



Plan Commission Agenda

City Hall Council Chambers
203 S. Farwell Street, Eau Claire, WI 54701
April 6, 2026, 6:00 PM

1. Call to Order
2. Roll Call
3. Open public comment period for items that do not appear on this agenda

Consent Agenda

4. A. Approval of March 2, 2026, Plan Commission minutes
B. Excess Land
 - a. 1421 Bellinger St (Parcel #06-0145)
 - b. 1406 Mappa St (Parcel #06-0141)C. Eddy Street Bridge Quitclaim
D. Release of Easement and Utility Easements - HK Development LLC & The Woodspire LLC

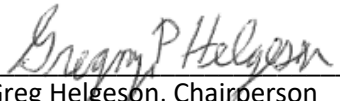
Regular Agenda

5. Postponed by Plan Commission on 3/2/26 meeting
Public Hearing – For Recommendation to the City Council
Rezoning (Z-1762-26) – Land Development Ordinance (LDO) Heavy Vehicle Parking
 - To recommend amendments to the LDO, Title 17 related to heavy vehicle parking in residential
 - To recommend amendments in Title 10, on vehicle weightsApplicant: City of Eau Claire
Location: City Wide
6. Public Hearing – For Recommendation to the City Council
Rezoning (Z-1761-26) – Land Development Ordinance (LDO) Annual Maintenance
Request:
 - To recommend several minor amendments to the LDO, Title 17
 - To recommend Zoning Map minor rezoning changes
 - To recommend amending Title 19 Stormwater with minor updatesApplicant: City of Eau Claire
Location: City Wide
7. Public Hearing – For Consideration to Plan Commission
Conditional Use Permit (CZ-2601) – Parking Lot
Request: To consider a conditional use permit to allow for a parking lot known as Graham-Riverside within DT (Downtown) zoning district
Applicant: Ayres Associates and NAI Commonweal
Location: 402 Graham Avenue
8. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2602) – Building Addition and Renovation
Request: To review and approve the site plan for an addition and renovation to a proposed Kwik Trip within a CC PD - Corridor Commercial - Planned Development zoning district
Applicant: Excel Engineering Inc. and Kwik Trip Inc.
Location: 5511 Hwy 93
9. Certificates of Appreciation – Commissioners Helgeson and Davis
10. Future Agenda Items and Announcements
11. Adjournment

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.



Greg Helgeson, Chairperson
c: News Media