

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA
December 4, 2017**

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, December 4, 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
REZONING (Z-1617-17) – C-3P to R-3P, 4803 & 4819 Bullis Farm Road
and
COMMUNITY BASED RESIDENTIAL FACILITY (CBRF-2-17)
Request: To rezone property from C-3P to R-3P, to adopt the general development plan for two 20-unit assisted living memory care community based residential facilities (CBRF) and an 80-unit assisted living CBRF, and to approve three CBRFs in excess of 16 persons in an R-3 district and with an exception to the 2,500' requirement.

Applicant: Azura, LLC

Location: 4803 & 4819 Bullis Farm Road
2. Public Hearing – For Approval
CONDITIONAL USE PERMIT (CZ-1716-17 and MSP-1702) – Ground Sign
Request: To approve a conditional use permit for an existing ground sign to be enlarged to exceed 200 sq. ft. within a C-3 zoning district and to amend the master sign plan.

Applicant: Menards, Inc.

Location: 4070 Commonwealth Avenue
3. For Recommendation
FINAL PLAT (P-5-16) – Creek Ridge Phase II
Request: To approve the final plat

Applicant: Hiess-Loken & Associates LLC

Location: Creek Ridge Drive
4. For Recommendation
FINAL CONDOMINIUM PLAT (P-5-17 AMD #1) – 222 Water Street Condominium
Request: To approve an amendment for a final condominium plat

Applicant: Real Land Surveying

Location: 222 Water Street
5. For Recommendation
EXCESS LAND
Request: To declare vacant land as excess land

Applicant: City of Eau Claire

Location: 2300 1st Street

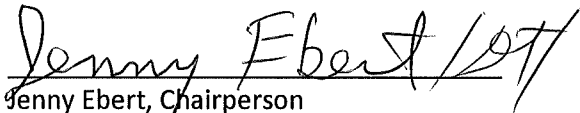
6. **DISCUSSION/DIRECTION**
- A. Town of Washington Comprehensive Plan Update
 - B. Code Compliance Items
 - C. Future Agenda Items
 - D. Additions or Corrections to Minutes

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

c: News Media