

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA
November 14, 2016**

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, November 14, 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 – Recommendation
REZONING (Z-1586-16) – Solar Ordinance Amendment

Request: To amend Chapter 18 of the Zoning Code pertaining to solar access standards.
Applicant: City of Eau Claire
Location: City wide

2. Public Hearing – Recommendation
REZONING (Z-1588-16) – TR-1A to R-1, 816 Fairmont Avenue

Request: To rezone property from TR-1A to R-1
Applicant: Gordon and Sharon Strehlau
Location: 816 Fairmont Avenue

3. Public Hearing – Final Action
CONDITIONAL USE PERMIT (CZ-1622) – Ground/Pole sign, 1417-1431 S. Hastings Way

Request: To allow a ground/pole sign to exceed 200 sq. ft. in sign area for a shopping center within a C-3 zoning district.
Applicant: Peters Real Estate & Development LLC
Location: 1417-1431 S. Hastings Way

4. For Recommendation
FINAL CONDO PLAT (P-7-16) – Westridge Village Marketplace Condominium 2nd Addition and
CERTIFIED SURVEY MAP (CSM-8-16) – Stonewood Drive

Request: To approve the final plat for Westridge Village Marketplace Condominium 2nd Addition and approve the CSM for four lots.
Applicant: Kramer Land Design Studio
Location: Stonewood Drive

5. Final Action
CERTIFIED SURVEY MAP (CSM-9-16) – Tower Drive and Parkwood Drive, Town of Seymour
Request: To approve a two-lot CSM in the Town of Seymour
Applicant: Kramer Land Design Studio
Location: Tower Drive and Parkwood Drive
6. Final Action
SITE PLAN (SP-1623 Amd) – Local Lounge, 2106 N. Clairemont Avenue
Request: To approve a site plan for an event building.
Applicant: Ayres Associates
Location: 2106 N. Clairemont Avenue
7. Final Action
SITE PLAN (SP-1631 Amd) – Action City Outdoor Rides Expansion, 2402 Lorch Avenue
Request: To approve a site plan to allow for an outdoor rides expansion.
Applicant: Kramer Land Design Studio
Location: 2402 Lorch Avenue
8. Final Action
SITE PLAN (SP-1648) – Artisan Forge Studios Expansion, 1106 Mondovi Road
Request: To approve a site plan to allow for an expansion.
Applicant: Artisan Forge Studios
Location: 1106 Mondovi Road
9. Final Action
SITE PLAN (SP-1649) – Apartment, Northwest corner of Jeffers Road and County Line Road
Request: To approve a site plan to allow for three 4-unit apartments.
Applicant: Greenpoint Construction LLC
Location: Northwest corner of Jeffers Road and County Line Road

10. Final Action
SITE PLAN (SP-1650) – Sign Plan, Haymarket Landing

Request: To approve a sign plan for a multi-tenant building, known as Haymarket Landing.

Applicant: Commonweal Development Corp.

Location: 202 Eau Claire Street

11. **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