



PLAN COMMISSION AGENDA
September 16, 2019

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, September 16, 2019 at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

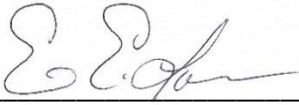
1. Public Hearing – For Recommendation to the City Council
Third Ward Neighborhood Plan Update
Request: To recommend approval of the update to the Third Ward Neighborhood Plan
Applicant: City of Eau Claire & Third Ward Neighborhood Association
Location: Third Ward Neighborhood
2. Public Hearing – For Recommendation to the City Council
Rezoning (Z-1650-19) – R-1A to R-2P
Site Plan (SP-1924) – Two Duplexes and One Single Family
Request: To recommend approval to rezone property from R-1A to R-2P, and to approve the site plan for two duplexes and one existing single-family home
Applicant: Daniel Stanley
Location: 2327 Melanie Lane
3. Public Hearing – For Recommendation to the City Council
Rezoning (Z-1651-19) – TR-1A to R-1
Request: To recommend approval to rezone property from TR-1A to R-1
Applicant: JA Development LLC
Location: North of Seymour Road, East of Andover Avenue
4. Public Hearing – For Recommendation to the City Council
Street Vacation
Request: To recommend approval to vacate a portion of a Street
Applicant: City of Eau Claire
Location: Newton Street
5. Public Hearing – For Approval by the Plan Commission
Conditional Use Permit (CZ-1906) – Detached Garage
Request: To approve a conditional use permit for a second detached garage in excess of the accessory structure standards
Applicant: Lawrence Menard
Location: 658 Lamplighter Court
6. Public Hearing – For Approval by the Plan Commission
Conditional Use Permit (CZ-1907) – Home Occupation – Hair Salon
Request: To approve a home occupation for a hair salon within an R-1 zoning district
Applicant: Emily Kaufman
Location: 1801 W. Mead Street
7. Public Discussion – For Approval by the Plan Commission
Preliminary Plat (P-6-19) – Trilogy Subdivision
Request: To approve a preliminary plat in the Extraterritorial Jurisdiction (ETJ) in the Town of Washington
Applicant: Real Land Surveying
Location: Highway 93 and CTH II
8. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-1923) – RSTC Enterprise Inc.
Request: To approve a site plan for an industrial building
Applicant: Everyday Surveying and Engineering
Location: 1297 Continental Drive

9. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-1925) – Gateway Apartments
Request: To approve a site plan for apartment buildings
Applicant: Advanced Engineering Concepts
Location: Gateway Drive and E. Hamilton 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.



Eric Larsen, Chairperson

c: News Media