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PLAN COMMISSION AGENDA  
November 18, 2019

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**PLEASE TAKE NOTICE** that there will be a meeting of the City Plan Commission on Monday, November 18, 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:

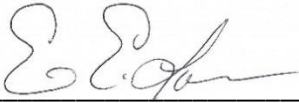
1. Postponed from November 4<sup>th</sup> Plan Commission meeting  
Public Discussion – For Approval by the Plan Commission  
**Rehearing-Conditional Use Permit (CZ-1908) – Ground floor dwelling units, drive-thru within a CBD-P zoning district and off-street parking within a RM zoning district**  
**Site 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
2. Public Hearing – For Recommendation to the City Council  
**Rezoning (Z-1657-19) – C-1A to R-2**  
Request: To recommend approval to rezone property from C-1A to R-2  
Applicant: Locan Construction  
Location: 2127 Necessity Street
3. Public Hearing – For Recommendation to the City Council  
**Rezoning (Z-1658-19) – C-1A & I-2 to C-3 MX & P- Public**  
Request: To recommend approval to rezone properties from C-1A & I-2 to C-3 MX & P – Public, to adopt the general development plan for mixed-use development  
Applicant: Gerrard Development LLC & Hoss Bros. LLC; City of Eau Claire  
Location: 3155 & 3301 Birch Street
4. Public Discussion – For Recommendation to the City Council  
**Final Plat (P-5-19) – Jeffers Ridge Twin Homes**  
Request: To approve the final plat for 80 twin homes lots  
Applicant: Real Land Surveying  
Location: East of Jeffers Road, West of Northwest Community Park, South of Waylon St
5. Public Discussion – For Recommendation to the City Council  
**Final Plat (P-6-19) – Trilogy**  
Request: To approve the final plat for 46 lots within the Extra-territorial jurisdiction (ETJ) in the Town of Washington  
Applicant: Real Land Surveying  
Location: South of County Road II and East of Highway 93
6. Public Discussion – For Recommendation to the City Council  
**Excess Land**  
Request: To declare land as excess  
Applicant: City of Eau Claire  
Location: East of London Road, south of Damon Street
7. Public Discussion – For Recommendation to the City Council  
**Easement**  
Request: To grant an aboveground pole easement  
Applicant: City of Eau Claire and Northern States Power  
Location: 800 Block of Forest Street
8. Public Discussion – For Approval by the Plan Commission  
**Site Plan (SP-1931) – 6-unit Apartment building**  
Request: To approve a site plan for a 2-story, 6-unit apartment building  
Applicant: Jackson 5, LLC and Advanced Engineering Concepts  
Location: 2417 Jackson Street

9. **DISCUSSION/DIRECTION**

- A. UA Local 434 (Plumbers Union) – Comprehensive Plan Map Amendment Request
- 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.*



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Eric Larsen, Chairperson

c: News Media