

## Plan Commission Agenda

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City Hall Council Chambers \*via remote access ONLY  
203 S. Farwell Street, Eau Claire, WI 54701  
July 20, 2020, 7:00 PM

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While City Hall offices and meeting rooms remain closed in response to COVID-19, meetings of the Plan Commission are being held virtually through online meeting systems and will be available to the public via \*Webex using a computer, tablet or smartphone (requires Webex app), or telephone (audio only) using the link or dial-in number.

*Event Address for Attendees:*

<https://eauclairewi.webex.com/eauclairewi/onstage/g.php?MTID=eedcfa679edc76899e5bae0ba66b7fd2b>

*Audio Only Conference:* United States Toll +1-408-418-9388

*Access Code:* 968 698 389

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1. Call to Order
2. Roll Call
3. Approval of June 15, 2020 minutes
4. Open public comment period for items that do not appear of this agenda noted as public hearings or public discussion
5. Public Hearing – For Recommendation to the City Council  
Rezoning (Z-1671-20) – R-4 to CBDP  
Site Plan (SP-2024) – LE Phillips Senior Center Expansion  
Street Vacation – Babcock Street  
Excess & Sale of Vacant Land – Northwest corner of Babcock Street and W. Madison Street  
Certified Survey Map (CSM-7-20) – One lot  
Request: To recommend approval of the rezoning of the property from R-4 to CBDP, to adopt the general development with site plan for the Senior Center expansion. To recommend approval of a street vacation for Babcock Street from W. Madison Street and Cameron Street, to recommend approval of declaring land excess and authorizing the sale of the vacant land and certified survey map to combine all the lots into one lot.  
Applicant: LE Phillips Senior Center, Inc., Point of Beginning, Inc.  
Location: 1616 Bellinger Street
6. Public Hearing – For Recommendation to the City Council  
Rezoning (Z-1672-20) – C-2H to C-3P  
Request: To recommend approval of the rezoning of property from C-2H to C-3P, and to adopt the general development for a commercial building.  
Applicant: Everyday Surveying and Engineering, LLC  
Location: 1000 W. Clairemont Avenue
7. Public Hearing – For Recommendation to the City Council  
Public Zoning (PZ-2005) – Simpson Field  
Request: To approve a site plan for Simpson Field lighting and other improvements  
Applicant: University of Wisconsin – Eau Claire (UWEC)  
Location: Northeast corner of University Drive and E Clairemont Avenue
8. Public Discussion – For Recommendation to the City Council  
Final Plat (P-2-20) – SCS Eau Claire Phase I  
Request: To recommend approval of a final plat  
Applicant: Real Land Surveying  
Location: West of Kane Road, South of North Crossing

9. Public Discussion – For Recommendation to the City Council  
Final Plat (P-6-20) – The Woodlands Phase III  
 Request: To recommend approval of a final plat  
 Applicant: Everyday Surveying and Engineering  
 Location: West of City Line Road, North of Sundet Road
10. Public Discussion – For Recommendation to the City Council  
Acquisition – Vacant Land  
 Request: To recommend approval of acquisition of vacant land  
 Applicant: City of Eau Claire  
 Location: Northwest corner of County Line Road and County Road T
11. Public Discussion – For Recommendation to the City Council  
Excess & Sale of Land – Land  
 Request: To recommend approval of declaring land excess and authorizing the sale of the property  
 Applicant: City of Eau Claire  
 Location: 1805 Menomonie Street
12. Public Discussion – For Recommendation to the City Council  
Excess & Sale of Vacant Land – Vacant Land  
 Request: To recommend approval of declaring land excess and authorizing the sale of the vacant land  
 Applicant: City of Eau Claire  
 Location: Arthur Street
13. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-1821 Amendment #2) – ECOM  
 Request: To approve a site plan for a warehouse  
 Applicant: Everyday Surveying and Engineering and ECOM on Venture LLC  
 Location: Venture Drive
14. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2025) – Eau Claire Ford Expansion  
 Request: To approve a site plan for repair shop building  
 Applicant: Everyday Surveying and Engineering and Eau Claire Ford  
 Location: 2909 Lorch Avenue
15. Public Discussion – For Approval by the Plan Commission  
Certified Survey Map (CSM-8-20)  
 Request: To approve a certified survey map for a 4-lot subdivision in the Town of Washington  
 Applicant: American Land Surveying  
 Location: East side of Friedeck Road, south of Gunnes Road
16. Future Agenda Items
17. Adjournment

*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