

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

August 22, 2018

Members Present: Joshua Miller, Tom Fiedler, Meredith Ball, Ron Doering, Susan McLeod, Kate Beaton, Jenni Sterling, John Bodkin

Members Absent: Kirk Dahl, Megan Kremer, Terry Weld

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 August 1, 2018 meeting were approved as written.

New Commissioner: John Bodkin was welcomed to the Commission. John fills Jason Duba's position on the Commission.

Business Agenda.

A. Recommendation on a variance request to allow an addition to the fourth floor of the building located at 816 Porter Avenue that would be closer to the Chippewa River than allowed by code and for a site plan for the conversion of the building to a 47-unit apartment. Pat Ivory provided an overview of an application submitted by Commonwealth Development to allow an addition to the fourth floor of the building located at 816 Porter Avenue that would be closer to the Chippewa River than allowed by code and for a site plan for the conversion of the building to a 47-unit apartment. It was noted that the majority of the building is currently located very close to the top of the river bank while the central portion of the building is constructed into the riverbank.

The addition to the fourth floor would stay within the overall existing footprint of the building, thus not extending any closer to the river. The applicant notes in their submittal, that there is an existing fourth level that is used for mechanical equipment. The proposal would increase the footprint of the fourth floor to provide the additional dwelling units.

The Development Guidelines for Waterway and Greenway Areas state that the setback should be 40 feet from the top of the river bank unless a variance is approved. The Waterways Plan and guidelines further state that exceptions to this standard may be granted in the Downtown. The Land Use Map contained in the Waterways Plan identifies this location as within the Downtown planning boundaries. Pat highlighted sections from the Waterways Plan and guidelines that the Commission should consider in their review.

It was noted that the site plan did not include information related to landscaping, lighting, drainage, dumpster location, sidewalks, pedestrian connections, etc., which will be required for the site plan review by the Plan Commission. Signs would be reviewed with permit and are subject to the residential zoning district standards. No sign is proposed for the west (river-facing) side of the building. If one is proposed for the west (river-facing) side of the building in the future, it would require further review by the Waterway and Parks Commission.

Pat also noted that the City's Comprehensive Plan shows that the City's recreational trail would not

extend along this side of the river between Lake Street and Thorp Drive.

Mr. Ryan Erickson from Commonweal Development and Mr. James Bowe from River Valley Architects were present at the meeting and discussed the proposed project. They discussed the fourth floor addition noting that the side walls would utilize similar building materials as the existing building. The roof would have a small pitch to resemble a prairie school style of architecture. The height of the addition would be of similar height to the existing portion of the building housing the mechanical equipment.

Chris and Sarah Meeks, 32 Newton Street, were present at the meeting and had questions regarding parking, lighting, and other site plan issues. It was noted that most of these issues will be addressed by the Plan Commission.

The Commission discussed the project and several Commission members noted that the proposal did not extend further towards the river and that it appeared to be a good re-use of the building.

The recommendation of the Waterways and Parks Commission will be forwarded to the Zoning Board of Appeals and Plan Commission.

ACTION TAKEN: Tom Fiedler moved to recommend approval of the variance request and site plan. Meredith Ball seconded the motion. All votes were in favor. Motion carried

B. Recommendation to approve McDonough Park Active Aging Outdoor Area preliminary design. This item was postponed to a future meeting.

C. Recommendation to approve the 2019-2023 Capital Improvement Plan. Jeff Pippenger reviewed the 2019-2023 Capital Improvement Plan as it relates to Hobbs Ice Arena, Fairfax Pool, and the overall City parks system. The Commission discussed the projects and had questions relating to a number of the items listed.

ACTION TAKEN: Jenni Sterling moved to recommend approval of the 2019-2023 Capital Improvement Plan as it relates to Hobbs Ice Arena, Fairfax Pool, and the parks system. Susan McLeod seconded the motion. All votes were in favor. Motion carried.

Meredith Ball left the meeting.

Other Items.

-The Commission reviewed the special events listing and Director's Report. The Commission questioned if applicants could provide more information about the actual attendance for the special events listed in the report.

The meeting was adjourned at 8:57 p.m.



Submitted by,
Susan McLeod, Secretary