



PLAN COMMISSION AGENDA
January 14, 2019

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, January 14, 2019 at 7:00 p.m. in the Eau Claire County Courthouse, 721 Oxford Avenue, Room 1277, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing – For Recommendation
REZONING (Z-1637-19) – CBD to CBDP – Wilson Square
SITE PLAN (SP-1901) – Apartments, commercial space and memory care facility
ALLEY VACATION Portion of the Alley
Request: To rezone property from CBD to CBDP, to approve the site plan for a building with apartments, commercial space and memory care facility and to recommend approval of an alley vacation.

Applicant: Advanced Engineering Concepts

Location: West side of S. Farwell Street, between Emery Street and Seaver Street
2. Public Hearing – For Recommendation
REZONING (Z-1638-19) – I-2 to RM
Request: To rezone property from I-2 to RM.

Applicant: River Prairie Builders, LLC

Location: 318 Elm Street
3. Public Hearing – For Recommendation
REZONING (Z-1639-19) – I-1 to CBDP
Request: To rezone property from I-1 to CBDP and to approve the general development plan for apartments with reduced setbacks.

Applicant: Cannery Trail Residences Inc.

Location: West side of Oxford Avenue, between Maxon Street and Cameron Street
4. Public Hearing – Final Action
CONDITIONAL USE PERMIT (CZ-1901) – Bed and Breakfast
Request: To approve a conditional use permit for a bed and breakfast.

Applicant: Hegge

Location: 435 Jefferson Street
5. Public Discussion – For Recommendation
REPLAT (P-1-19) – Mill Run Subdivision
Request: To recommend approval of a replat for Mill Run Subdivision.

Applicant: Real Land Surveying

Location: Christopher Drive and N. Town Hall Road
6. Public Discussion – For Recommendation
CERTIFIED SURVEY MAP (CSM-1-19) – Galloway Street
Request: To recommend approval of CSM with right-of-way dedication.

Applicant: City of Eau Claire

Location: Galloway Street

7. Public Discussion – For Recommendation

Land Acquisition – Acorn Drive

Request: To recommend approval of land acquisition.

Applicant: City of Eau Claire

Location: Acorn Drive

8. Public Discussion – For Approval

ACQUISITION - 1329 Zephyr Hill

Request: To provide site approval for the acquisition of a single-family home.

Applicant: Eau Claire Housing Authority

Location: 1329 Zephyr Hill

9. For Approval

SITE PLAN (SP-1902) – 1505 N. Clairemont Avenue

Request: To approve a site plan for a Casey's convenience store.

Applicant: ARC Design Resources Inc.

Location: 1505 N. Clairemont Avenue

10. For Approval

SITE PLAN (SP-1708 Amd) – 1807 Oxford Avenue

Request: To approve a site plan for a parking expansion.

Applicant: Advanced Engineering Concepts


Location: 1807 Oxford Ave

11. **DISCUSSION/DIRECTION**

- A. Work Plan 2019
- B. Code Compliance Items
- C. Future Agenda Items
- D. Additions or Corrections to Minutes

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 715-839-4914. This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes. Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of persons with special needs at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at 715-839-4902 at least 2 days prior to the meeting.



Jamie Radabaugh, Chairperson