

**CITY OF EAU CLAIRE  
PLAN COMMISSION AGENDA  
July 17, 2017**

**PLEASE TAKE NOTICE** that there will be a meeting of the City Plan Commission on Monday, July 17, 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 – For Recommendation  
**NORTH RIVER FRONTS NEIGHBORHOOD PLAN – 2017 Update of the North River Fronts Neighborhood Plan**  
  
Request: To approve the 2017 update of the North River Fronts Neighborhood Plan  
  
Applicant: City of Eau Claire  
  
Location: North River Fronts Neighborhood
  
2. Public Hearing - For Recommendation  
**REZONING (Z-1602-17) – I-2 to R-1A, 1302 115<sup>th</sup> Street**  
  
Request: To rezone property from I-2 to R-1A  
  
Applicant: Terry Moulton  
  
Location: 1302 115<sup>th</sup> Street
  
3. Public Hearing - For Recommendation  
**REZONING (Z-1603-17) – TR-1A to C-3P**  
**SITE PLAN (SP-1716) – Mills Fleet Farm**  
  
Request: To rezone property from TR-1A to C-3P, to adopt the general development plan and approve the site plan for a Mills Fleet Farm with a gas station and car wash  
  
Applicant: Commonweal Development Corp. & Ayres Associates  
  
Location: Highway 93 & Lorch Avenue
  
4. Public Hearing - For Recommendation  
**REZONING (Z-1604-17) – C-2P to R-3P**  
**COMMUNITY BASED RESIDENTIAL FACILITY (CBRF-1-17) – Assisted Living and Memory Care**  
  
Request: To rezone property from C-2P to R-3P, to adopt the general development plan for a CBRF and to approve the special zoning permission to allow more than 16 units within 2,500' of another CBRF.  
  
Applicant: Commercial Horizons, Inc.  
  
Location: North side of Stonewood Drive, east of Mill Run Road

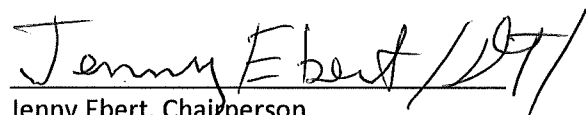
5. Public Hearing – Final Action  
**CONDITIONAL USE PERMIT (CZ-1707) – Detached Garage, 4810 Rivercrest Drive**  
Request: To approve a detached garage to exceed the accessory standards  
Applicant: Thomas Kewan  
Location: 4810 Rivercrest Drive
6. Public Hearing – Final Action  
**CONDITIONAL USE PERMIT (CZ-1708) – Day Care Center, 836 Richard Drive**  
Request: To allow a day care center within a C-3H zoning district  
Applicant: Stepping Stones Learning Center  
Location: 836 Richard Drive
7. Public Hearing – Final Action  
**CONDITIONAL USE PERMIT (CZ-1709) – Projecting Signs, 503 Galloway Street**  
Request: To approve two projecting signs that would exceed the height standards in the sign code  
Applicant: Ramone’s Ice Cream Parlor  
Location: 503 Galloway Street
8. For Approval  
**SITE PLAN (SP-1715) – 8-unit Apartment, 2421 Sessions Street**  
Request: To approve a site plan for an 8-unit Apartment  
Applicant: Held Homes  
Location: 2421 Sessions Street
9. For Approval  
**SITE PLAN (SP-8710 Amd) – Baymont Hotel & Suites, 4075 Commonwealth Avenue**  
Request: To approve a site plan for a parking lot addition  
Applicant: Acquisition Realty & Development, LLC  
Location: 4075 Commonwealth Avenue
10. **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.*

  
Jenny Ebert, Chairperson

c: News Media