

May 2, 2024

A meeting of the Plan Commission of the City of Eagle River was called to order at 5:00pm by Kim Schaffer.

Roll Call: Kim Schaffer, Mike Adamovich, Mary Horant and Deb Brown. Mayor Jeff Hyslop was present via Zoom. Also in attendance; Robin Ginner, Becky Bolte, and Chris Dobbs

*Motion by Brown, 2<sup>nd</sup> by Adamovich to approve the minutes of the 3/7/24 meeting as presented. Carried all with Horant abstaining.*

Rotary Square sidewalk modification – Sidewalk addition east from building to First Street, railings across back sidewalk. Kevin McGuire provided a rendering of the requested addition of sidewalks to the back of the Square property for easy access from the rear of the building and to separate the gravel from the turf, along with the safety railing placement on the back of the building. Warner Russell presented the intentions. Two steps were needed on the West Side rear to address elevation and a mini ramp to the East to First Street. AWI (Welding Institute) is doing the safety rail for cost. Brown confirmed with Russell that the installations are all ADA Compliant. Shaffer confirmed this sidewalk would not interfere with City plowing. *Motion by Horant, 2<sup>nd</sup> by Adamovich to recommend to council to approve the addition of sidewalks and railing to the back of the Square building per their modifications with the expense to be covered by the Rotary Club. Carried, all.*

Thad Beversdorf is requesting a conditional use permit to remodel a structure to house a multi-family housing development at 115 S. Third Street, Eagle River, computer number 221-660-02, in accordance with Chapter 106, Article VI, Division 5, Sec 106-414 Uses permitted by conditional grant, (1) Multi-Family Dwellings (3 or more units), and (2) Mixed use developments not qualifying as being permitted by right. The property, zoned as Office Residential, is described as: LOT 2 18CS131 LOTS 7-14 BLK 1 ORIGINAL PLAT EAGLE RIVER PRT NW NE. Ginner presented a conditional use permit application to remodel a structure to house a multi-family housing development from Thad and Lauren Beversdorf, property located at 115 S Third St. (The old Catholic School). Thad Beversdorf provided building plans showing he wishes to convert the upper level of the existing structure to 4-6 one and/or two-bedroom flats with average square footage of around 780 square feet each, from its current use as office space. The lower level will be used for light commercial businesses. Beversdorf is aware that the building is a registered historical building. Beversdorf presented his intention is not to do vacation rentals but would be affordable rentals or for sale, citing the current concerns of shortage of affordable housing. Brown questioned parking spaces with Beversdorf confirming he has purchased the lot behind the building and has the option to purchase area across from the alley. *Motion by Horant, 2<sup>nd</sup> by Brown to recommend to Council to approve issuance of a condition use permit to Beversdorf to remodel a structure to house a multi-family housing development at 115 S Third, parcel number 221-660-02. Carried, all.*

Seating installation in parking stall owned by Hooked & Tagged, 128 S. Railroad Street, Parcel 221-1025-09. Zidek presented the request to install a seating area in their privately owned parking stall, north of the building at 128 S Railroad. Adamovich asked about separation from the adjacent Railroad Street with Zidek stating they intend to create a barrier with chains to posts, planters, and a plastic fence, mimicking what Peanuts Ice Cream has on the corner of Wall and Silver Lake Road. Chief Dobbs spoke to safety concerns in making this change, stating Peanuts has curbs, this space does not and the area adjacent to 128 S Railroad is designed to look like parking. Chief Dobbs also stated concerns about people sitting outside next to moving traffic. Options to define and protect people in the seating area were discussed.

Adamovich to get exact measurements of what the petitioner owns into the parking stalls to bring back to Council. *Motion by Horant, 2<sup>nd</sup> by Adamovich to recommend to Council to approve seating installation in the Zidek owned parking stall at 128 S Railroad on the north side of the building to Sarah Zidek and recommends the installation of a city owned bike rack in the adjacent city owned half parking space to help separate seating area from parking area and contingent on owner providing Council a definitive plan to clearly define and protect the seating area from Railroad Street traffic and for safety issues. Carried, all.*

*Motion by Horant, 2<sup>nd</sup> by Brown to adjourn at 5:40pm.*

Becky J Bolte – Clerk