

Plan Commission Agenda



City Hall Council Chambers *via remote access ONLY
203 S. Farwell Street, Eau Claire, WI 54701
August 17, 2020, 7:00 PM

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>

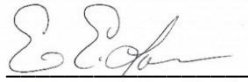
Audio Only Conference: United States Toll +1-408-418-9388

Access Code: 968 698 389

1. Call to Order
2. Roll Call
3. Approval of August 3, 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-1673-20) – TR-1A to R-2P & R-3P with a General Development Plan
Request: To recommend approval of rezoning property from TR-1A to R-2P & R-3P and to adopt the General Development Plan with a mixture of duplexes, twin homes and apartments for a project known as Timber Bluff Acres
Applicant: Advanced Engineering Concepts and Wurzer Builders Inc.
Location: Southwest corner of Old Town Hall Road and Graff Road
6. Public Hearing – For Approval by the Plan Commission
Conditional Use Permit (CZ-2006) – Home Occupation – Hair Salon
Request: To approve a conditional use permit for a home occupation for a hair salon
Applicant: Tiller
Location: 5316 S Shorewood Drive
7. Public Discussion – For Approval by the Plan Commission
Certified Survey Map (CSM-9-20) – Create two-lot CSM
Request: To approve a two-lot CSM, to which one is a non-conforming lot
Applicant: GeoFlight Aerial Mapping
Location: Renew Church, Fourth Street
8. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2028) – Spirit Lutheran Inc.
Request: To approve a site plan for an addition and new parking lot
Applicant: Advanced Engineering Concepts and Spirit Lutheran Inc.
Location: 1310 Main Street
9. Discussion Items
A. 5-year Comprehensive Plan Update
10. Future Agenda Items and Announcements
11. 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.

A handwritten signature in black ink, appearing to read 'Eric Larsen', is positioned above a horizontal line.

Eric Larsen, Chairperson

c: News Media