

**EAU CLAIRE
CITY COUNCIL
AGENDA MATERIALS**

Monday, July 8, 2024

EAU CLAIRE CITY COUNCIL AGENDA

MONDAY, JULY 8, 2024

**CITY HALL COUNCIL CHAMBER
203 S. FARWELL STREET 6:00 P.M.**

PLEDGE OF ALLEGIANCE AND ROLL CALL

PUBLIC HEARINGS

REZONE R-1 to R-3P AND DEVELOPMENT PLAN

1. Public hearing on an ordinance to rezone property from R-1 to R-3P and to adopt the general development plan for multi-family development located at 4808 E Hamilton Avenue (Z-1742-24).
(Aaron White, Page 4)
-

PUBLIC DISCUSSIONS

2025-2029 CAPITAL IMPROVEMENT PLAN

2. Public discussion on the 2025-2029 Capital Improvement Plan.
(Kitzie Winters, Page 32)
-

PUBLIC COMMENT PERIOD

The City Council desires to hear the viewpoints of residents of the City of Eau Claire on ideas or concerns of citywide application. The Public Comment Period will be for up to 20 minutes (eligible to be extended by 2/3 vote of the City Council members present). Each speaker shall be permitted no more than 3 minutes to speak and shall speak only once per session. Comments shall not be made on noticed agenda items earlier in the meeting.

ADJOURNMENT

PLEASE TAKE NOTICE that an open public regular meeting of the City Council of the City of Eau Claire will be held at **4:00 p.m. on Tuesday, July 9, 2024**, in the City Hall Council Chamber, 203 S. Farwell Street, Eau Claire, Wisconsin, to consider all matters which may properly be considered at a meeting of the City Council.

NOTICE TO CITIZENS

Due to requirements contained in the Wisconsin Open Meetings Law, only those matters placed on this agenda may be considered by the City Council at this meeting. If any member of the public desires that the City Council consider a matter not included on this agenda, he or she should contact a City Council Member or the City Manager to have the matter considered for placement on a future City Council agenda.

PUBLIC HEARING

CITY COUNCIL

AGENDA ITEM COVER SHEET

Meeting Date: Monday, July 8, 2024

Agenda Item: Ordinance to rezone property from R-1 to R-3P and to adopt the general development plan for multi-family development located at 4808 E Hamilton Avenue (Z-1742-24).

SUMMARY / BACKGROUND
<p>Ordinance to rezone property from R-1 to R-3P and to adopt the general development plan for multi-family development located at 4808 E Hamilton Avenue.</p> <p>The Plan Commission recommended approval of the request with staff conditions (6-1).</p>

ACTION / ATTACHMENTS
<p>Action: Public Hearing</p> <p>Attachments: Ordinance Report Map</p>

ORDINANCE

ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF EAU CLAIRE.

THE CITY COUNCIL OF THE CITY OF EAU CLAIRE DO ORDAIN AS FOLLOWS:

That the Zoning Ordinance for the City of Eau Claire, Wisconsin, is hereby amended by rezoning the following described property:

Property Location: 4808 E Hamilton Avenue; Parcel Number 15-5577

From

R-1 (One-Family Residential)

to

R-3P (Low-Rise Multiple-Family District Planned Development)

as shown on Planning File No. Z-1742-24, on file in the office of the Department of Community Development.

All provisions of said zoning ordinance now or thereafter adopted, and all regulations now existing or hereafter adopted by the City of Eau Claire connected with or related to R-3P district shall apply to said changed district, and the district map adopted by Section 18.60.020 of the Eau Claire Municipal Code shall thereafter be amended in accordance with this ordinance. The General Development Plan for this property, a copy of which is on file in the office of Community Development and open to public inspection during normal business hours, is hereby approved or approved with conditions, as per Section 18.10.030 B. of the Eau Claire Municipal Code.

(SEAL) _____
President Emily K. Berge

(SEAL) _____
Deputy City Manager David A. Solberg

(ATTESTED) _____
City Clerk Kristina M. Kuzma

First Reading
Final Reading
Adopted
Published



Staff Report

To:	Plan Commission	Hearing Dates:
		Plan Commission: 6/5/24 7/1/24
From:	Community Development	
File No.:	Z-1742-24, SP-2406	City Council: 6/11/24 7/8/24

Agenda Item: Request to recommend approval of rezoning property from R-1 to R-3P, to adopt the general development plan/site plan for multi-family apartments located at 4808 E Hamilton Avenue.

Applicant & Property Owner: Wurzer Builders Inc.

Surrounding Land Use:	North: Residential (R-3P zoning)
	East: Residential (R-3P zoning)
	South: Vacant (R-3P zoning)
	West: Residential (R-2P zoning)

Area: +/- 2 acres Comprehensive Plan: Medium to High Density Residential

Existing Zoning: R-1 Proposed Zoning: R-3P

Existing Land Use: Single Family/Vacant Proposed Land Use: Multi-Family

Recommendation: If the Plan Commission finds the rezoning consistent with the Comprehensive Plan, the Commission should approve rezoning with following the conditions:

1. Certified Survey Map record prior to the issuance of a building permit.
2. City of Eau Claire Engineering Department approval of drainage calculations and drainage plan.
3. Record of a cross access agreement for shared access areas with the adjacent lot.

Analysis: This agenda item was postponed during the June 3rd Plan Commission and the developer has revised the plan to allow for a larger buffer between the single-family homes to the west and the proposed apartment buildings. Wurzer Builders Inc., property owner, is requesting a recommendation for rezoning property from R-1 to R-3P, to adopt the general development plan/site plan for multi-family apartments located at 4808 E Hamilton Avenue.

The existing lot is approximately 2 acres in size and currently has a vacant single-family house. The land was annexed from the Town of Washington to the City of Eau Claire in September 2023. The developer received a unanimous recommendation of denial at the Plan Commission meeting on October 16, 2023 and withdrew the application prior to the Council meeting. At the commission's June 3rd meeting, the developer submitted a similar request with the same number of buildings, unit count, parking and open space. The developer held a discussion with the surrounding neighborhood for feedback and a six (6) foot tall privacy fence was proposed to be added to the site plan along with trees screening the homes to the west. The neighborhood provided feedback against the project again and the commission postponed the item.

The revised site plan, the developer reduced the overall unit count from 40 to 32. It shows four instead of five 8-unit buildings. The two buildings originally proposed on the west area of the

lot have been eliminated to provide ample greenspace and buffering to adjacent residents. Parking has been reduced from 59 stalls to 51. This revised development still allows for shared parking along with shared maintenance with their apartment development to the east. The proposed access is from Otteson Lane and sidewalk is shown throughout the site connecting with the apartments to the east.

The architecture appears to be the same in design as the 8-unit building types existing to the east. The comprehensive plan notes on Page 2-17 a mixture of design types and building types, so this proposal should have different colors and façades than the adjacent existing. A certified survey map is required to dedicate right-of-way along Hamilton Avenue and the developer needed to move the lot line east to allow for the buildings to fit on the lot. Street trees are proposed along with foundation plantings. The dumpster should be fully screened from the public view utilizing an opaque enclosure. Bicycle parking is shown on the site plan. Any lighting shall be dark-sky compliant with light casting away from abutting residents.

This lot is the transition area for lower density to the west and higher density to the east. The proposed buildings are approximately 120 feet from the property to the west, and the parking area is approximately 60 feet from the property line, along with landscaping and buffering along the property line. The Plan Commission will need to find this land use request consistent with the comprehensive plan. This request will be heard by the City Council at their July 8th meeting.

Grading and Drainage: The site is tributary to Otter Creek via the Gateway Drive outfall to the north of the site. Storm water detention facilities will not be required for peak rate runoff control because of the proximity to the Gateway Drive outfall. Storm water best management practices (BMP's) are required to improve runoff water quality. A wet pond and a grassed swale are proposed as the water quality BMP's. The threshold for infill development greater than one acre BMP's identified in NR 151 is an 80% reduction in Total Suspended Solids (TSS). Calculations will need to be submitted demonstrating this requirement is met. The proposed method of handling storm water is to direct runoff to a wet pond at the northwest corner of the site. The pond will discharge to the City storm sewer system located in Otteson Lane and ultimately to the Gateway Drive outfall.

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 should not adversely impact traffic flow in the area. The plan calls for a new 24-foot curb cut on Otteson Lane for driveway access. Additionally, the parking area at the north section of the site is proposed to connect to the adjacent parking area on the lot to the east. A cross access easement will need to be obtained.

Transit: This project is located directly on Bus Route #1 – Margaret & Mall and may generate some additional demand for Transit.

Engineering Analysis & Report

Engineering Department



CITY OF
**EAU
CLAIRE**

SUBJECT: SP-2406, Gateway West Apartments

DATE: June 24, 2024

BY: Al Rinka
Deputy City Engineer

The proposed site plan is located at 4808 E. Hamilton Drive, directly south of the Otteson Lane cul-de-sac. The following comments are based on materials received by the City of Eau Claire Engineering Department on June 18, 2024.

Grading and Drainage: The site is tributary to Otter Creek via the Gateway Drive outfall to the north of the site.

Storm water detention facilities will not be required for peak rate runoff control because of the proximity to the Gateway Drive outfall.

Storm water best management practices (BMP's) are required to improve runoff water quality. A wet pond and a grassed swale are proposed as the water quality BMP's. The threshold for infill development greater than one acre BMP's identified in NR 151 is an 80% reduction in Total Suspended Solids (TSS). Calculations will need to be submitted demonstrating this requirement is met.

The proposed method of handling storm water is to direct runoff to a wet pond along the western side of the site.

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. Utility plans for the site will need to be submitted.

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 should not adversely impact traffic flow in the area.

The plan calls for a new 24-foot curb cut on Otteson Lane for driveway access. Additionally, there is a proposed drive connection to the adjacent parking area on the lot to the east. A cross-access easement will need to be obtained.

Transit: This project is located directly on Bus Route #1 – Margaret & Mall and may generate some additional demand for Transit.

Recommended Conditions:

1. City of Eau Claire Engineering Department approval of drainage calculations, drainage plan, and erosion control plan.
2. Record of a cross-access agreement for shared access areas with the adjacent lot.
3. Removal and replacement of all asphalt pavement in bulb of cul-de-sac to eliminate an extra sawcut.

cc: Calvin Miller, Inspections & Zoning

Otter Creek Neighborhood Compromises (Page 1 of 2)

This document was written by the Otter Creek Neighborhood Association in support of all residents affected by the proposed rezoning of 4808 E. Hamilton Avenue. Following our meeting with the developer we ask the members of the Eau Claire City Council and Plan Commission to reject the proposed rezoning, in favor of more-suitable options. We do not support the developer's proposals, or his offensive tactics which threaten the safety and characteristics of our neighborhood.

Concerns with the Developer

We recognize that the developer purchased this property but did so with an assumption that it could be used in a way that is harmful to existing neighbors. Since the rezoning was first proposed, we have communicated that we are apprehensive toward overpopulation on E. Hamilton Avenue, as well as the lack of safety and the absence of transitional planning. At each opportunity, the developer has claimed that these are "*the city's problem*" without admitting how 100+ tenants would add to the problem.

Following the 6/10/24 City Council meeting, it was our understanding that the developer would schedule a meeting to let us share our concerns. With one week to spare, we were forced to initiate this meeting ourselves and the developer accepted. At this meeting, he actually suggested that we should be advocating for even more apartment buildings in the area if we wanted to motivate the City of Eau Claire to prioritize efforts in infrastructure. Furthermore, the developer's history of building revisions further proves that he intends to abuse current and future residents in favor of higher-density construction.

Developer's Proposals for 4808 E. Hamilton Avenue:

- Five 8-Plex Apartment Buildings (*Presented to Plan Commission in Fall 2023*)
- Five 8-Plex Apartment Buildings w/ a Fence (*Presented to Plan Commission April 2024*)
- Six Buildings w/ Even Larger Quantity of Tenants (*An Alternative Offered in May 2024*)
- Four 8-Plex Apartment Buildings (*Following City Council Postponement in June 2024*)

None of these proposals demonstrate an attempt at a compromise. The developer boasted to us that he would continue developing apartments in our neighborhood as land becomes accessible to him. This was clearly intended to convey a sense that our actions would be inconsequential. He has also claimed that any neighbors' opinions are irrelevant if they do not directly abut the property. We would have valued any showing of compassion, but we have received none.

Otter Creek Neighborhood Compromises:

We hope the City of Eau Claire will support our community in this decision. Although we feel it was the developer's choice to purchase this R1 single-family property, we are offering several compromises intended to aid the developer in avoiding a loss. Being that his plans are unsafe, insensitive, and underplanned, **we believe the suggestions on the next page are suitable alternatives.**

Otter Creek Neighborhood Compromises (Page 2 of 2)

Today we present four ranked compromises, leading with our preferred result.

1.) Discuss Opportunities to Sell the Land Back to the City of Eau Claire for Public Use

Instead of rezoning, the developer could avoid a loss while allowing the city to reclaim this land as a green space (as originally intended by the City Comprehensive Plan). The developer dismissed this option during our meeting, citing that the City of Eau Claire would never consider it. By voting against the rezoning, this option could be explored. This option would have overwhelming support from the Otter Creek neighborhood, seeing as no such space is currently available to us.

2.) Build Four Single-Story Duplexes or Twin Homes

Our second-most preferred option would offer the most compromise. Twin homes are already abundant along E. Hamilton Avenue, and these types of buildings would be an ideal transition between the single-family homes and the existing Gateway Apartments. Furthermore, the developer's twin homes on Quiet Hollow Court and Fox Grove Path are currently valued between \$394k-\$427k, suggesting that this is a reasonable, profitable, and non-invasive compromise.

The developer also dismissed this option, suggesting that the city would not allow the street access necessary to accommodate these buildings. We cannot imagine a scenario where the city could allow four apartment buildings, but could not work to accommodate four twin homes which would be far-less invasive. We also hope that this option may prevent the need for a "mosquito pond" that directly abuts several homes in the developer's plan. The developer dismissed this concern during our meeting, stating that residents can purchase products that deter mosquitos. By voting against the rezoning, we allow all parties the opportunity to consider this sensible option.

3.) Build Three 8-Plex Apartment Buildings

We would reluctantly compromise for an option that includes three apartment buildings. Instead of rezoning for the purpose of maximizing tenant density, this option allows extra space to serve as a buffer zone, less need for parking, and the option to eliminate or relocate the "mosquito pond" to a position that does not abut the existing homes.

We would actually encourage the developers to include sidewalks, picnic tables, or benches within the green space to be used as a common living environment for tenants of the Gateway Apartments. By voting against the developer's proposed plan, he could still construct three apartment buildings with a responsible amount of density, while considering the well-being of existing neighbors and tenants.

4.) Build One or Two Single-Family Homes

We list this option last, knowing that we support it, but anticipate being rejected by the developer. This option does not require rezoning. Single-family homes of any pricepoint would complement the abutting homes and could ultimately be the most-convenient method of developing the property. This also offers multiple options for land use, whether that would be splitting the property, or selling portions of the property to the abutting homeowners along Summerfield Drive.

Ryan Petrie

From: Jeremy Gragert <jgragert@gmail.com>
Sent: Monday, July 1, 2024 2:50 AM
To: Planning; Aaron White; Stephanie Hirsch; Lane Berg; Leah Ness; Al Rinka; Ned Noel; Ryan Petrie; Matt Staudenmaier
Cc: Kate Felton; Andrew Werthmann
Subject: [EXTERNAL] Regarding Agenda #5 at Plan Commission: Save the large oaks at 4808 E Hamilton Ave
Attachments: SmallerOakLeft.LargeOakBehindHouse.jpg; LargeOak.jpg

Good morning Plan Commission members and city staff, (please forward to Plan Commission members)

I attended the Plan Commission meeting on June 3rd when the rezoning and general development plan/site plan for the multi-family apartments located at 4808 E Hamilton Avenue were discussed, and watched public testimony, because the item was brought to the beginning of the agenda while I was there for another item that was supposed to be prior to it.

While I was not prepared to speak, during the meeting I looked at Google Street View to observe the species and significance of trees on the property proposed for development, since the topic of tree protection has been a hot one as of late, and noticed a rather large oak tree behind the vacant existing house. Since I was in the area and the item was coming back to the Plan Commission today as agenda item #5, I went to get a closer look at the property and the trees this past Sunday, June 30th.

I was absolutely blown away by the size of the oak tree behind the house, and would guess it is over 150 years old, and perhaps larger and more significant than any oak tree in the City of Eau Claire.

The new site plan, in the process of providing more green space and buffer, appears to needlessly remove the large oak tree in favor of the wet pond, and potentially also a smaller oak tree near the road, even though no parking lot is proposed near them. I have attached images that I was able to take from the public right of way, one showing both trees, and another showing the massive oak tree behind the house.

I would like assurances from the developer that both trees will be saved, and the location of the wet pond and parking spaces adjusted in such a way as to save these trees, as part of site plan approval (site plan on page 24 of the [Plan Commission packet](#)). It would appear to require minimal changes, because the largest oak appears to be just on the southwestern edge of the proposed wet pond.

I would also like to request that the city forester have the opportunity to provide their opinion on the health and significance of the trees prior to City Council consideration on July 9th, and advise the developer on how best to incorporate them into the green space of the development.

Thank you for considering my request,

Jeremy Gragert
1725 9th St
Eau Claire, WI 54703

jragert@gmail.com

612-220-1970 (cell)

Ryan Petrie

From: Sean Tarpenning <seantarpenning@gmail.com>
Sent: Monday, July 1, 2024 7:11 AM
To: Planning
Subject: [EXTERNAL] 4808 E. Hamilton Rezoning

Eau Claire City Plan Commission,

My name is Sean Tarpenning and I live at 3326 East Meadows Place, Eau Claire, WI 54701.

I'm sending this email to ask that you reject the proposal to rezone the property at 4808 E. Hamilton Avenue. I feel this rezoning negatively impacts our neighborhood and area.

The attempt to cram 5 additional apartment buildings where one single family home now resides, is quite honestly, ludicrous and a big money grab.

Please reject this proposal.

Thank you,

Sean Tarpenning

Ryan Petrie

From: Dean Gobrecht <gobrecht.dean@gmail.com>
Sent: Monday, July 1, 2024 9:08 AM
To: Planning
Subject: [EXTERNAL] 4808 E. Hamilton Rezoning





Eau Claire Plan Commission,
I'm Dean Gobrecht and live at 4508 Springfield Drive.

I wanted to once again share the negative impact in addition to more events that have occurred along with some insight.

1. Please look at the attached photos and you will find that there isn't adequate parking for the current residents and they're having to park on the shoulders of the roads, which is obviously dangerous as the vehicles are pushing people to walk and bike towards the middle of the road. Or if you're traveling on the road, 2 cars can't meet at the same time as there's not enough room to pass.
2. As previously discussed, there's no sidewalk and when families are walking down the road, it's VERY dangerous, especially when it's getting close to sunset and the people are walking on the road and it's very difficult to see them. Moving forward this project will only place more people and cars on the already very busy road, we must have the infrastructure in place to allow pedestrians to be safe before entertaining any further rezoning discussions.
3. This portion of my email will now be addressing what I've experiences with the already existing 8-plex's, the tenants have left their dog feces in my yard and neighbors yard and not only is it disgusting that I have to pick up behind them, but people are stepping in fecal matter unknowingly and then transferring it into their homes.
4. Just yesterday, a family of 4 from the apartment complex was walking on the sidewalk in front of my home and their son stopped and urinated on the fire hydrant.
5. Also, there is trash throughout the neighborhood that wasn't there a few years ago.
6. The lights that Wurzer stated are downward facing, are downward facing but aren't effectively controlling the light allowing for light pollution.
7. When my wife and I purchased this home, we expected a quiet neighborhood, and we've had that until these apartments were built. I've heard people say, well we need more affordable housing in Eau Claire, but the people saying that doesn't have this going on in their backyard and it's not negatively affecting their financial investment, aka, their home.

This is a neighborhood zoned for **single family housing** and we're not willing to sacrifice that for the financial gain for someone else.

Respectfully, Dean Gobrecht

**Gateway West Apartments
Site Plan Narrative
Gateway Rentals, LLC
Eau Claire, WI**



Gateway Rentals LLC is proposing to develop the 2.00-acre parcel at 4808 E Hamilton Ave with five (5) apartment buildings called Gateway West. The parcel is located directly south of the Otteson Lane cul-de-sac in the City of Eau Claire. The site is being proposed to be rezoned from R-1L to R-3P. The density will be 20-units/acre; R-3 zoning allows up to 21-units/acre. Each 8-unit will have 12 bedrooms for a total of 60-bedrooms for the 40-unit development. Approximately 0.16 acres of the current lot will be dedicated as right-of-way; the same amount of land will be added from the property to the east (Gateway Apartments) which is under the same ownership.

The existing site is developed with a house, garage, and shed with scattered trees throughout the property; the existing site is approximately 6.5% impervious. The adjacent land uses are as follows: North: Otteson Ln. and senior housing (R3P), East: Multi-Family residential apartments (R3P), South: Hamilton Ave. and multi-family housing (R3P), West: single-family residential homes (R2P). The R-3 zoning setbacks on the site will be 20-feet from Otteson Ln in the north, 20-feet from Hamilton Ave in the south, 10-feet from the R3P zoned parcel to the east, and 30-feet from the R2P zoned parcels to the west.

The parking requirements are 1 stall per bedroom (60 stalls required). A 10% reduction is allowed for being within 500-feet of a bus route (54 stalls required); the site is located within 500-feet of transit route 1. The five buildings will share 59 new stalls with 4 being ADA accessible).

The proposed development will be 60% impervious and 40% green/open space. The parking lot will be accessed from Otteson Lane via a 24-foot-wide driveway apron, no access will be off Hamilton Ave. The site will also connect to the parking lot of the Gateway Apartments to the east (SP-1925). Bicycle racks will be available in between Buildings A & B, Buildings B & C, and in front of Building E.

There was a revised Traffic Impact Analysis (TIA) that was recently completed that included these additional 40 units into the overall Gateway Development. The report shows the intersections near the proposed site are unaffected and are operating at LOSB or better. It should be noted that Hamilton Ave. is scheduled to be reconstructed by the City in 2025. Improvements include widening, curb & gutter and sidewalks.

The building façade will be premium vinyl siding in solid colors and wood schemes, vinyl clad windows, and architectural asphalt shingles. Each 8-unit apartment will be 2 stories (32' peak roof height). Mechanical equipment will be kept in a mechanical room. A 12'x20' screened trash enclosure, located near Building E, will be shared between the five buildings.

Rental rates are proposed to be on the affordable end of current market rates. The 40-units will be offered based on the estimated rental rates listed below:

Gateway West rental rates:

- 20 – 8-unit: \$1,175.00 per month per unit (2 bed (1,251 sq ft))
- 20 – 8-unit: \$1,075 per month per unit (1 bed (905 sq ft))

The site will be served by one 6" public water main extension that connects to the existing water main in Otteson Lane. The site will also be served by an 8" sanitary service that connects to an existing sanitary line in Otteson Lane. The water main and sanitary sewer will be located within a 40' public utility easement. Stormwater runoff will be treated in a wet pond and a grassed swale. The storm sewer located in Otteson Lane will serve as the ultimate outlet for runoff from on the site. Storm sewer and overland flow will be used to convey runoff within the site. There is underground gas, electric, telephone, and cable available within the adjacent right-of-way.

The proposed site will be professionally landscaped with foundation plantings, bushes, and trees scattered throughout the site and in accordance with the City Landscaping Standards. There will be a significant number of existing trees along the western property line that will remain, thus providing screening to the R2 zoned properties. In addition, this project is proposing a vinyl fence to be installed along the western property line to provide additional screening. The developer is also moving forward with the construction of a tot lot, sport court, and a pergola for the overall Gateway development. These private amenities will be located to the east of this site and within the existing Gateway Development.

Construction is expected in July of 2024 with utility work, then the buildings being built shortly after in a continuous and steady fashion until the site is built-out in the Spring/Summer of 2025. Upon completion of each building, all adjacent common open space, storage facilities, and amenities will be installed for the benefit of the residents. The Gateway West development and grounds will be owned by Gateway Rentals LLC and construction will be managed by Wurzer Builders.









Land Use Development Climate Impacts Calculator - Existing

Project Name:
Gateway West

Inputs - Existing

Please enter information in gray highlighted cells

Site - Existing

[Reset inputs for Existing](#)

Existing site status	Developed but vacant	
Existing land use	Mixed Use Residential (R-M)	
Existing site area		
Ground Cover - Tree / Forest coverage (square feet)	29,997	
Ground Cover - Grass, shrub, or wetland (square feet)	45,095	Note: do not include area reported as crop or pasture below
Ground Cover - Crop or pasture (square feet)	0	
Ground Cover - Open water (square feet)	0	Note: include only permanent water features such as ponds, lakes, rivers
Pavement coverage - Asphalt (square feet)	2,071	Note: include all pavement including parking, sidewalks, trails, etc
Pavement coverage - Pervious Asphalt (square feet)	0	Note: include all pavement including parking, sidewalks, trails, etc
Pavement coverage - Concrete, compacted earth, or gravel (square feet)	1,238	Note: include all pavement including parking, sidewalks, trails, etc
Pavement coverage - Pervious Concrete or Pervious Pavers (square feet)	0	Note: include all pavement including parking, sidewalks, trails, etc
Building coverage - black/dark roofing (square feet)	1,948	Note: provide "footprint" area only, not total building area
Building coverage - white/light roofing (square feet)	0	Note: provide "footprint" area only, not total building area
Building coverage - green/living roofing (square feet)	0	Note: provide "footprint" area only, not total building area
Note: verify reported site area is equal to known project size. If not, please adjust site area numbers above as needed.		
Total site area		
Square feet:	80,349	
Acres:	1.84	

Buildings - Existing

Existing Residential - One/Two Family		
Number of buildings	0	
Total number of units	0	Note: a single family building is "1" unit, a two family building is "2"
Total building area (square feet)	0	
Existing Residential - Multi-Family		
Number of buildings	0	
Total number of units	0	
Total building area (square feet)	0	
Existing Commercial / Retail / Public		
Number of buildings	0	
Total building area (square feet)	0	
Existing Industrial		
Number of buildings	0	
Total building area (square feet)	0	

Energy Use - All Existing Buildings

Is total annual energy use known?	No	
If "Yes" please enter below		
Electricity (grid supplied)	0	kWh annually (do not include electricity included below)
Electricity - REC or Xcel	0	kWh annually
Renewable Connect purchase	0	
Electricity (on-site solar/wind)	0	kWh annually
Natural Gas	0	Therms annually
Liquid Propane	0	Gallons annually
Fuel Oil/Kerosene	0	Gallons annually
Wood / Wood pellets	0	Pounds annually

Vehicles and Trips - Existing

On-Site Vehicle Fleet		
Number of Gasoline / Diesel Vehicles	0	
Number of Electric Vehicles	0	
Number of Fuel Cell Vehicles	0	
Total number of vehicles in fleet	0	Note: verify reported total is equal to known fleet size. If not, please adjust numbers above as needed.
Site generated trips - existing		
Auto trips (daily total)	0	
Public transit trips (daily total)	0	
Bike/walk trips (daily total)	0	
Electric Vehicle Infrastructure - existing		
Number of level 2 charging plugs	0	Note, please enter plug counts, not charging station counts
Number of DC fast charging plugs	0	Note, please enter plug counts, not charging station counts

Estimated Existing Baseline

Greenhouse Gas Emissions Impacts

Annual Emissions	0.0	Metric Tons
	#DIV/0!	Metric Tons per SF

Estimated Average Building Energy Use Intensity (EUI)

Total EUI:	#DIV/0!	kBTU/Square Foot
Electricity EUI share:	#DIV/0!	kBTU/Square Foot
Heating fuel EUI share:	#DIV/0!	kBTU/Square Foot

Heat Island Impacts

Site heat island coefficient	0.9	°F
Change from existing	0.0%	

Carbon Impacts

Annual carbon sequestration	4,587.9	Pounds CO2
Change from existing	0.0%	

Land Use Development Climate Impacts Calculator - Proposed

Project Name:
Gateway West

Inputs - Proposed Concept Option 1

Please enter information in yellow highlighted cells

Site - Proposed	
Reset inputs for Option	
Proposed land use	Multiple-Family (R-3, R-4)
Proposed site area	
Ground Cover - Tree / Forest coverage (square feet)	4000
Ground Cover - Grass, shrub, or wetland (square feet)	18151
Ground Cover - Crop or pasture (square feet)	0
Ground Cover - Open water (square feet)	5013
Pavement coverage - Asphalt (square feet)	24527
Pavement coverage - Pervious Asphalt (square feet)	0
Pavement coverage - Concrete, compacted earth, or gravel (square feet)	8524
Pavement coverage - Pervious Concrete or Pervious Pavers	0
Building coverage - black/dark roofing (square feet)	20134
Building coverage - white/light roofing (square feet)	0
Building coverage - green/living roofing (square feet)	0
Total site area	
	80,349
	1.84

Buildings - Proposed	
Existing Residential - One/Two Family	
Number of buildings	0
Total number of units	0
Total building area (square feet)	0
Existing Residential - Multi-Family	
Number of buildings	5
Total number of units	40
Total building area (square feet)	20134
Existing Commercial / Retail / Public	
Number of buildings	0
Total building area (square feet)	0
Existing Industrial	
Number of buildings	0
Total building area (square feet)	0

Energy Use - All Proposed Buildings	
Is projected annual energy use known?	No
If "Yes" please enter below	
Electricity (grid supplied)	
Electricity - REC or Xcel Renewable Connect purchase	
Electricity (on-site solar/wind)	
Natural Gas	
Liquid Propane	
Fuel Oil/Kerosene	

Vehicles and Trips - Proposed Development	
On-Site Vehicle Fleet	
Number of Gasoline / Diesel Vehicles	0
Number of Electric Vehicles	0
Number of Fuel Cell Vehicles	0
Total number of vehicles in fleet	0
Site generated trips - proposed	
Auto trips (daily total)	320
Public transit trips (daily total)	32
Bike/walk trips (daily total)	32
Electric Vehicle Infrastructure - proposed	
Number of level 2 charging plugs	3
Number of DC fast charging plugs	0

Estimated Impacts of Proposed Concept Option 1

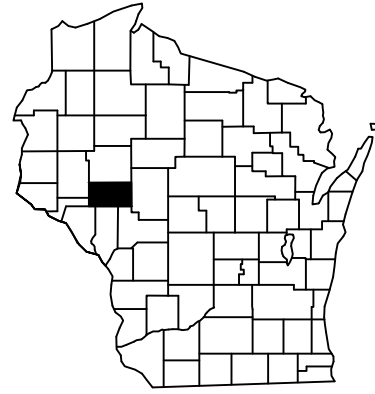
Greenhouse Gas Emissions Impacts	
Annual Emissions	234.4
Change from existing	#DIV/0!
Metric Tons per SF	0.0116

Estimated Average Building EUI	
Total EUI:	0.0
Electricity EUI share:	0.0
Heating fuel EUI share:	0.0
Change in Total EUI from existing	#DIV/0!

Heat Island Impacts	
Site heat island coefficient	10.0
Change from existing	979.8%

Carbon Impacts	
Annual carbon sequestration	1,246.0
Change from existing	-72.8%

EAU CLAIRE COUNTY



VICINITY MAP



Know what's below.
Call before you dig.

PROJECT LOCATION

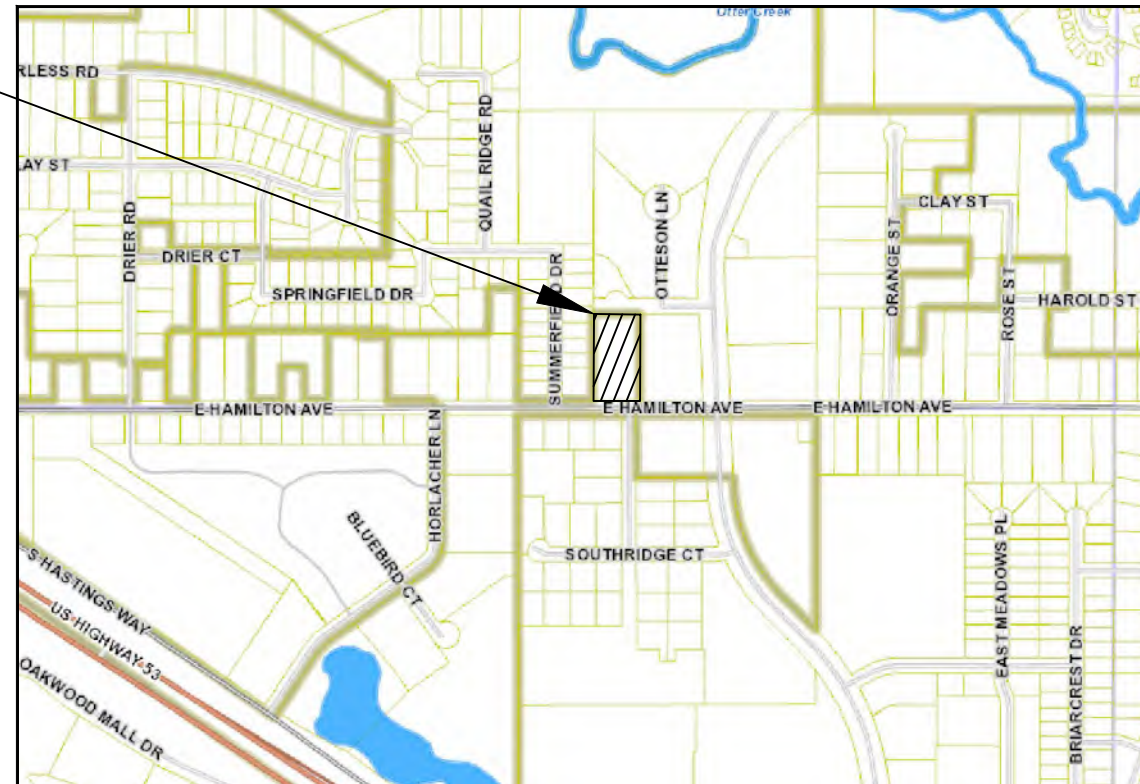
GATEWAY WEST

SW PROPERTIES & INVESTMENTS LLC

4808 E HAMILTON AVENUE

EAU CLAIRE, WI

CONTACTS	
DEPUTY CITY ENGINEER	CITY OF EAU CLAIRE ATTN: LEAH NESS (715) 839-4934
WATER	CITY OF EAU CLAIRE DAVID ROBERTS (715) 839-1877
SANITARY	CITY OF EAU CLAIRE JAHN EBERHARDT (715) 839-4950
TELEPHONE	AT&T ATTN: BRIAN SCHOLZ (715) 839-5820
CABLE	CHARTER COMMUNICATIONS ATTN: CURT MOORE (715) 831-8940 ext. 51148
GAS	XCEL ENERGY: DESIGN SECTION ATTN: BENJAMIN CARLI (715) 737-1450
ELECTRIC	XCEL ENERGY JOHN KELSER (715) 839-2911
FIRE DEPT.	CITY OF EAU CLAIRE ALLYN BERTRANG (715) 839-2911



LOCATION MAP

LEGEND

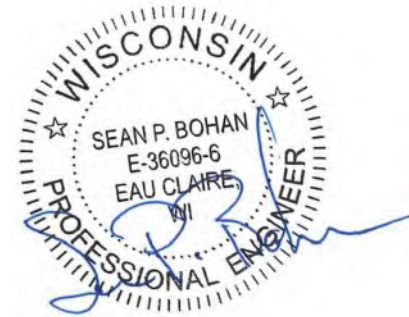
EXISTING	PROPOSED	
		---BENCHMARK
		---CONTROL POINT
		---SIGN
		---CURB STOP
		---WELL
		---HYDRANT
		---GATE VALVE
		---CURB INLET
		---AREA DRAIN
		---SAN MH
		---STORM MH
		---SAN CLEANOUT
		---GAS MANHOLE
		---LIGHT POLE
		---UTILITY POLE
		---GUY WIRE
		---GUY POLE
		---PULL BOX
		---ELEC PED
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

ABBREVIATIONS:
 BC=BACK OF CURB
 BLK=BLOCK NUMBER
 BTM=BOTTOM (ELEV)
 CL=CENTERLINE
 CS=CURB STOP
 ELEV=ELEVATION
 EOP=EDGE OF PAVEMENT
 EX=EXISTING
 FES=FLARED END SECTION
 FF=FINISHED FLOOR (ELEV)
 FL=FLOWLINE
 GF=GARAGE FLOOR (ELEV)
 OVERHEAD DOOR
 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
 SS=SAFETY SHELF (ELEV)
 STA=STATION
 STM=STORM SEWER
 TC=TOP OF CURB
 T.O.P.=TOP OF PIPE
 TP=TOP OF PAVEMENT
 TYP=TYPICAL
 W=WATER FITTINGS
 WTR=WATER
 WM=WATERMAIN
 WO=WALKOUT STYLE HOME

PROJECT DEVELOPER/ CLIENT:
 SW PROPERTIES & INVESTMENTS, LLC
 ATTN: STEVE WIGGINS
 4319 JEFFERS ROAD, STE 150
 EAU CLAIRE, WI 54703
 PHONE: 715.577.0092
 EMAIL: slwiggins@ive.com

PROJECT ARCHITECT:
 ROBERT D. JOHNSON
 5201 STONEWOOD DRIVE
 EAU CLAIRE, WI 54703
 PHONE: 715.828.8330
 EMAIL: rdjarchitect@gmail.com

PROJECT ENGINEER:
 ADVANCED ENGINEERING CONCEPTS
 ATTN: MATT APPEL, P.E.
 1360 INTERNATIONAL DRIVE
 EAU CLAIRE, WI 54701
 PHONE: 715.552.0330
 EMAIL: mappel@aec.engineering



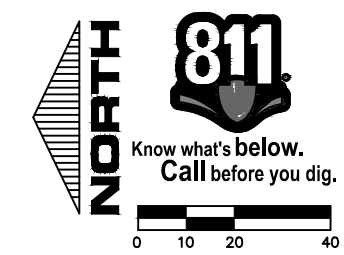
SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CITY OF EAU CLAIRE SITE PLAN SUBMITTAL	05/2024	
DNR WRAPP	-	
DSPS PLUMBING PERMIT	-	

SHEET SCHEDULE	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	GRADING PLAN
5	EROSION CONTROL PLAN
6	OVERALL UTILITY PLAN
7	PLAN & PROFILE: ALIGNMENT 1
8	PLAN & PROFILE: POND CROSS-SECTION - ALIGNMENT 2
9-10	DETAILS

AEC PROJECT #: 23010 PLANS DATED: MAY 2024



ADVANCED ENGINEERING CONCEPTS
 1360 INTERNATIONAL DR.
 EAU CLAIRE, WI 54701
 PH 715-552-0330
 INFO@AEC.ENGINEERING
 COPYRIGHT 2024, AEC LLC



LANDSCAPING LEGEND

- DECIDUOUS 'STREET TREE' (MIN. 2" CALIPER)
- SMALL MIXED SHRUBS
- CONIFEROUS TREE
- LANDSCAPED BED W/ FOUNDATION PLANTINGS PER CITY OF EAU CLAIRE LANDSCAPE MANUAL

**ALL OTHER DISTURBED AREAS TO BE RESTORED WITH A MINIMUM 4" TOPSOIL SEED & MULCH AND/OR SOD

GATEWAY WEST 8-PLEX APARTMENTS
4808 E HAMILTON AVE

CURRENT ZONING: R1L (TOWN OF WASHINGTON)
PROPOSED ZONING: R3P (CITY OF EAU CLAIRE)

ORIGINAL LOT SIZE (W/ R.O.W.): 87,260-SF (2.00 AC.)
ORIGINAL LOT SIZE (W/O R.O.W.): 80,350-SF (1.84 AC.)
NEW LOT SIZE (W/O R.O.W.): 87,293-SF (2.00 AC.)
GATEWAY APARTMENTS (EAST): 105,051-SF (2.41 AC.)(40-UNITS)
GATEWAY WEST 8-PLEXES & GATEWAY APTS: 185,391-SF (4.25 AC.)

EXISTING BUILDING (OUTSIDE R/W): 1,947-SF (2.4%)
EXISTING PAVEMENT (OUTSIDE R/W): 3,309-SF (4.1%)
TOTAL IMPERVIOUS AREA (OUTSIDE R/W): 5,256-SF (6.5%)

PROPOSED USE: (4) 8-UNIT APARTMENTS (32 UNITS)

DENSITY: 32 UNITS/1.84-AC=17.4 UNITS/AC
DENSITY W/ GATEWAY APMTS: 72 UNITS/4.25-AC=16.9 UNITS/AC.

PROPOSED BUILDING: 16,108-SF (18.5%)
PROPOSED PAVEMENT: 20,507-SF (23.5%)
PROPOSED PATIO/SIDEWALK: 6,782-SF (7.7%)
OVERALL IMPERVIOUSNESS: 43,377-SF (49.7%)
GREEN SPACE: 43,916-SF (50.3%)

PARKING STALLS REQUIRED: 48 TOTAL (2 ACCESSIBLE)
PARKING STALLS PROVIDED: 51 TOTAL (3 ACCESSIBLE)
W/ GATEWAY APARTMENTS: 119 TOTAL (6 ACCESSIBLE)

BICYCLE STALLS: 3 SHARED RACKS/PADS

STORM WATER TREATMENT: 1 WET POND
1 INFILTRATION POND

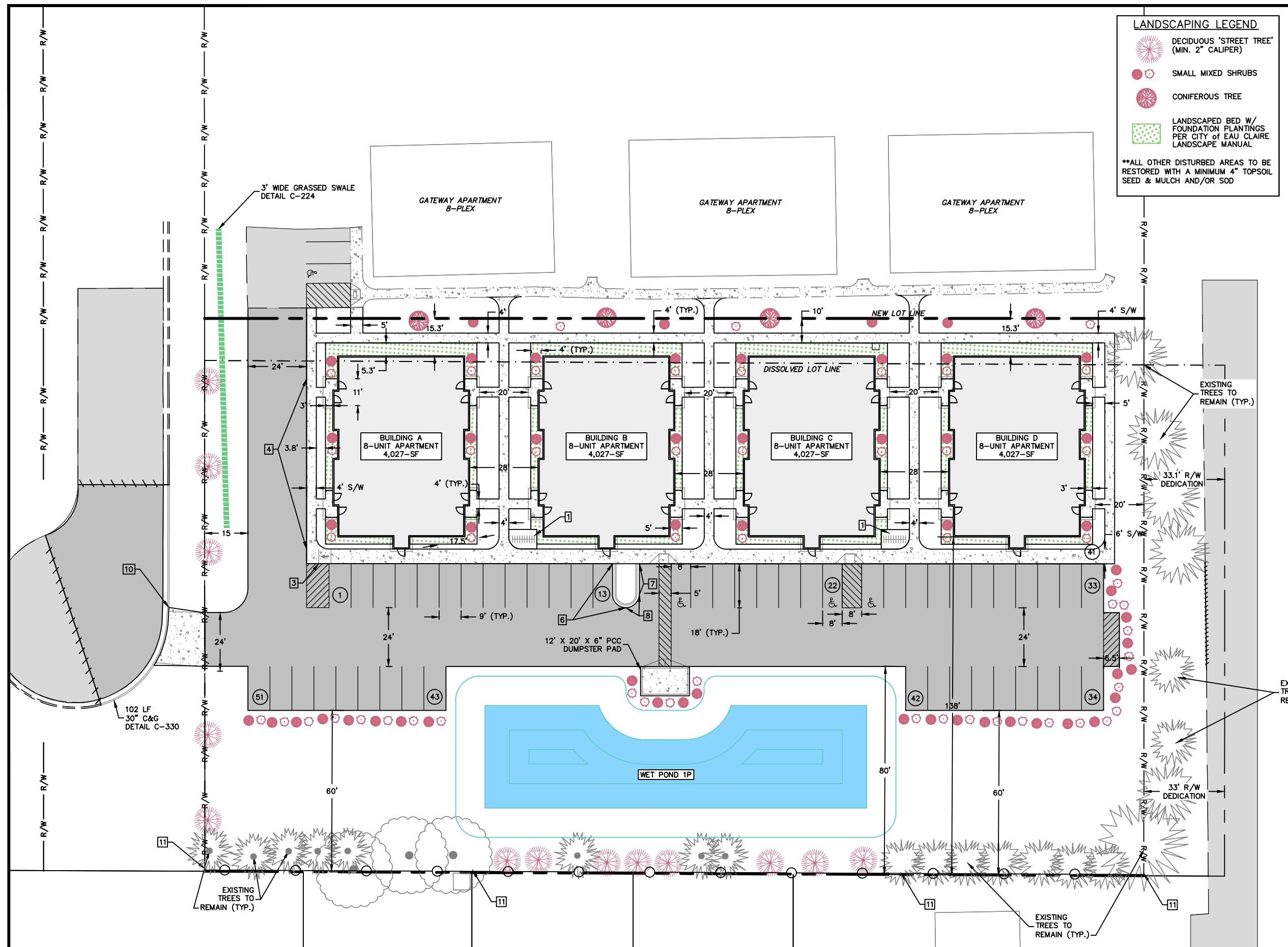
SETBACKS (R3P):
OTTESON LANE: 20'
E. HAMILTON AVE: 20'
GATEWAY DRIVE: 20'
EAST (R3P): 10'
WEST (R2P): 30'

HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)

SITE PLAN KEY NOTES

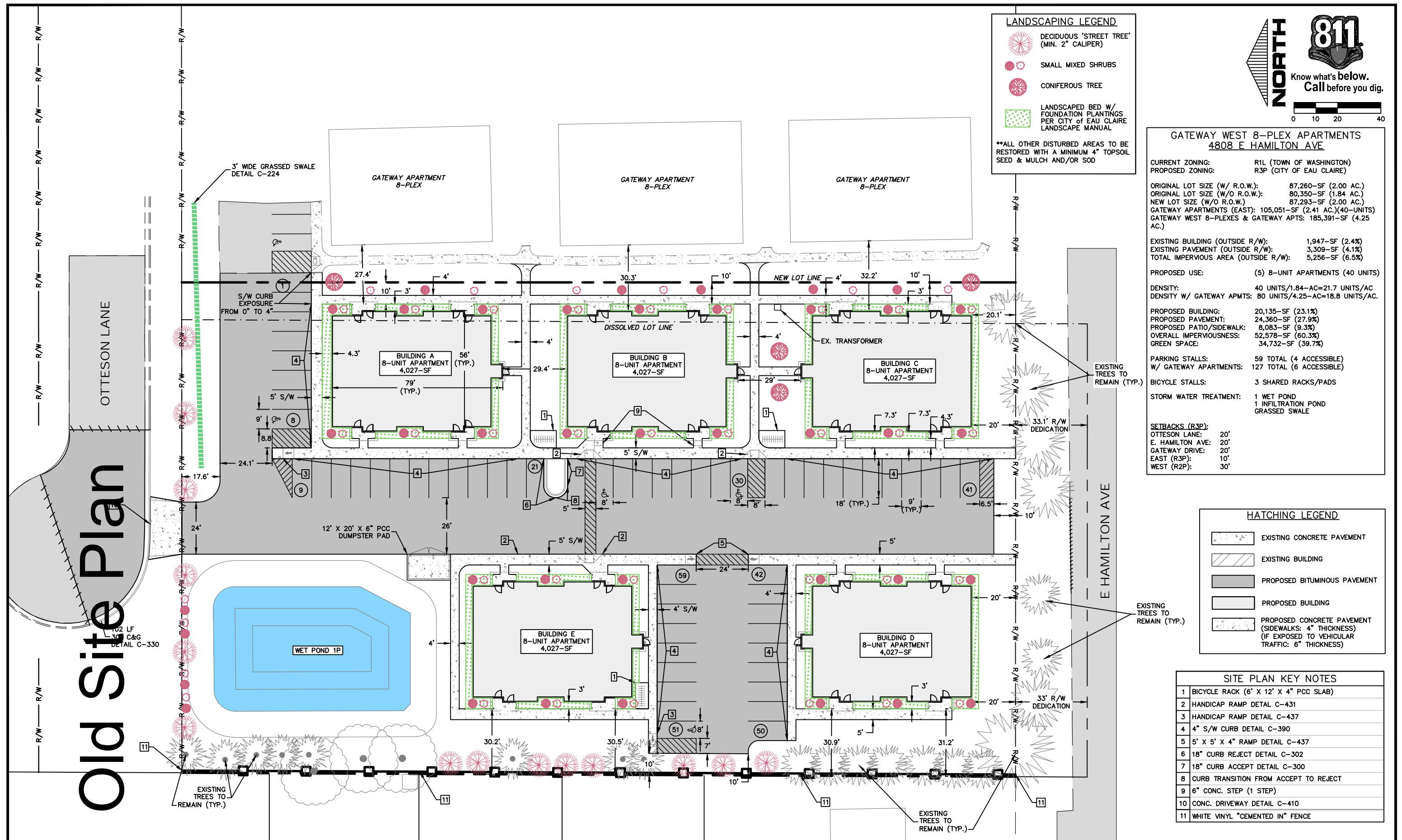
1	BICYCLE RACK (6' X 12' X 4" PCC SLAB)
2	HANDICAP RAMP DETAL C-431
3	HANDICAP RAMP DETAIL C-437
4	4" S/W CURB DETAIL C-390
5	5' X 5' X 4" RAMP DETAIL C-437
6	18" CURB REJECT DETAIL C-302
7	18" CURB ACCEPT DETAIL C-300
8	CURB TRANSITION FROM ACCEPT TO REJECT
9	6" CONC. STEP (1 STEP)
10	CONC. DRIVEWAY DETAIL C-410
11	WHITE VINYL "CEMENTED IN" FENCE



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 23010		ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering 25 COPYRIGHT 2024 AEC LLC.	SITE PLAN EXHIBIT	GATEWAY WEST SW PROPERTIES & INVESTMENTS LLC 4808 E HAMILTON AVENUE EAU CLAIRE, WI 54701	DWG NAME 23010 PG3 SITE	3
					DATE 05/2024	10

Old Site Plan



LANDSCAPING LEGEND

- DECIDUOUS 'STREET TREE' (MIN. 2" CALIPER)
- SMALL MIXED SHRUBS
- CONIFEROUS TREE
- LANDSCAPED BED W/ FOUNDATION PLANTINGS PER CITY OF EAU CLAIRE LANDSCAPE MANUAL

**ALL OTHER DISTURBED AREAS TO BE RESTORED WITH A MINIMUM 4" TOPSOIL SEED & MULCH AND/OR SOD

811
Know what's below.
Call before you dig.

NORTH

0 10 20 40

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4808 E HAMILTON AVE

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PROPOSED ZONING: R3P (CITY OF EAU CLAIRE)

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EXISTING PAVEMENT (OUTSIDE R/W): 3,309-SF (4.1%)
TOTAL IMPERVIOUS AREA (OUTSIDE R/W): 5,256-SF (6.5%)

PROPOSED USE: (5) 8-UNIT APARTMENTS (40 UNITS)

DENSITY: 40 UNITS/1.84-AC=21.7 UNITS/AC
DENSITY W/ GATEWAY APMTS: 80 UNITS/4.25-AC=18.8 UNITS/AC.

PROPOSED BUILDING: 20,135-SF (23.1%)
PROPOSED PAVEMENT: 24,360-SF (27.9%)
PROPOSED PATIO/SIDEWALK: 8,083-SF (9.3%)
OVERALL IMPERVIOUSNESS: 52,578-SF (60.3%)
GREEN SPACE: 34,732-SF (39.7%)

PARKING STALLS: 59 TOTAL (4 ACCESSIBLE)
W/ GATEWAY APARTMENTS: 127 TOTAL (6 ACCESSIBLE)

BICYCLE STALLS: 3 SHARED RACKS/PADS

STORM WATER TREATMENT: 1 WET POND
1 INFILTRATION POND
GRASSED SWALE

SETBACKS (R3P):
OTTESON LANE: 20'
E. HAMILTON AVE: 20'
GATEWAY DRIVE: 20'
EAST (R3P): 10'
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HATCHING LEGEND

- EXISTING CONCRETE PAVEMENT
- EXISTING BUILDING
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)

SITE PLAN KEY NOTES

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2	HANDICAP RAMP DETAIL C-431
3	HANDICAP RAMP DETAIL C-437
4	4" S/W CURB DETAIL C-390
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11	WHITE VINYL "CEMENTED IN" FENCE

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 23010

AEC

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
26 COPYRIGHT 2024 AEC LLC.

SITE PLAN

GATEWAY WEST
SW PROPERTIES & INVESTMENTS LLC
4808 E HAMILTON AVENUE
EAU CLAIRE, WI 54701

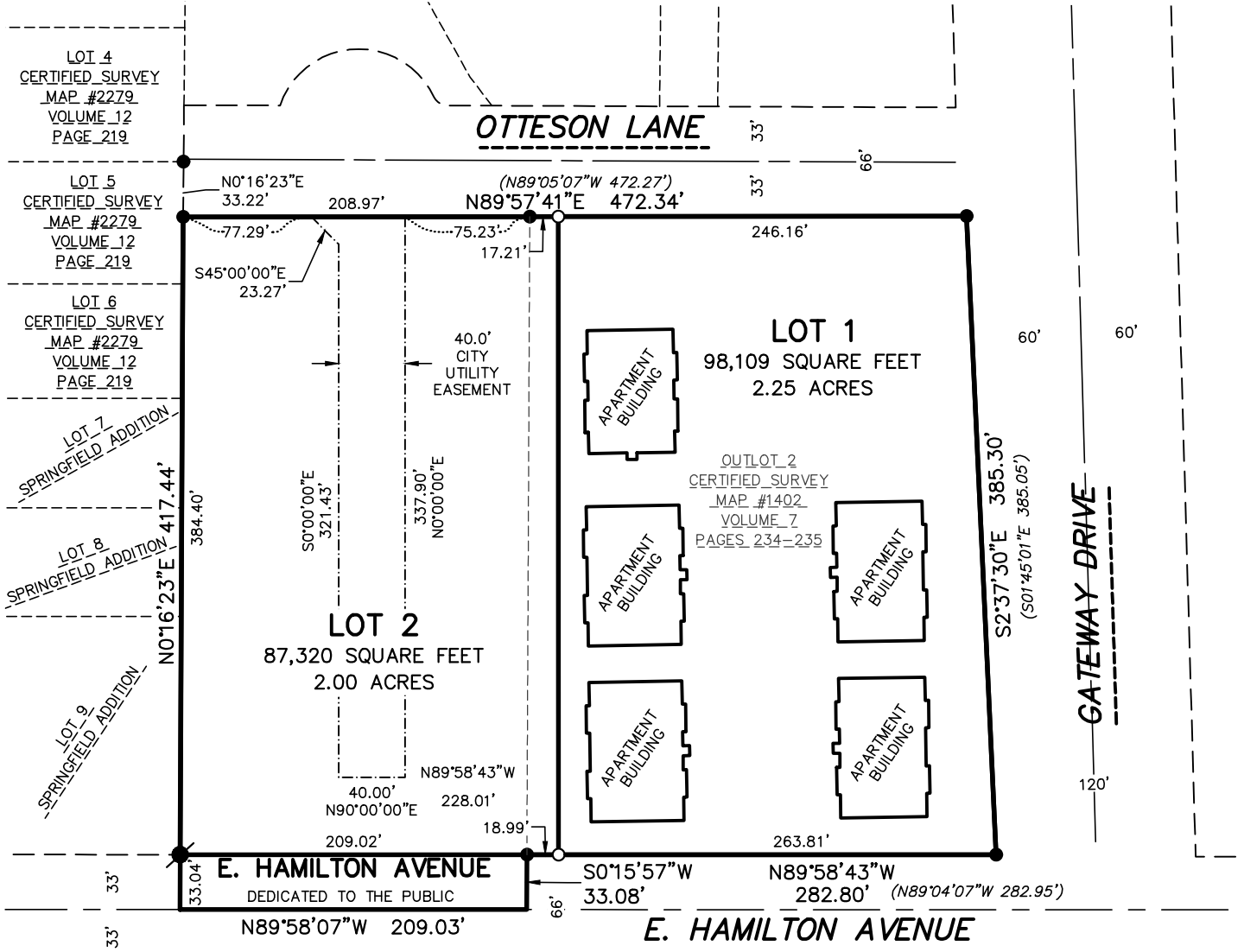
DWG NAME 23010 PG3 SITE	3
DATE 05/2024	10

VOLUME _____ OF CERTIFIED SURVEY MAPS, PAGE _____

CERTIFIED SURVEY MAP, NUMBER _____

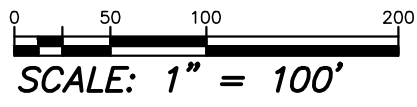
REVISED:
08/17/23

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4,
SECTION 26, TOWNSHIP 27 NORTH, RANGE 9 WEST,
CITY OF EAU CLAIRE, EAU CLAIRE COUNTY, WISCONSIN
BEING ALL OF OUTLOT 2 OF CERTIFIED SURVEY
MAP #1402, VOLUME 7 OF CERTIFIED SURVEY MAPS,
PAGES 234-235, DOCUMENT #722536



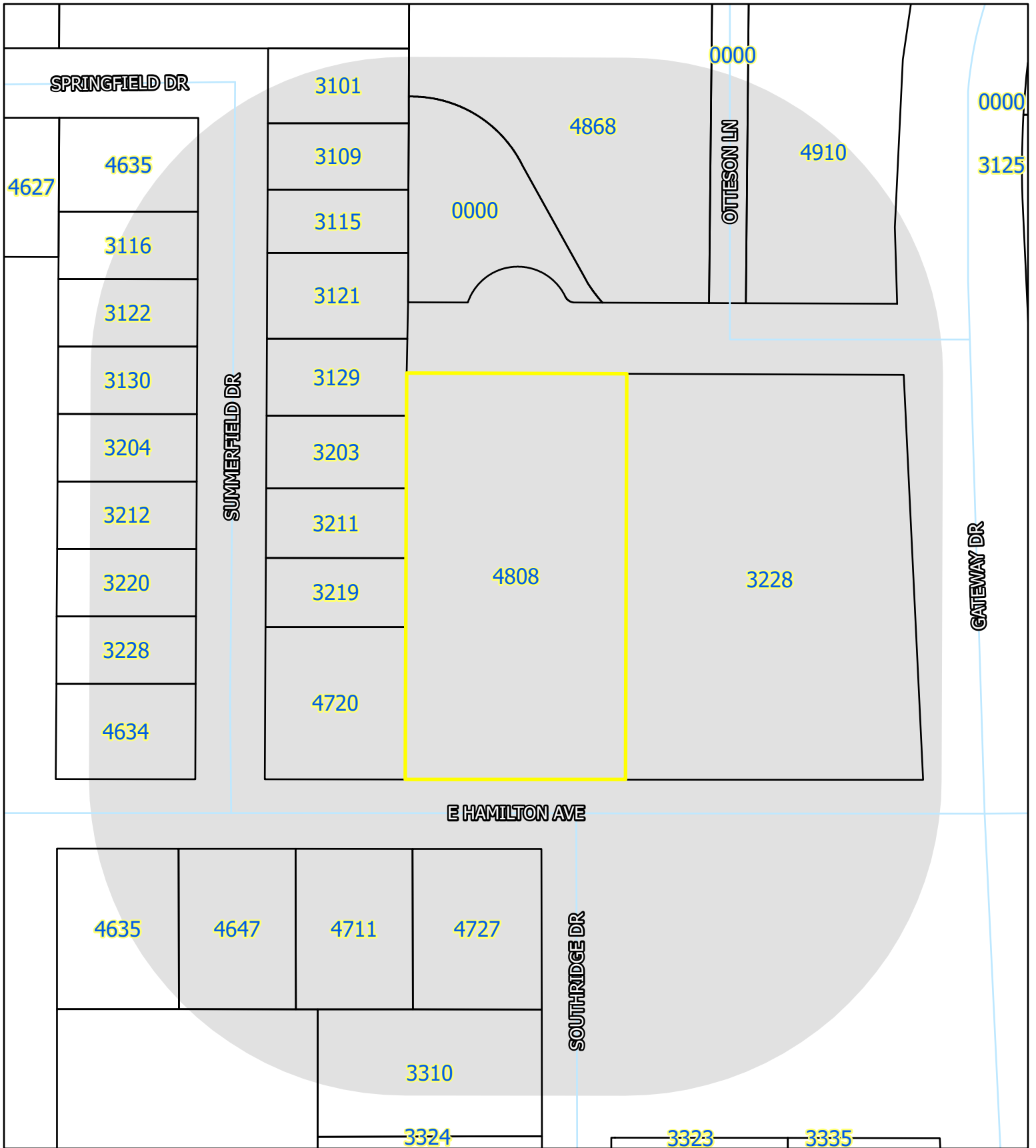
LEGEND

- --- FOUND 1-1/4" REBAR
- --- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- --- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT
- () --- RECORDED AS

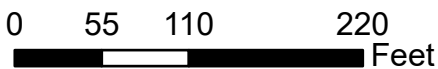
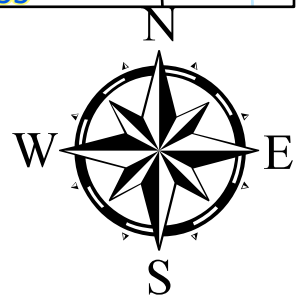


REAL LAND SURVEYING, LLC
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715)514-4116
rlswi.com
CADD No. 23007

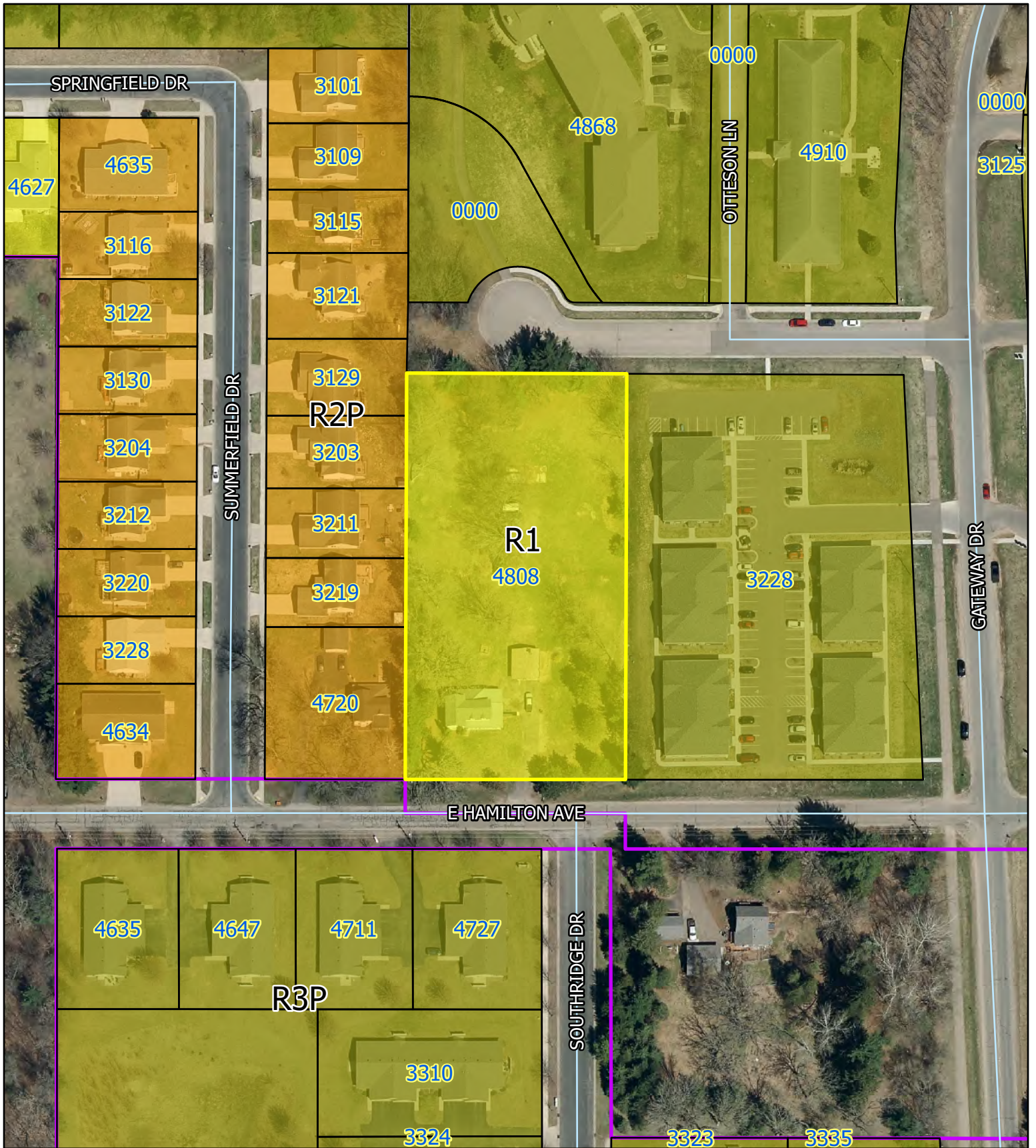
FIELDWORK
COMPLETION
DATE: _____



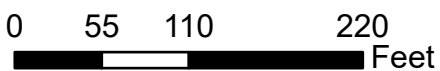
Notification Map
 Agenda Item: Z-1742-24
 Address: 4808 E Hamilton Ave



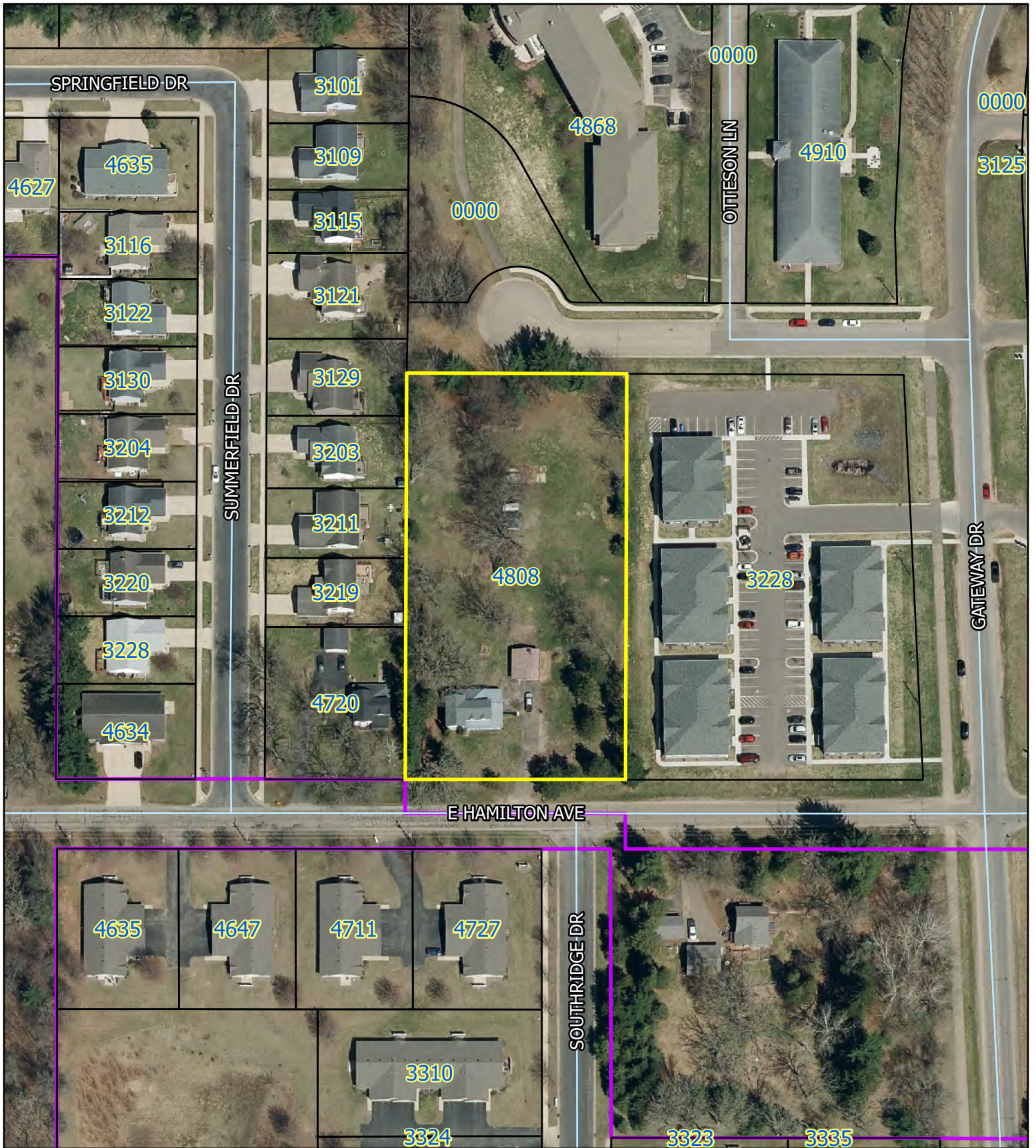
Subject Property
 Notification Area



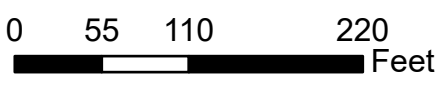
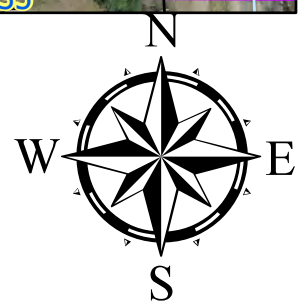
Zoning Map
 Agenda Item: Z-1742-24/SP-2406
 Address: 4808 E Hamilton Ave



Subject Property
 City Limits



Aerial Map
 Agenda Item: Z-1742-24/SP-2406
 Address: 4808 E Hamilton Ave



Subject Property
 City Limits

PUBLIC DISCUSSION

CITY COUNCIL

AGENDA ITEM COVER SHEET

Meeting Date: Monday, July 8, 2024

Agenda Item: Public discussion on the 2025-2029 Capital Improvement Plan.

SUMMARY / BACKGROUND
<p>A public discussion on the 2025-2029 Proposed Capital Improvement Plan that has been scheduled for adoption on July 9, 2024. There is an opportunity for residents to appear before Council to ask questions or comments on any aspect of the 2025-2029 proposed Capital Improvement Plan.</p> <p>The proposed Capital Improvement Plan can be viewed at the following link: https://www.eauclairewi.gov/home/showpublisheddocument/45618/638525774944570000</p>

ACTION/ATTACHMENTS
<p>Action: Public Discussion</p> <p>Attachments: None</p>