



# Plan Commission Agenda

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City Hall Council Chambers \*via remote access ONLY  
203 S. Farwell Street Eau Claire, WI 54701  
May 4, 2020, 7:00 PM

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While City Hall offices and meeting rooms remain closed in response to COVID-19, meetings of the Plan Commission are being held virtually through online meeting systems and will be available to the public via \*Webex using a computer, tablet or smartphone (requires Webex app), or telephone (audio only) using the link or dial-in number.

*Event Address for Attendees:*

<https://eauclairewi.webex.com/eauclairewi/onstage/g.php?MTID=eedcfa679edc76899e5bae0ba66b7fd2b>

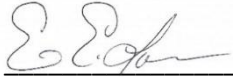
*Audio Only Conference:* United States Toll +1-408-418-9388

*Access Code:* 968 698 389

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1. Election of Officers
2. Public Hearing – For Recommendation to the City Council  
Rezoning (Z-1668-20) – R-1 to C-3P  
Site Plan (SP-2018) – Office and Warehouse Building  
Request: To recommend approval of rezoning properties from R-1 to C-3P and to adopt the general development plan with site plan for an office and warehouse building  
Applicant: Majeski Properties LLC and Advanced Engineering Concepts  
Location: 2113 Brackett Avenue
3. Public Hearing – For Recommendation to the City Council  
Rezoning (Z-1669-20) – C-2 to R-3P  
Request: To recommend approval of a rezoning from C-2 to R-3P and to adopt the general development for multi-family apartments  
Applicant: JACO Investments, LLC and Advanced Engineering Concepts  
Location: West of Jeffers Road, between Prairie Lane and North Crossing
4. Public Hearing – For Recommendation to the City Council  
Rezoning (Z-1670-20) – TR-1A to R-1  
Request: To recommend approval of a rezoning from TR-1A to R-1  
Applicant: Weiss  
Location: Southeast corner of Vine Street & Rosewood Lane
5. Public Hearing – For Approval by the Plan Commission  
Conditional Use Permit (CZ-2003) – Off-street parking  
Site Plan (SP-2017) – Redevelopment of 100 block of Chippewa Street  
Request: To approve a conditional use permit for off-street parking and to approve a site plan for the redevelopment of the 100 block of Chippewa Street  
Applicant: Investment Realty and Advanced Engineering Concepts  
Location: 100 Block of Chippewa Street
6. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2019) – Restaurant  
Request: To approve a site plan for a restaurant  
Applicant: NunezLRA, LLC and Advanced Engineering Concepts  
Location: 805 S. Hastings Way
7. Informational Items
  - A. Code Compliance Items
  - B. Future Agenda Items
  - C. 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.*



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Eric Larsen, Chairperson

c: News Media