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PLAN COMMISSION AGENDA  
November 4, 2019

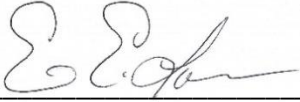
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**PLEASE TAKE NOTICE** that there will be a meeting of the City Plan Commission on Monday, November 4, 2019 at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing – For Recommendation to the City Council  
**Rezoning (Z-1656-19) – R-1 to C-3P**  
Request: To recommend approval to rezone property from R-1 to C-3P and to adopt the general development plan for office use  
Applicant: Dan Schwaegel  
Location: 2408 Vine Street
2. Public Hearing – For Approval by the Plan Commission  
**Conditional Use Permit (CZ-1908) – Ground floor dwelling units, drive-thru within a CBD-P zoning district and off-street parking within a RM zoning district**  
**Site Plan (SP-1929) – 2-story mixed-use building**  
Request: To approve a conditional use permit for ground floor dwelling units, drive-thru and off-street parking lot and to approve the site plan  
Applicant: Investment Realty  
Location: 328 Water Street and 325 Chippewa Street
3. Public Discussion – For Recommendation to the City Council  
**Annexation (19-4A) – Town of Seymour**  
Request: To recommend approval of an annexation  
Applicant: JA Development Group LLC  
Location: Town of Seymour
4. Public Discussion – For Recommendation to the City Council  
**Final Plat (P-7-19) – Tucker Trail I (Formerly Sherman Estates)**  
Request: To approve the final plat for 20 single family residential lots  
Applicant: Real Land Surveying  
Location: Rosewood Lane & Tucker Trail
5. Public Discussion – For Approval by the Plan Commission  
**Site Plan (SP-1930) – 2-story mixed-use building**  
Request: To approve a site plan for a 2-story mixed use building, commercial on the first floor and residential on the second floor  
Applicant: Investment Realty  
Location: 421 Water Street
6. **DISCUSSION/DIRECTION**
  - A. Regional Housing Task Force 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.*

A handwritten signature in black ink, appearing to read 'Eric Larsen', written over a horizontal line.

Eric Larsen, Chairperson

c: News Media