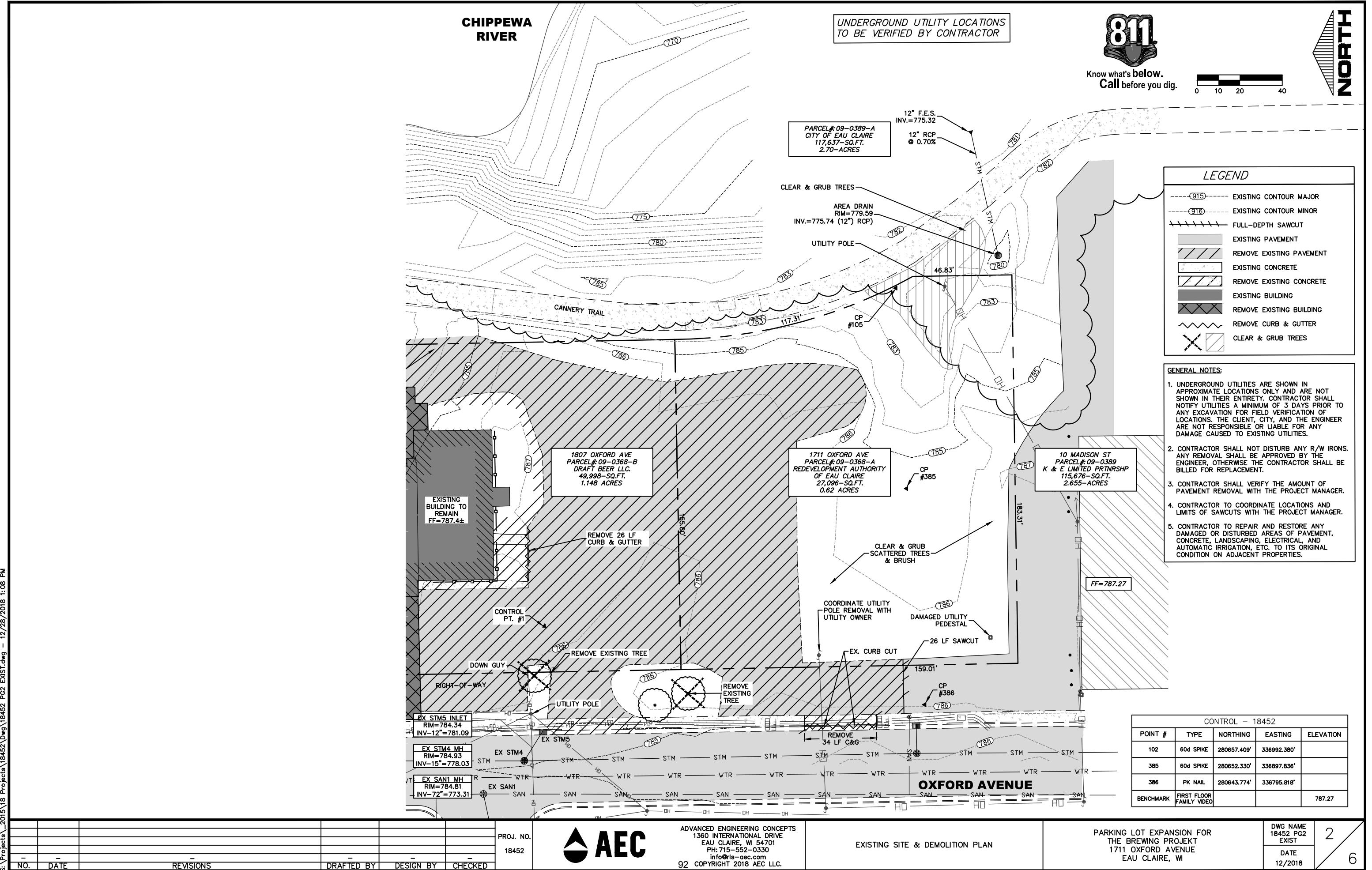
ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BOT=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EXP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV)
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NWL=NORMAL WATER LEVEL
PC=POINT OF CURVE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
TYP=TYPICAL
W=WATER FITTINGS
WAT=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

SHEET SCHEDULE	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE LAYOUT & UTILITY PLAN
4	GRADING & EROSION CONTROL PLAN
5	LANDSCAPE PLAN
6	DETAILS

AEC PROJECT #:18452 PLANS DATED: DECEMBER 2018



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@RLS-AEC.COM
COPYRIGHT 2018, AEC LLC.



PARKING LOT EXPANSION
FOR THE BREWING PROJEKT
1711 OXFORD AVE.

ZONING:	I2
EXISTING LOT SIZE:	27,098-SF (0.622 AC.)
EXISTING IMPERVIOUS AREA:	9,667-SF (36%)
PROPOSED LOT SIZE:	17,120-SF (0.393 AC.)
PROPOSED PAVEMENT:	14,798-SF (86%)
PROPOSED GREEN SPACE:	2,324-SF (14%)
EXISTING PARKING STALLS:	29 TOTAL (2 ACCESSIBLE)
PROPOSED PARKING STALLS:	68 TOTAL (4 ACCESSIBLE) (33 STALLS IN EX. LOT) (35 STALLS IN NEW LOT)
EXISTING BICYCLE STALLS:	24 STALLS (1 BIKE STALL PER 2.8 AUTOMOBILE STALLS)
STORM WATER TREATMENT:	VEGETATED GRASS SWALE

SITE NOTES:

1. THERE ARE NO BUILDINGS WITHIN 50' OF THE LOT. THE FAMILY VIDEO BUILDING IS 84-FEET FROM THE PROPOSED PARKING LOT.
2. THE SITE IS WITHIN 500' FEET OF CITY TRANSIT ROUTES #8. (10% PARKING REDUCTION ALLOWED).
3. NO ADDITIONAL MECHANICAL EQUIPMENT WILL BE ADDED WITHIN THIS PARKING LOT ADDITION.
4. ELECTRIC AND GAS SERVICE WILL BE SERVED FROM EXISTING UTILITIES ON OXFORD AVENUE.
5. EROSION AND SEDIMENT CONTROL DURING AND FOLLOWING PROJECT COMPLETION WILL BE ACCOMPLISHED THROUGH THE USE OF SUB-CUTTING THE SITE DURING CONSTRUCTION, INLET PROTECTION, EROSION LOGS AND SILT FENCE.
6. TWO LIGHT POLES WILL BE ADDED TO THE NEW PARKING LOT ON THIS PLAN AND WILL SUPPLEMENT THE TWO LIGHT POLES INSTALLED DURING THE 2018 CONSTRUCTION. ANY NEW EXTERIOR LIGHTING MUST MEET THE CITY'S EXTERIOR LIGHTING MANUAL STANDARDS.
7. A VEGETATED GRASS SWALE WILL BE INSTALLED TO PROVIDED A MINIMUM 40% TSS REDUCTION IN STORM WATER RUNOFF.
8. RUNOFF FROM THE GRASSED SWALE WILL SHEET FLOW OVERLAND AND OFF-SITE TO AN EXISTING STORM INLET NEAR THE NEW CANNERY TRAIL.
9. DURING THE 2018 CONSTRUCTION, 12 STANTIONS WERE INSTALLED TO PROVIDE 24-BICYCLE PARKING STALLS. BIKE RACKS MUST BE PROVIDED TO ACCOMMODATE A MINIMUM OF 7 BICYCLES STALLS TO MEET THE CITY STANDARD OF 1 BIKE STALL PER 10 REQUIRED AUTOMOBILE STALLS.
10. COMPANY BUSINESS SIGNS WILL BE LOCATED ON THE SOUTH AND WEST SIDES OF THE BUILDING. EXTERIOR BUSINESS SIGNS MUST MEET THE PLANNING DEPARTMENT APPROVAL. NO ADDITIONAL SIGNS ARE PROPOSED FOR THIS NEW PARKING LOT.
11. THIS PORTION OF THE PROJECT WILL HAVE ASPHALT PAVEMENT.

CHIPPEWA RIVER

APPROXIMATE EDGE OF
WATER ON 4/13/2017

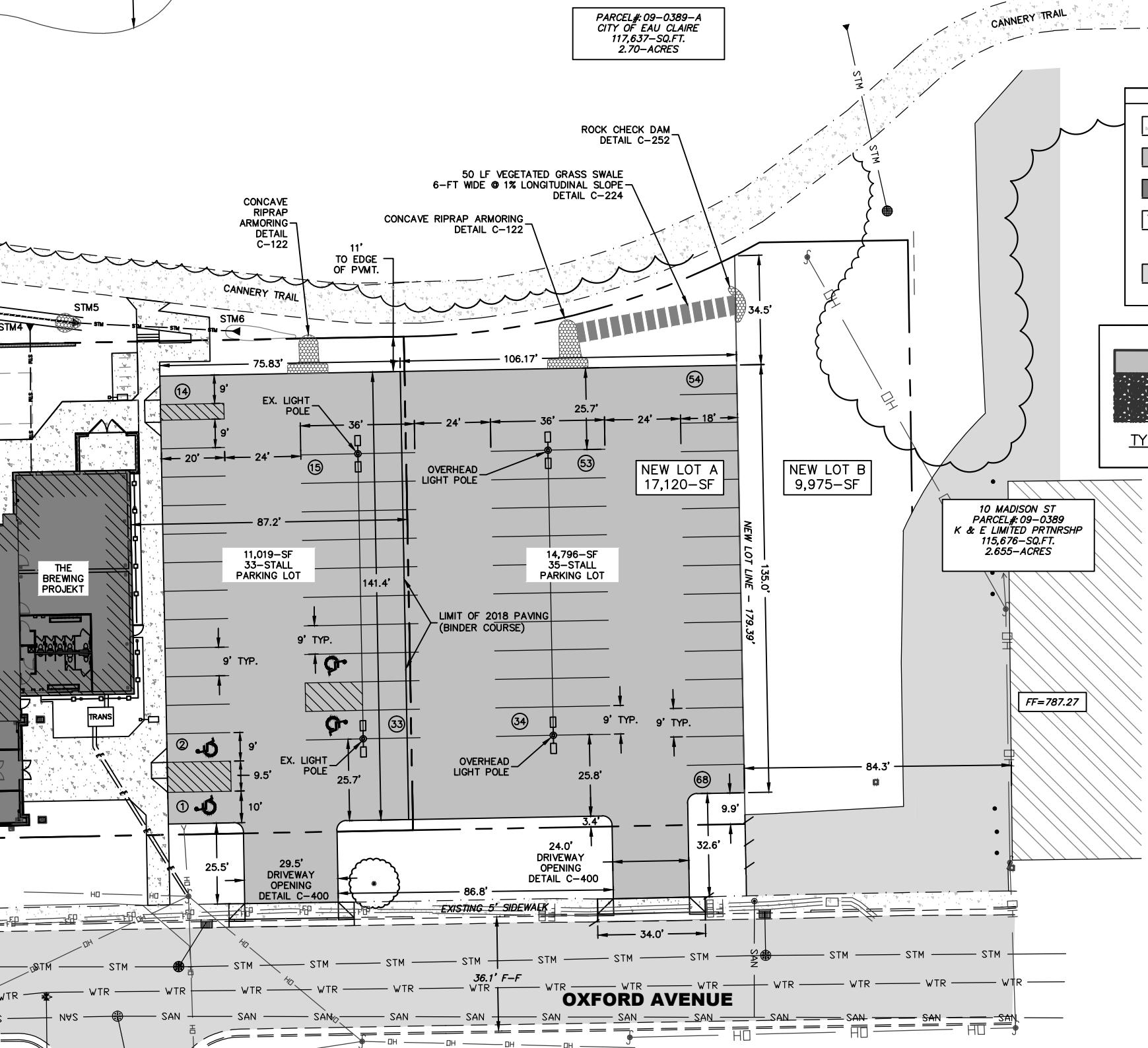
**PARCEL #: 09-0389-A
CITY OF EAU CLAIRE
117,637-SQ.FT.
2.70-ACRES**



**Know what's below.
Call before you dig.**

A horizontal number line starting at 0 and ending at 40. Tick marks are present at 0, 10, 20, and 40. The segment of the line from 0 to 20 is filled with black shading.

NORTH



**UNDERGROUND UTILITY LOCATIONS
TO BE VERIFIED BY CONTRACTOR**

PROJ.
1845

10

 AEC

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@rls-aec.com
93 COPYRIGHT 2018 AEC LLC.

SITE & UTILITY PLAN

PARKING LOT EXPANSION FOR
THE BREWING PROJEKT
1711 OXFORD AVENUE
EAU CLAIRE, WI

DWG NAME
18452 PG3
SITE
DATE
12/2018

6

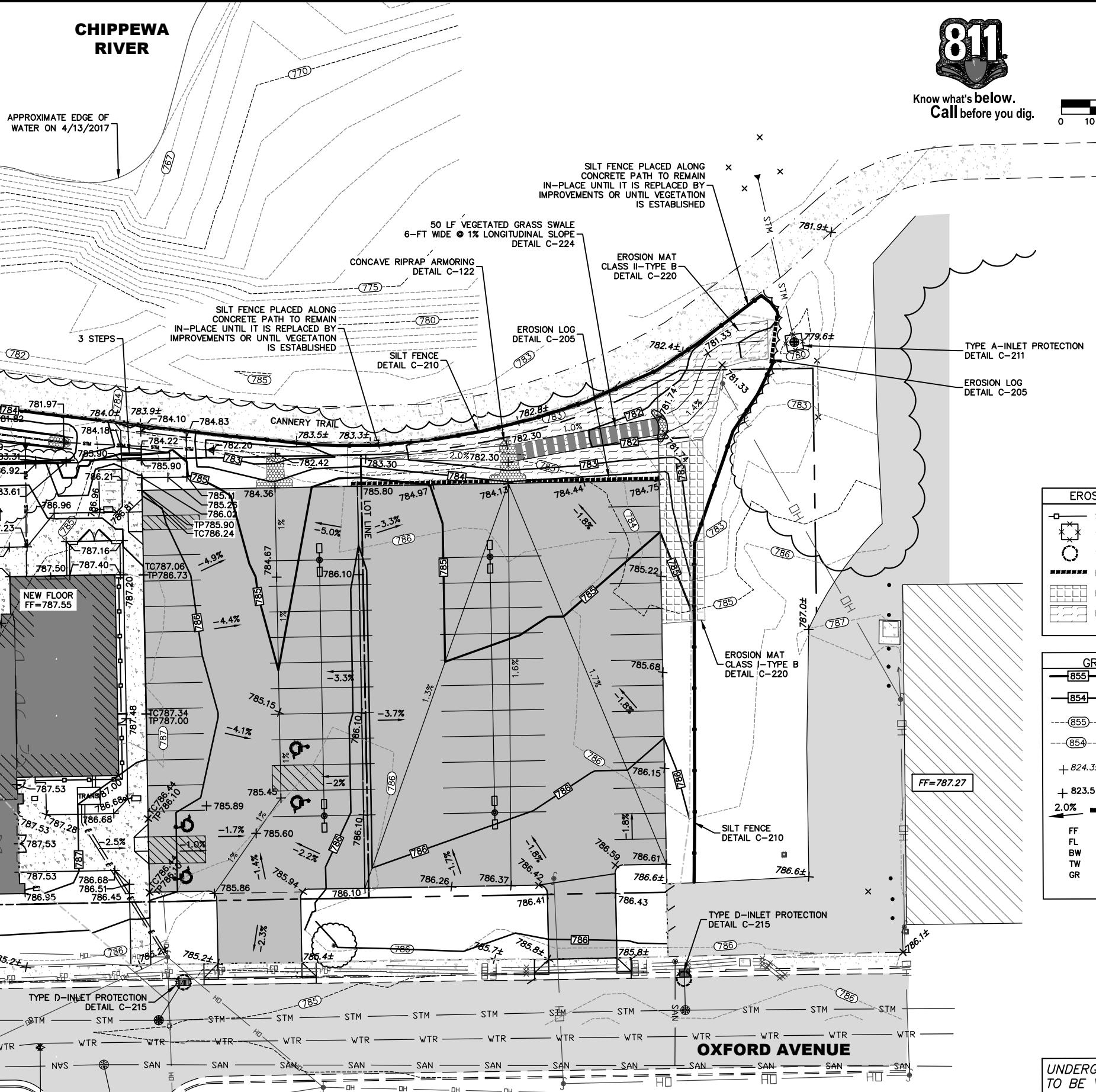
CHIPPEWA RIVER



**Know what's below.
Call before you dig.**



NORTH



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@ls-aec.com
94 COPYRIGHT 2018 AEC LLC.

GRADING & EROSION CONTROL PLAN

PARKING LOT EXPANSION FOR
THE BREWING PROJEKT
1711 OXFORD AVENUE
EAU CLAIRE, WI

WG NAME
452 PG4
GRADE

DATE
12/2018

**UNDERGROUND UTILITY LOCATIONS
TO BE VERIFIED BY CONTRACTOR**

CHIPPEWA RIVER

APPROXIMATE EDGE OF WATER ON 4/13/2017



Know what's below.
Call before you dig.

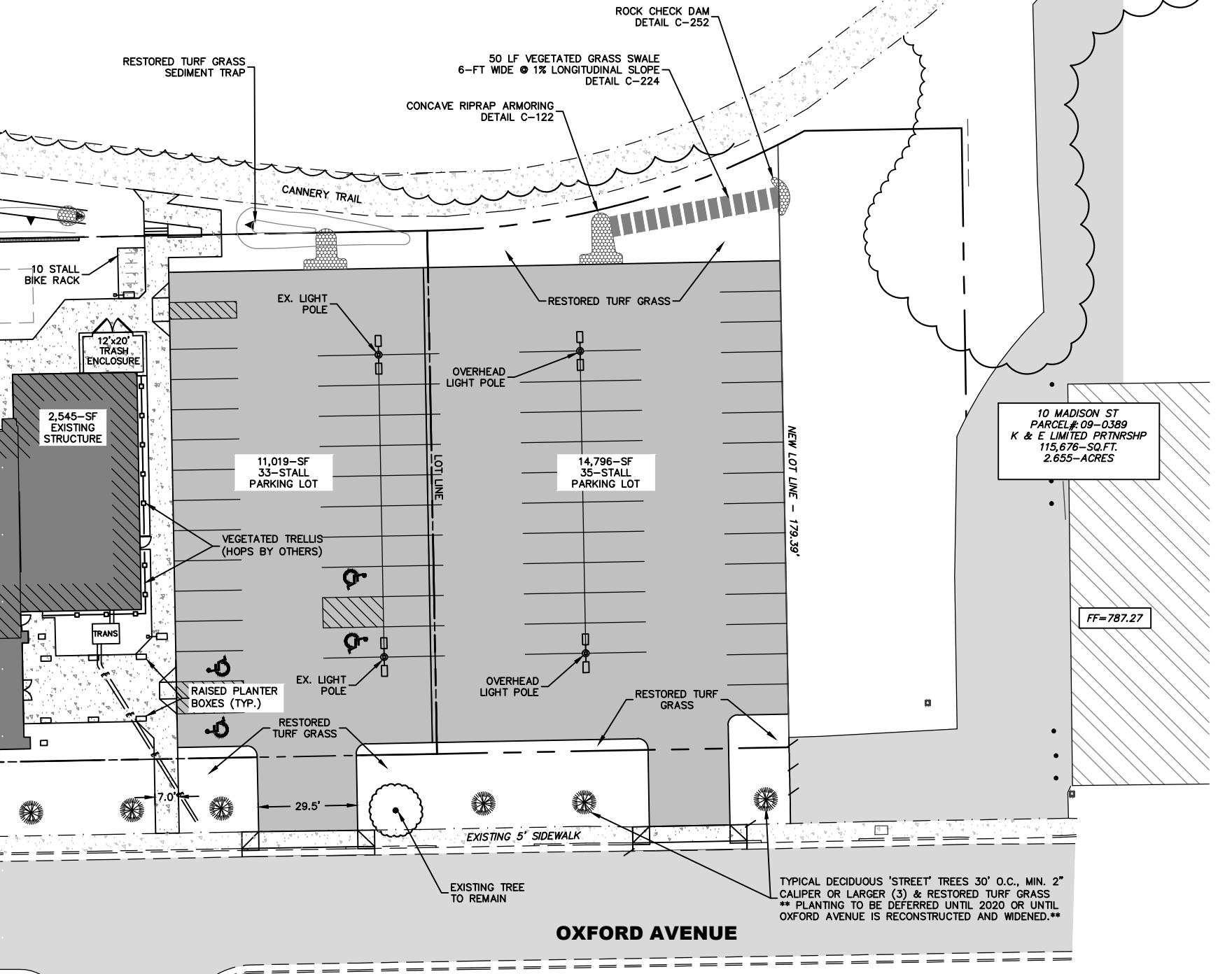
0 10 20 40

NORTH

PARCEL# 09-0389-A
CITY OF EAU CLAIRE
117,637-SQ.FT.
2.70-ACRES

CANNERY TRAIL

LANDSCAPE LEGEND:
 DECIDUOUS STREET TREE
 SMALL MIXED SHRUBS



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.

18452



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@ls-dec.com
95 COPYRIGHT 2018 AEC LLC.

GENERAL LANDSCAPE PLAN

PARKING LOT EXPANSION FOR
THE BREWING PROJEKT
1711 OXFORD AVENUE
EAU CLAIRE, WI

DWG NAME
18452 PGS
LANDSCAPE
DATE
12/2018

5
6



0 40 80 Feet

Aerial Map
Agenda Item SP-1708 Amd

96





MEMORANDUM

COMMUNITY DEVELOPMENT

January 14, 2019

TO: Plan Commission
FROM: Director of Community Development
SUBJECT: Plan Progress Report

Each year we present to the Plan Commission a report on the progress being made towards the completion of the various tasks identified in the Plan Implementation Program (Chapter 15) of the Comprehensive Plan. The first attachment ("Plan Commission Work Program 2018") lists these tasks and provides a status summary for each.

The Plan Commission should review this work program on a regular basis and is responsible for updating this list of tasks annually. We have created a new list ("Plan Commission Work Program 2019") of the planning tasks that are identified in the Comprehensive Plan for 2019—and suggested by staff and City Council—that should be pursued with this year's work program for the Plan Commission. They are presented in three sections: *Administrative*; *Legislative*; and *Other*. *Administrative* refers to items that are expected to be completed by staff and do not require Plan Commission approval. *Legislative* are those items that do require Plan Commission input. *Other Related Projects, Plans, Programs* is a list of tangential items that may not be explicitly identified in the Comprehensive Plan and may involve Plan Commission input and/or staff participation.

If there are other tasks that the Plan Commission believes we should be considering in 2019, we should discuss them at your January 14, 2019, meeting to see if they can be added to the list.

A handwritten signature in blue ink, appearing to read "Scott H. Allen".

Scott H. Allen, AICP
Director of Community Development

Attachments



PLAN COMMISSION WORK PROGRAM 2018: STATUS REPORT

2018 Planning Projects

The following is the list of recommended projects for the 2018 Work Program, plus a status summary in ***bold italics***:

1. **Commercial Design Guidelines.** Prepare commercial development design guidelines for downtown and a set for perimeter locations. *Draft document has been completed based on policies in Comprehensive Plan, begin discussions with Plan Commission in 2018. | Discussion Item on September 4, 2018.*
2. **Crime Prevention through Environmental Design (CPTED).** Received Plan Commission direction in 2017. *Staff and interns continue to draft manual for review in 2018. | This topic was set aside by the Commission in early 2018.*
3. **Neighborhood Plan Update.** *We have started work on the update of the Third Ward Neighborhood Plan. Continue in 2018. | Associate Planner Ned Noel lead staff; to be completed Q1 2019.*
4. **Conservation Zoning Overlay District.** *The Plan Commission reviewed options and directed staff to draft provisions for the Multi-Family Housing Design Manual for the new development in older neighborhoods. We will be meeting with neighborhood associations and developers to discuss these changes. Continue in 2018. | Discussion Item on September 4, 2018. Based on direction from Plan Commission, focused on amending Multi-Family Design Manual. Held discussions with Historic Randall Park Neighborhood leadership Summer/Fall 2018.*
5. **Noise Standards.** The Health Chapter Policy 6.6 states consider developing zoning standards on noise pollution for developments and heavy transportation corridors. *Begin work in 2018. | Plan Commission recommended no change to current codes and processes.*
6. **5 year Parks Plan.** Requires updated mapping, a lot of tasks associated with this item and requires edits. *Begin work in 2017, adopt in 2018. | Adopted May 22, 2018.*
7. **Bicycle and Pedestrian Plan.** Update 2010 plan. Working with BPAC on revisions. *Continue in 2018. | Presented to Plan Commission on December 3, 2018; adopted by City Council on December 11, 2018.*
8. **Annual Development Newsletter, Major Accomplishments, Development Map and Report.** *Completed, continue annually. | Senior Planner Pat Ivory lead staff; presented to Plan Commission on November 5, 2018.*

9. **Park Land Dedication.** Consider adopting an ordinance requiring land or cash be dedicated with subdividing of residential lots in 2018. | ***Discussion Item on September 4, 2018. Staff work group to begin late September 2018.***
 10. **The Confluence.** Complete performing arts center and the plaza at The Confluence, the public and private multiple-use redevelopment near Eau Claire Street and Graham Avenue in 2018. | ***Pablo Center opened September 22, 2018.***
 11. **Block 7.** Accomplish the redevelopment of Block 7, possibly including additional parking in the Galloway Street ramp in 2018. ***Additional parking was completed.*** | ***Negotiations underway with Pablo Properties for Block 7 and Liner Site.***
- These two items were added by the Plan Commission at their meeting on January 2, 2018.*
12. **Granny Flats (multi-generational housing).** Provide a discussion with the Plan Commission on possible zoning code amendment for “Granny Flats.” | ***Two discussions were held Summer 2018 regarding Accessory Dwelling Units (ADUs). No code changes were recommended.***
 13. **Tiny Homes.** Provide a discussion with the Plan Commission on the topic of “Tiny Homes.” | ***Two discussions were held Summer 2018 regarding Tiny Homes. No code changes were recommended.***



PLAN COMMISSION WORK PROGRAM 2019 – DRAFT 01/14/19

The following is the list of recommended projects for the 2019 Plan Commission Work Program. This year also ushers in the initial phases of the “mid-term” 5-year review of the 2015 Comprehensive Plan.

ADMINISTRATIVE

- **Annual Development Newsletter, Major Accomplishments, Development Map and Report.** *Continue annually.* | **Q1 & Q3 2019.**
- **Modernize Staff Reports.** *Begun in Fall 2018.* | **Complete Q1 2019.**
- **Plan Commission Training.** *Continue regular training on legislative changes, meeting protocol, etc.*
- **Permit Software Update.** *Approved 2019 CIP Project.* | **Initiate Q1 2019.**

LEGISLATIVE

- **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. | **Initial literature review completed Q4 2018; proposal to City Council as a Legislative Discussion Q2 2019.**
- **Affordable Housing Policy/Ordinance.** The Regional Housing Task Force concluded their work Q4 2018. | **Policy drafting and adoption Q1 2019.**
- **Multi-Family Housing Design Manual.** Reviewing updates focused on older, core neighborhoods. Presented Discussion Item to Plan Commission on September 4, 2018. Staff met with Neighborhood Associations and developers in Q4 2018. | **Adopt updated version Q1 2019.**
- **Renewable Energy Action Plan (REAP).** Public Service Commission grant funding, coordinating with first-in-Wisconsin Xcel Energy’s Partners in Energy (PIE) program, and guided by a Steering Committee including 1-2 Plan Commission representatives. | **Grant awarded Q4 2018; project launch Q1 2019.**
- **Net-Zero Energy Construction Guide.** As part of the REAP effort, a guide will be created with developers/builders to show how developments/buildings can become more energy efficient and incorporate renewables. | **Grant awarded Q4 2018; Adopt Q4 2019.**
- **Commercial Design Guidelines.** Prepare commercial development design guidelines for downtown and a set for perimeter locations. | *Draft document was completed in 2017/18*

based on policies in Comprehensive Plan; began discussions with Plan Commission in 2018. | **Proposal to Plan Commission Q3 2019.**

- **Third Ward Neighborhood Plan Update.** Final Neighborhood Association and Steering Committee meetings are concluding. | **Review and adoption Q1 2019.**
- **Block 7.** Initiate the redevelopment of Block 7, possibly including additional underground parking, as well as development of the Liner Site. | **In development agreement negotiations with Pablo Properties; project proposal for Plan Commission review Q1/Q2 2019.**
- **Form-Based Codes.** Identify pilot area/project in Historic Randall Park Neighborhood for a FBC implementation. | **Public discussions Q1/Q2 2019.**
- **Crime Prevention through Environmental Design (CPTED).** Received Plan Commission direction in 2017. *Staff and interns continued to draft brochure in 2018.* | **Discuss with Police Department and Plan Commission Q3/Q4 2019.**
- **City Hall/Library Plaza.** *The Comprehensive Plan recommends the redevelopment of the property between City Hall and the Library.* | **Staff discussion commenced 2018; continue with property owners (e.g., banks) 2019; redevelopment 2020.**
- **Boundary Agreements.** Boundary agreements with neighboring Towns are set to expire Q1 2021. Eau Claire County is facilitating discussions in 2019. The Comprehensive Plan also calls for ongoing reviews and updates. | **Initial discussions and review Q2 2019.**
- **Short-term Rentals Ordinance.** Eau Claire County licenses “Tourist Rooming Houses” and updated City codes intend to align with their codes. | **Discussion and consideration Q1 2019.**
- **Non-Conforming Uses & Structures Code Updates.** The Comprehensive Plan recommends continuing to review zoning regulations to accommodate the non-conforming status of dwellings in older neighborhoods. | **Discussion Q2 2019.**
- **Airport Zoning.** The Comprehensive Plan calls for the creation of a new zoning district for the Chippewa Valley Regional Airport. Staff met with Airport and Eau Claire County staff on September 6, 2018. | **Plan Commission discussion Q4 2019.**
- **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. | **Plan Commission discussion Q4 2019.**
- **Cannery District TID.** Staff will be working with the Finance Department to draft a TID Plan for the Cannery District. | **Plan Commission consideration and approval Q2 2019.**

OTHER RELATED PROJECTS, PLANS, PROGRAMS

- **Complete Streets Policy.** Staff will be working with Engineering staff on a city-wide Complete Streets Policy. | *Related State Street walk audits conducted in October 2018; draft policy Q3 2019.*
- **High Grass/Weeds Ordinance Update.** Provisions specifically related to vacant or underutilized properties are lacking. | *Staff literature review in progress. City Council review and adoption prior to growing season 2019.*
- **Transit Plan Update.** The Comprehensive Plan's Transportation Plan's recommendations call for an updated Transit Plan by 2020. | *Community Services indicates this will be completed Q3 2019.*
- **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 (including workforce housing). | *Project proposal for Plan Commission review Q4 2019.*
- **Half Moon Lake Management Plan.** Staff will assist Community Services with the Third Edition update. | *Planned for Q2 2019.*
- **Participatory Budgeting Program.** City Council has set aside funds for a new Participatory Budgeting Program. | *Initiation Q2 2019.*
- **Smart Housing Program.** City Council has set aside funds for a new Smart Housing Program. | *Initiation Q2 2019.*
- **Website Refresh.** Staff has been assisting with a city-wide website update since Q3 2018. | *Anticipated launch Q1 2019.*
- **Wisconsin State Planning Conference.** Eau Claire will host the Wisconsin Chapter of the American Planning Association (APA) annual conference October 2-4, 2019.