

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA
April 4, 2016**

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, April 4, 2016 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-1576-16) – North Side Hill Neighborhood - Downzoning
and
CONDITIONAL USE PERMIT (CZ-1607) – Tavern within a CBDP Zoning, 840 E. Madison Street
and
CONDITIONAL USE PERMIT (CZ-1608) – Tavern within a CBDP Zoning, 924 E. Madison Street

Request: To rezone properties within the North Side Hill Neighborhood from C-2 and C-3 to R-2 and CBDP and to approve conditional use permits for two existing taverns in a CBDP zoning district.

Applicant: City of Eau Claire

Location: North of E. Madison Street, west of Putnam Street, south of Fay Street

2. Public Hearing – For Recommendation
CONDITIONAL USE PERMIT (CZ-1606) – Professional Office, Syverson Home
and
COMMUNITY BASED RESIDENTIAL FACILITY (CBRF-1-16) – Assisted Living and Memory Care

Request: To allow for professional office use in R-4 zoning district, and to approve Special Zoning Permission for an existing building with more than 16 units that are within 2,500' of another CBRF.

Applicant: Grace Lutheran Foundation

Location: 816 Porter Avenue

3. For Recommendation
EXCESS LAND– 5th Street and Walnut Street

Request: To declare a lot as excess land

Applicant: City of Eau Claire

Location: Southwest corner of 5th Street and Walnut Street

4. For Recommendation
EXCESS LAND– 1609 Rist Avenue

Request: To declare a lot as excess land

Applicant: City of Eau Claire

Location: 1609 Rist Avenue

5. For Recommendation
EXCESS LAND– 8th Street

Request: To declare a lot as excess land

Applicant: City of Eau Claire

Location: 8th Street, south of Truax Blvd.

6. For Recommendation
EXCESS LAND– East Clairemont Avenue

Request: To declare a lot as excess land

Applicant: City of Eau Claire

Location: 1500 East Clairemont Avenue

7. For Recommendation
EXCESS LAND– East Madison Street

Request: To declare two lots as excess land

Applicant: City of Eau Claire

Location: 614 & 622 East Madison Street

8. For Recommendation
ACQUISITION – West Madison Street

Request: To acquire a portion of lot from property owner

Applicant: City of Eau Claire

Location: 10 West Madison Street

9. For Approval
SITE PLAN (SP-1546) – Office Building, Oakwood Hills Parkway

Request: To approve a site plan for a proposed office building

Applicant: Royal Construction

Location: 3502 Oakwood Hills Parkway

10. For Approval
SITE PLAN (SP-1611) – Four 4-plexes, Western Avenue
and
PREMILINARY PLAT (P-1-16) – Western Avenue

Request: To approve a site plan for four 4-plex apartment buildings with the preliminary plat

Applicant: Golde Properties

Location: East side of Western Avenue, north of Waller Street

11. For Approval
SITE PLAN (SP-1612) – Renew Church, with required parking within 800' of the site

Request: To approve a site plan for the church with off-site parking

Applicant: Renew Church

Location: Oakwood Hills Parkway

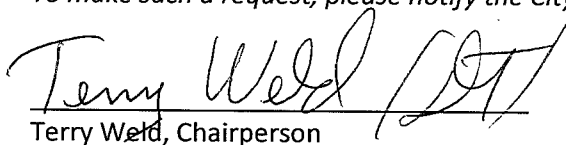
12. **DISCUSSION/DIRECTION**
A. Neighborhood Revitalization Task Force
B. Code Compliance Items
C. Future Agenda Items
D. Additions or Corrections to Minutes

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.


Terry Weld, Chairperson

c: News Media