

Plan Commission Agenda



City Hall Council Chambers *via remote access ONLY
203 S. Farwell Street, Eau Claire, WI 54701
September 14, 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>

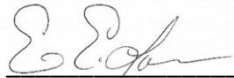
Audio Only Conference: United States Toll +1-408-418-9388

Access Code: 968 698 389

1. Call to Order
2. Roll Call
3. Approval of August 17, 2020 minutes
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion
5. Public Hearing – For Recommendation to the City Council
Rezoning (Z-1675-20) – R-1 & R-3P with a General Development Plan for two duplexes
Request: To recommend approval of rezoning property from R-1 to R-3P with a general development plan for two duplexes
Applicant: Held Homes
Location: East side of Justin Lane, south of Arthur Street
6. Public Hearing – For Recommendation to the City Council
Rezoning (Z-1676-20) – C-3P to R-3P with a General Development Plan for assisted living
Community Based Residential Facility (CBRF-1-20) – 62-unit CBRF
Request: To recommend approval of rezoning property from C-3P to R-3P with a general development plan for a 62-unit Community Based Residential Facility (CBRF)
Applicant: Hudson Capital Partners LLC and HDCA Group
Location: 3172 Old Town Hall Road
7. Public Hearing – For Approval by the Plan Commission
Conditional Use Permit (CZ-2007) – 2-unit dwelling
Request: To approve a duplex on the ground floor and 2nd floor in a C-2 (Neighborhood Commercial) zoning district
Applicant: London Road Plaza II LLC
Location: 2702 – 2704 London Road
8. Public Discussion – For Recommendation to the City Council
Final Plat (P-7-20) – Jeffers Ridge Twin Homes Phase II
Request: To recommend approval of a final plat for Jeffers Ridge Twin Homes Phase II
Applicant: Real Land Surveying & Wurzer Builders Inc.
Location: East of Jeffers Road, north of Jeffers Ridge
9. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2029) – Lorch Avenue
Request: To approve a site plan for a 64-unit apartment and for a community center
Applicant: Everyday Surveying & Engineering
Location: Lorch Avenue

10. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2030) – Car Wash
Request: To approve a site plan for a car wash
Applicant: Everyday Surveying & Engineering
Location: 1000 West Clairemont Avenue
11. Public Discussion – For Approval by the Plan Commission
Certified Survey Map (CSM-11-20) – County Road EE
Request: To approve a certified survey map for two lots in the Extra-Territorial
Jurisdiction in the Town of Union
Applicant: Real Land Surveying
Location: County Road EE
12. Discussion Items
[Strong Towns Webinar Discussion](#)
13. Future Agenda Items and Announcements
14. 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.



Eric Larsen, Chairperson

c: News Media