

**CITY OF EAU CLAIRE  
PLAN COMMISSION AGENDA  
July 16, 2018**

**PLEASE TAKE NOTICE** that there will be a meeting of the City Plan Commission on Monday, July 16, 2018 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-1628-18) – TR-1A to R-2**  
Request: To rezone properties from TR-1A to R-2  
  
Applicant: City of Eau Claire  
  
Location: 5514, 5540 Cyndi Court, 3640, 3624, 3604, 3934 Flynn Place, 5537, 5523, 5511 Normandale Road, and 5415 Christopher Drive
  
2. Public Hearing – For Recommendation  
**REZONING (Z-1629-18) – P to R-1**  
Request: To rezone property from P to R-1  
  
Applicant: City of Eau Claire  
  
Location: Northeast corner of LaSalle Street and Gooder Street
  
3. Public Hearing – For Recommendation  
**REZONING (Z-1630-18) – R-2 to R-3P**  
**GENERAL DEVELOPMENT PLAN – Duplex**  
Request: To rezone property from R-2 to R-3P and to adopt the general development plan for a duplex  
  
Applicant: Todd Schwartz  
  
Location: 420 Franklin Street
  
4. Public Hearing – For Recommendation  
**REZONING (Z-1631-18) – TR-1A to R-1A**  
Request: To rezone property from TR-1A to R-1A  
  
Applicant: Nicole Wilson  
  
Location: 1542 Airport Road
  
5. Public Hearing – For Approval  
**CONDITIONAL USE PERMIT (CZ-1806) – Wall signage and building illumination**  
**MASTER SIGN PLAN (MSP-1803) – Master Sign Plan for Pablo Center**  
Request: To approve a conditional use permit to allow for two wall signs to exceed the size of 100 square feet, an electronic message center wall sign within the Downtown Eau Claire Sign District, which is over 50 square feet and building illumination variation in colors and brightness and a master sign plan for sign at the Pablo Center

Applicant: Confluence Council Inc.

Location: 128 Graham Avenue

6. Public Hearing – For Approval

**CONDITIONAL USE PERMIT (CZ-1807) – Ground Mount Satellite Dish**

Request: To approve a conditional use permit for a public utility ground mount satellite dish

Applicant: Immaculate Heart Media Inc.

Location: 1819 Mitchell Avenue

7. Public Hearing – For Approval

**CONDITIONAL USE PERMIT (CZ-1808) – Bed and Breakfast in R-2 Zoning District**

Request: To approve a conditional use permit for a bed and breakfast in R-2 zoning district

Applicant: EDJ Rentals LLC

Location: 819 3<sup>rd</sup> Avenue

8. For Recommendation

**FINAL PLAT (P-5-18) – Independence Park 8<sup>th</sup> Addition**

Request: To approve a final plat for 27 lots

Applicant: Real Land Surveying

Location: North side of LaSalle Street, between Gooder Street and East Princeton Avenue

9. For Approval

**PRELIMINARY PLAT (P-8-18) – Sunny Ridge**

Request: To approve a preliminary plat for 11 lots in the Extraterritorial Jurisdiction (ETJ)

Applicant: Real Land Surveying

Location: Town of Union

10. For Approval

**SITE PLAN (SP-1813) – Home2 Suites by Hilton**

Request: To approve the site plan for a hotel

Applicant: Eau Claire Lodging Group

Location: 4109 Oakwood Hills Parkway

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.*

  
\_\_\_\_\_  
Jamie Radabaugh, Chairperson

c: News Media