



PLAN COMMISSION AGENDA
December 2, 2019

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, December 2, 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 October 14th Plan Commission meeting
Public Hearing – For Recommendation to the City Council
Rezoning (Z-1654-19) – TR-1A to C-3P and R-3P
Certified Survey Map (CSM-5-19)
Request: To recommend approval to rezone properties from TR-1A to C-3P and R-3P, to adopt the general development plan for commercial and multi-family and to recommend approval of the certified survey map with right-of-way dedication.
Applicant: HK Development, LLC and Everyday Surveying & Engineering
Location: West end of Lorch Avenue, South of I-94
2. Public Hearing – For Recommendation to the City Council
Rezoning (Z-1659-19) – TR-1A & R-1 to R-1P
Preliminary Plat (P-8-19) – Woodland Hills Estates
Request: To recommend approval to rezone properties from TR-1A and R-1 to R-1P, and to adopt the general development plan for single family residential with a reduction in front setback from 30 foot to 20 foot on the preliminary plat.
Applicant: JA Development Group LLC and Everyday Surveying & Engineering
Location: North side of Seymour, East of Andover Avenue
3. Public Hearing – For Recommendation to the City Council
Amendment to the Multi-Family Housing Design Manual
Request: To recommend approval to amend the multi-family housing design manual
Applicant: City of Eau Claire
Location: Core Neighborhoods
4. Public Discussion – For Recommendation to the City Council
Annexation (19-5A) – Losan Avenue
Request: To recommend approval of annexation
Applicant: Menard Inc.
Location: Losan Avenue, adjacent to North Crossing
5. Public Discussion – For Recommendation to the City Council
Underground Easement
Request: To recommend approval of an underground Easement
Applicant: MI-Tech Services, Inc., on behalf of Wisconsin Bell
Location: West side of Western Avenue
6. **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: News Media