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PLAN COMMISSION AGENDA  
January 20, 2020

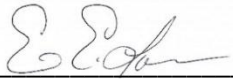
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**PLEASE TAKE NOTICE** that there will be a meeting of the City Plan Commission on Monday, January 20, 2020 at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing – For Recommendation to the City Council  
**Rezoning (Z-1655-19)** – Amendment to the General Development Plan  
**Final Plat (P-1-20)** – Southtowne Business Park II  
Request: To recommend approval of a general develop plan amendment to allow the Chippewa Valley Eye Clinic expansion/rebuild  
Applicant: Hoeft Builders and Real Land Surveying  
Location: 4203 London Rd, 2715 Damon St
2. Public Hearing – For Recommendation to the City Council  
**Comprehensive Plan Amendment**  
**Rezoning (1661-20)** - P to C-3P  
Request: To recommend approval of a comprehensive plan amendment and to recommend approval to rezone property from P to C-3P and to adopt the general development plan with a final site plan for the Plumbers Union.  
Applicant: City of Eau Claire; Plumbers and Steamfitters Union Local 434  
Location: W3380 State Road 37
3. Public Hearing – For Recommendation to the City Council  
**Rezoning (Z-1662-20)** - RM to RM-P  
**Site Plan (SP-2002)** - 6-unit apartment  
Request: To recommend approval to rezone property from RM to RM-P and to adopt the general development plan with a final site plan for a proposed 6-unit apartment  
Applicant: Elm Ozone LLC  
Location: 318 Elm Street
4. Public Hearing – For Recommendation to the City Council  
**Tax Incremental District #8 (TID Amendment #4)**  
Request: To approve the amendments to TID #8  
Applicant: City of Eau Claire  
Location: Downtown Development Area
5. Public Hearing – For Recommendation to the City Council  
**Tax Incremental District #9 (TID Amendment #2) and Boundary Amendment**  
Request: To approve the amendments to TID #9  
Applicant: City of Eau Claire  
Location: Gateway Business Park
6. Public Discussion – For Recommendation to the City Council  
**Annexation (20-1A)** – 1266 County Hwy F  
Request: To recommend approval of an annexation  
Applicant: CMJM Properties  
Location: 1266 County Hwy F
7. Public Discussion – For Approval by the Plan Commission  
**Preliminary Plat (P-2-20) – SCS Eau Claire**  
Request: To approve a preliminary plat  
Applicant: Real Land Surveying  
Location: Kane Road and North Crossing
8. Public Discussion – For Approval by the Plan Commission  
**Site Plan (SP-2003)** - SCS Eau Claire Community Center  
Request: To approve a site plan for SCS Eau Claire Community Center  
Applicant: SC Swiderski  
Location: Kane Road

9. Public Discussion – For Approval by the Plan Commission  
**Site Plan (SP-2004)** - Two 6-unit apartments  
Request: To approve a site plan for two 6-unit apartments  
Applicant: SC Swiderski  
Location: Kane Road
10. Public Discussion – For Approval by the Plan Commission  
**Site Plan (SP-2005)** - Two 6-unit apartments  
Request: To approve a site plan for two 6-unit apartments  
Applicant: SC Swiderski  
Location: Kane Road
11. Public Discussion – For Approval by the Plan Commission  
**Site Plan (SP-2006)** - Three 4-unit apartments  
Request: To approve a site plan for three 4-unit apartments  
Applicant: SC Swiderski  
Location: Kane Road
12. Public Discussion – For Approval by the Plan Commission  
**Site Plan (SP-2007)** - Three 4-unit, Four 8-unit, and three 16-units  
Request: To approve a site plan for a three 4-unit, Four 8-unit, and three 16-units  
Applicant: SC Swiderski  
Location: Kane Road
13. Public Discussion – For Approval by the Plan Commission  
**Site Plan (SP-2008)** - Three 20-unit apartments  
Request: To approve a site plan for three 20-unit apartments  
Applicant: SC Swiderski  
Location: Kane Road
14. **DISCUSSION/DIRECTION**
  - A. Revised Work Program 2020
  - 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