



Neighborhood Association
MONTHLY MEETING MINUTES
Wednesday, April 14th, 2021 @ 7PM
ZOOM

Call to Order

7:07 – 21 people present

Minutes approved

Marc Pieper, Eau Claire Police Department

- The Hibbard lot has been more than sufficient for mass vaccination clinic parking.
- The vaccine suite will run until the end of April, Tuesday through Saturday. No clinic on Sunday or Monday.
- Starting in May, it will run from 11 a.m. to 7 p.m.
- Clinic will continue until no longer needed.
- Once the Hibbard lot is torn up, vaccination site parking will move to the parking lot behind Davies.
- There has been an increase in catalytic converter thefts. Priuses in particular.
- Watch for people climbing under cars, people with saws. Cars don't need saws.
- Thefts are happening everywhere, all hours of the day and night.
- Resale happens at scrap yards, some of them east of Eau Claire in Seymour. Some businesses aren't totally cooperative. Some thieves shop around.
- Most of these thefts happen on the street, but some driveway thefts have occurred, too.
- If you can, park in the driveway closer to the house, or in a garage rather than the street.

Chair's Report

Act 67

- We engaged with an attorney to see if there's anything we could do re: the Airbnb on Oakwood Place.
- The attorney spoke with Scott Allen, and we are not in a good spot in terms of opposing these conditional use permits.
- We could have put some verbiage in the neighborhood plan back when we were doing that.
- Now: we could work with the council to request strengthening R1 zoning.



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- Potential to work with other neighborhood associations to help with that effort.
- Sharon suggests getting better informed with local and state laws as a part of this effort.
- Kevin brings up people (Jill Christopherson in particular) from the plan commission meeting who had expressed that they thought they had to vote for the CUP because of Act 67.
- Need to ask Jill Christopherson who told her she had to vote for the CUP.
- We need to get briefings on what happens at the plan commissions. Jeremy is on the plan commission.
- Idea to put Jeremy on the agenda to brief us on plan commission goings on.
- Concern about the Chippewa Valley Housing Task Force, which was created with no input from neighborhood organizations. This document is about increasing density. About infilling. About people getting rid of their cars.
- Question of whether we should ask city staff to present that document to the neighborhood.
- Scott Allen and Josh Clements were co-chairs of this regional task force. These are unelected planners.
- Other members were realtors and banks interested in building and economic activity.
- Susan brings up timing of Act 67, when it would have been moving through the legislature (2015, 2016).
- Policy B3, ordinance regulating short-term rentals. This was supposed to have been completed in 2020.
- Discussion of how best to review the Chippewa Valley Housing document.
- Steering committee can review it for the May meeting, and then invite Scott to the June meeting.
- Question of whether this document is yet policy, and if not, when it will go to the council for approval. (Since discovered that it was approved in November 2019).



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**Treasurer's report (Sharon Hildebrand
(10 minutes)**

- We have \$3,584.88 divided evenly between the garden and general fund.
- We approved \$1,000 in last month's meeting for the attorney for the CUP.
- Total bill: \$1675. Attorney gave us a discount. Steve Ronstrom and Kevin committed 100 each, Lissa and others would commit some, too.
- We now know about the issue of substantial evidence, and why we are/were in a bad spot with this particular issue.

Conditional Use Permits

132 Oakwood Place Conditional Use Permit

- There is nothing we could have done for this particular application. We would have spent 40K, and would have lost in the end.
- Seems that the only way we can prevent other CUPs is to get some ordinances changed.
- Council still working on the short-term rental ordinance.
- There is no guarantee Jeremy will still be on the plan commission after the next election.
- Sharon mentions the plan commission Zoom meeting discussing the Oakwood CUP. Was disappointed with how that meeting was managed. The chats were ignored. When the motion was made to approve, the chair, Eric Larson, extended the CUP for five years, above and beyond what attorney had requested. Chair amended to a five-year conditional use permit. Was taken back by that motion, amendment to the motion. Planning is the organization and the rubber stamp that will approve everything going forward in our neighborhood.
- This is bigger than just a Third Ward issue. This is a citywide ordinance issue.
- Discussion of collaboration with other neighborhood organizations, insurance and picking reps for the next meeting.
- Sharon: Our neighborhood plan does include density transitions. Let's preserve that designation as it is and not move beyond it.
- The CUP was not an automatic loser. Could have gotten Jill Christopherson's vote.



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New Request Conditional Use Permit, Wilcox Avenue (Ton Smets, Rae Schilling)

- This is an infill request to build a new (smaller) home next to existing property.
- Neighbors have only just learned about this new idea. Some are not delighted.
- Discussion of past issues with proposed dorm, potential vacation of water line, deliberations with Syverson (Grace Lutheran Foundation) home to buy property north of the existing home to build a smaller home. None of these things happened. Syverson said it was up to the new owners what to do with the land north of existing house.
- Current house is zoned R4
- Discussion with zoning office let them know that they could build to the south instead. City sent them a plat of how it could work.
- City gave three options for how it could work:
 - Attach the two homes with a tunnel and build whatever you want, as it's R4 already.
 - Split the property between two R1s.
 - Ask for a conditional use permit (CUP). If they were to get the CUP, the new property would not be R4 anymore, but a permanent R1.
- Minimum lot size has to be 6K square feet. This is 8K.
- House would be 1,700 square feet.
- Act 67 says cities should consider giving permission even if the lot size is too small. But the legal size is 6K square feet.
- Current house would remain R4, new house would be R1.
- Sharon asks if they would consider asking for existing residence to be changed to R1. Yes they would consider it.
- R4: four unrelated parties can live there. You can do a duplex or a triplex.
- New house design is white brick.
- Property is prime riverfront property.
- Question of whether they knew a year ago when they were asking us to support them against the city's claim to the land, if they knew they were going to build.
- Reply: by the time they got to the planning commission meeting with the vacation issue, they no longer wanted to try to build on that land. This has changed.



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- Smets mention that if we do not want them to build on the adjacent land, they could tear down their existing house and live there.
- Smets say they build and restore beautiful homes and are not going to build something silly.
- They want to know what exactly the neighbors object to. They say they have been very clear about this, and not sneaky.
- Neighbors note that this has all happened very quickly, and that they've been trying to get the four or five families together to discuss this. Last they heard it had been put to bed and they (the Smets) weren't going to build.
- Question of if this is scheduled to go before the plan commission. Not yet. The neighborhood will get formal information.
- Question of whether we have to vote for or against this tonight. Tabled until we get more information.
- Kevin has questioned Ryan Petrie several times whether a Third Ward vote is required. Petrie said he thought it was a courtesy.
- Question of the garage placement. The garage is prominent, which is something the neighborhood plan requests people avoid when building.
- If Mogenson sells the Smets 12 feet of land, they can put the garage on the side. If he doesn't, there's no way to make it work any other way than having the garage in front.
- Discussion of what is right for the neighborhood, and what neighbors have and have not done to their homes in that spirit.
- Discussion of weighing how much you like your neighbors vs. building something that is going to be there forever.

Jacob Wrasse, UWEC

- Putnam park committee was not able to meet last month. They are setting next meeting for May.

Adjournment

Next Meeting

Wednesday, MAY 12th, 2021 @ 7pm ZOOM