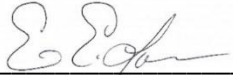


Plan Commission Agenda

City Hall Council Chambers
203 S. Farwell Street Eau Claire, WI 54701
March 16, 2020, 7:00 PM

1. Postponed by the Plan Commission from the March 2nd meeting
Public Hearing – For Recommendation to the City Council
Rezoning (Z-1665-20) – TC-3 to C-3P
Site Plan (SP-2013) – Commercial Building – Kwik Trip
Request: To recommend approval of rezoning property from TC-3 to C-3P, and to adopt the general development plan with a site plan for a commercial building.
Applicant: Kwik Trip, Inc.
Location: 3801 Gateway Drive
2. Public Hearing – For Recommendation to the City Council
Rezoning (Z-1666-20) – TR-1A & R-1 to R-1 & R-2P
Preliminary Plat (P-4-20) – Walnut Grove
Request: To recommend approval of rezoning property from TR-1A & R-1 to R-1 & R-2P and to adopt the general development with a preliminary plat for single family and twin homes for a proposed subdivision.
Applicant: C&M Home Builders and Real Land Surveying
Location: Caden Court & Aspen Ridge Drive
3. Public Hearing – For Approval by the Plan Commission
Conditional Use Permit (CZ-2001) – Ground Floor Dwelling Units, Off-street parking lot
Site Plan (SP-2011) – 2-story mixed use building
Request: To approve a conditional use permit for two dwelling units on the ground floor within CBD zoning district, to allow off-street parking lot within RM zoning district and to approve the site plan for a 2-story mixed use building.
Applicant: Investment Realty and Advanced Engineering Concepts
Location: 328 Water Street & 325 Chippewa Street
4. Public Hearing – For Approval by the Plan Commission
Conditional Use Permit (CZ-2002) – Two detached accessory structures
Request: To approve a conditional use permit for two detached accessory structures within a R-1A zoning district.
Applicant: Burkart
Location: 5132 Rivercrest Drive
5. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2015) – 7-unit apartment
Request: To approve a site plan for a 7-unit apartment building
Applicant: Countried Investments and Everyday Surveying and Engineering
Location: 1566 Ball Street
6. Public Discussion – For Recommendation to the City Council
Trail Easement – Marquette Street
Request: To recommend approval of Trail Easement
Applicant: Northern States Power Company
Location: Marquette Street
7. Informational Items
 - A. 5-year Comprehensive Plan Review
 - B. Land Use Discussion
 - C. Code Compliance Items
 - D. Future Agenda Items
 - E. 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