

**CITY OF EAU CLAIRE
WATERWAYS AND PARKS COMMISSION**

August 1, 2018

(Note that this is the rescheduled meeting from July 25th where there was no quorum.)

Members Present: Joshua Miller, Tom Fiedler, Meredith Ball, Ron Doering, Susan McLeod, Megan Kremer, Kirk Dahl

Members Absent: Kate Beaton, Jenni Sterling, Terry Weld
(There is one vacant position on the Commission.)

Staff Present: Jeff Pippenger, Pat Ivory

The meeting was chaired by Joshua Miller at the City's Central Maintenance Facility Conference Room and called to order at 7:00 p.m.

Minutes: The minutes of the June 27, 2018 meeting were approved as written.

Business Agenda.

A. Recommendation on a variance to allow a single-family home at 1307 First Avenue that would be at a 23.5-foot setback from the top of the bank of the Chippewa River. Pat Ivory provided an overview of an application submitted by Mr. Anton Smets to construct a new single-family house at 1307 First Avenue that would be approximately 23.5 feet from the top of the bank of the Chippewa River instead of the code required 40 feet as set forth in the City's Development Guidelines for Waterway and Greenway Areas. A deck extending 10 feet from the house would also be constructed. The standards allow for the addition of this deck.

Pat reviewed the site plan showing the proposed house along with building elevations. The parcel in question is currently vacant. Information provided by Mr. Smets notes that the previous house on the lot was removed in 2017 and that house was located at setback of approximately 19 feet. The house to the north (1309 First Avenue) is at a setback of approximately 19 feet from the top of the bank. The garage for the house to the south at 1227 First Avenue is also setback approximately 19 feet from the top of the bank. A setback variance had been approved for this garage in June of 2011.

Pat also noted that the City's Comprehensive Plan shows that the City's recreational trail should be extended along First Street to connect under Madison Street to the north and to the south to the Phoenix Park Bridge. Pat stated that the Plan Commission and City Council discussed the recreational trail as part of request to vacate the north half of Beach Street back in September of 2017. It was decided that the City would not pursue the purchase of the properties along the east side of First Avenue for the trail. Rather, it was decided that the City would consider one of two options, relating to either placing the trail within the boulevard which is close to 20 feet in width or reconstructing the street using a woonerf design similar to Thorp Commons.

Mr. Smets was present at the meeting and discussed the proposed house. He noted that alternative designs had been considered to maintain the 40-foot setback, but would result in a relatively small design for the house. He noted that the proposed design with the garage had similar square footages to the neighboring houses and garages.

Matt Appel, from AEC Design, spoke in support. Mr. Appel noted that the lot would be raised in elevation approximately one foot to address floodplain issues.

The recommendation of the Waterways and Parks Commission will be forwarded to the Zoning Board of Appeals that will consider the variance on August 7, 2018.

ACTION TAKEN: Tom Fiedler moved to recommend approval of the variance request. Ron Doering seconded the motion. The motion carried with Joshua Miller voting no.

Other Items.

-The Commission reviewed the special events listing and Director's Report. The Commission discussed the construction of the new pedestrian bridge at the confluence and questioned how and when it would be named.

The meeting was adjourned at 8:10 p.m.

A handwritten signature in cursive script that reads "Susan McLeod".

Submitted by,
Susan McLeod, Secretary