

**CITY OF EAU CLAIRE  
PLAN COMMISSION AGENDA  
December 14, 2015**

**PLEASE TAKE NOTICE** that there will be a meeting of the City Plan Commission on Monday, December 14, 2015 at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing – For Recommendation  
**REZONING (Z-1569-15) – C-3P to R-3P, Bullis Farm Road**  
(This item was postponed at the last Plan Commission meeting)  
  
Request: To rezone property from C-3P to R-3P and to adopt the general development plan for two apartment buildings.  
  
Applicant: Commonweal Development  
  
Location: 4814-4940 Bullis Farm Road
  
2. Public Hearing – For Recommendation  
**REZONING (Z-1571-15) – RM-P to C-2P, 1004 Menomonie Street**  
**and**  
**SITE PLAN (SP-1552) – Restaurant/bar**  
  
Request: To rezone property from RM-P to C-2P and to adopt the general development plan for a restaurant/bar.  
  
Applicant: James Rolbiecki  
  
Location: 1004 Menomonie Street
  
3. Public Hearing – For Recommendation  
**REZONING (Z-1572-15) – C-3P to C-2P, 1709 Harding Avenue**  
**and**  
**CONDITIONAL USE PERMIT (CZ-1518) – Ground floor residence**  
**and**  
**SITE PLAN (SP-1553) – Mixed Use Building**  
  
Request: To rezone property from C-3P to C-2P and to adopt the general development plan for a mixed use development.  
  
Applicant: Mike Corneiller  
  
Location: 1709 Harding Avenue

4. Public Hearing – For Recommendation  
**REZONING (Z-1573-15) – R-1A & R-1 to R-1P**  
**and**  
**PRELIMINARY PLAT (P-3-15) – The Estates of High View**

Request: To rezone property from R-1A & R-1 to R-1P and to adopt the general development plan to allow a reduced front yard setback for a new single-family development.

Applicant: High View Development LLC

Location: East end of High View Drive, west of Old Wells Road

5. For Approval  
**CONDITIONAL USE PERMIT (CZ-1517) – Ground floor residence, 422 Putnam Street**

Request: To allow for a ground floor residence (single-family home) in C-2 zoning district.

Applicant: Bungalow Point Homes

Location: 422 Putnam Street

6. For Recommendation  
**ANNEXATION (15-4A) – Westover Road and State Street, Town of Washington**

Request: To recommend the petition to annex a parcel of land and one garage from the Town of Washington

Applicant: Kenneth and Carol Olson

Location: North side of Westover Road, west side of State Street

7. For Approval  
**CERTIFIED SURVEY MAP (CSM-5-15) – Hester Street**

Request: To approve Certified Survey Map for 3 lots and 1 outlot

Applicant: Ayres Associates

Location: West side of Hester Street, south of Mitchell Avenue

8. For Approval  
**SITE PLAN (SP-1551) – Sign Plan, The Lismore**

Request: To approve a sign plan for the Lismore Hotel

Applicant: ECHL, Pablo Properties

Location: 333 Gibson Street

9. **DISCUSSION/DIRECTION**


- 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.*

  
Terry Weld, Chairperson

c: News Media