

**CITY OF EAU CLAIRE
WATERWAYS AND PARKS COMMISSION
(Meeting Minutes)**

November 13, 2019

Members Present: Joshua Miller, Tom Fiedler, John Lor, Kirk Dahl, Susan McLeod, John Bodkin, Ellen Faulkner, Ron Doering

Members Absent: Meredith Ball, Jenni Sterling, Kate Beaton

Staff Present: Jeff Pippenger, Leah Ness, Pat Ivory

The meeting was chaired by Joshua Miller in the North Conference Room at City Hall and called to order at 7:00 p.m.

Minutes: The minutes of the October 23, 2019 meeting were approved as written.

Business Agenda:

A. Recommendation on Xcel Energy Easement Along Forest Street. Leah Ness, from the City Engineering Department indicated the Xcel Energy is requesting two easements on the west side of the 800 block of Forest Street for the relocation of two span guy wires. The request is the result of the City expanding the recreational trail along the west side of the street.

ACTION TAKEN: Kirk Dahl moved to recommend approval of the two easements. Tom Fiedler seconded the motion. All votes were in favor. Motion carried.

B. Recommendation on Rezoning and General Development Site Plan for Prairie Heights Residences located northeast of Birch Street and River Prairie Drive. Pat Ivory provided an overview of an application submitted by Gerrard Development, LLC and Cornerstone Architects, LLC to rezone land to C-3MX and approval of a general development site plan for a mixed-use development project located northeast of Birch Street River Prairie Drive. The proposed development would include 80 apartments and approximately 9,000 square feet of commercial space. The rezoning of City-owned property along the Eau Claire River to "P" Public is also included with the rezoning.

The project site is approximately 3.4 acres in size and upon zoning approval, the property would be sold by the City to Gerrard Development per an agreement approved by the City Council several months ago. The City-owned parcel along the river is approximately 1.8 acres in size.

The general development site plan notes that the proposed building would be at least 40 feet from the east property line and would be approximately 120 feet from the top of the bank of the river. The top of bank is noted on the site plan. The City's Greenway Guidelines state that buildings should be at least 40 feet from the top of the bank along the river and at least 20 feet

from the property line abutting the City property. In addition, parking areas, driveways, decks, and similar land improvements should not be less than 10 feet from the top of bank and property line.

Access to the development would be off of Birch Street. The majority of the parking (117 spaces) would be provided within the structure and 9 spaces would be provided on a surface lot. Site drainage is to an infiltration basin and wet detention pond located to the west and north of the building. Approval of City Engineering will be required. If approved, a detailed site plan would be submitted to the Plan Commission that would address specific issues relating to: utility connections, grading, drainage, lighting, signage, parking, pedestrian circulation, landscaping, etc.

The general development site plan shows the potential for a City trail/pathway along the river. This trail would be constructed at a later date and plans for this trail would be presented to the Waterways and Parks Commission at that time.

Paul Gerrard and Brad Kortbein, the applicants, spoke in support of the application.

The Commission discussed the general development site plan and questioned what landscaping would be provided along the east side of the building along the riverfront. Pat noted that landscaping would be required and would be reviewed by the Plan Commission when the detailed site plan was submitted. He noted that the more detailed site plan would be reviewed by the Waterways and Parks Commission if the eastern portion of that plan facing the river differed substantially from the general development plan.

ACTION TAKEN: Ron Doering moved to recommend approval. John Lor seconded the motion. All votes were in favor. Motion carried.

C. Discussion of 2020 Commission Meeting Dates. The Commission reviewed their scheduled meeting dates for 2020.

Other Items.

-The Commission reviewed the special events listing and Director's Report.

The meeting was adjourned at 8:00 p.m.



Submitted by,
Susan McLeod, Secretary