

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA
June 5, 2017**

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, June 5, 2017 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-1596-17) – TR-1A to R-3P, 2622 Sessions Street
PRELIMINARY PLAT (P-3-17) – Sessions Street Twin Homes
SITE PLAN (SP-1711) – Twin Homes

Request: To rezone property from TR-1A to R-3P, to adopt the general development plan for three twin homes development with a preliminary plat and to approve the site plan for the project.

Applicant: Advanced Engineering-Real Land Surveying

Location: 2622 Sessions Street

2. Public Hearing – Recommendation
REZONING (Z-1598-17) – R-1A to P-Public, 1805 Menomonie Street
PUBLIC ZONING (PZ-1701) – New Ski Jump and Improvements
ACCEPTANCE OF PROPERTY DONATION TO CITY

Request: To rezone property from R-1A to P-Public, to approve a site plan for a new ski jump with improvements and to accept a property donation for ski jump.

Applicant: Flying Eagles Ski Club

Location: 1805 Menomonie Street

3. Public Hearing – Recommendation
REZONING (Z-1599-17) – TR-1A and C-2P to C-2P, Mercantile Drive
CONDITIONAL USE PERMIT (CZ-1705) – Ground floor residence in C-2 zoning district

Request: To rezone property from TR-1A and C-2P to C-2P and to adopt the general development plan for Hope Gospel Men’s facility with a conditional use permit to allow ground floor residence within C-2 zoning district.

Applicant: Hope Gospel

Location: West side of Mercantile Drive, south of Folsom Street

4. Public Hearing – Recommendation
REZONING (Z-1600-17) – C-1AP to C-1P, 3260 Birch Street
CONDITIONAL USE PERMIT (CZ-1706) – Day Care Center in C-1P zoning district
SITE PLAN (SP-1710) – The Learning Tree

Request: To rezone property from C-1AP to C-1P and to adopt the general development plan for The Learning Tree with a conditional use permit to allow a day care center within a C-1P zoning district and to approve the site plan for the project.

Applicant: The Learning Tree Child Care Center

Location: 3260 Birch Street

5. Public Hearing – Recommendation

REZONING (Z-1601-17) – I-1 and I-2 to I-1P, 1807 N. Oxford Avenue

SITE PLAN (SP-1708) – The Brewing Projekt

CERTIFIED SURVEY MAP (CSM-7-17) – Right-of-way dedication for Oxford Avenue

Request: To rezone property from I-1 and I-2 to I-1P and to adopt the general development plan for The Brewing Projekt and to approve a certified survey map and site plan for the project.

Applicant: River Valley Architects, Inc. and Advanced Engineering Concepts

Location: 1807 N. Oxford Avenue

6. For Recommendation

FINAL CONDOMINIUM PLAT (P-4-17) – Haymarket Landing Condominium

Request: To approve a condominium plat for 220 Eau Claire Street

Applicant: Real Land Surveying

Location: 220 Eau Claire Street

7. For Recommendation

FINAL CONDOMINIUM PLAT (P-5-17) – 222 Water Street Condominium

Request: To approve a condominium plat for 222 Water Street

Applicant: Real Land Surveying

Location: 222 Water Street

8. For Recommendation

FINAL PLAT (P-8-16) – Westover Woods

Request: To approve a final plat for Westover Woods

Applicant: Kramer Land Design Studio

Location: North of Westover Road, west of State Street

9. For Recommendation

FINAL PLAT (P-1-17) – Hoyem Acres 7th Addition

Request: To approve a final plat for Hoyem Acres 7th Addition

Applicant: Kramer Land Design Studio and Hoyem Family Partnership

Location: Southwest corner of W. Frank Street and Preston Road

10. For Approval

CERTIFIED SURVEY MAP (CSM-5-17) – North Shore Drive

Request: For a variance to the subdivision code requirements to allow a lot line adjustment for properties on North Shore Drive in the Town of Seymour

Applicant: Kramer Land Design Studio

Location: North Shore Drive

11. For Approval

CERTIFIED SURVEY MAP (CSM-6-17) – CTH “QS”

Request: To create two buildable lots in the Town of Seymour

Applicant: Kramer Land Design Studio

Location: CTH “QS”

12. For Approval

SITE PLAN (SP-8710 Amd) – Baymont Inn & Suites, 4075 Commonwealth Avenue

Request: To approve a site plan for a parking lot addition

Applicant: Cedar Corporation

Location: 4075 Commonwealth Ave

13. **DISCUSSION/DIRECTION**

- A. North River Fronts Neighborhood Plan
- 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.


Jenny Ebert, Chairperson