

## Plan Commission Agenda

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City Hall Council Chambers \*via remote access ONLY  
203 S. Farwell Street, Eau Claire, WI 54701  
February 1, 2021, 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=e4b0c1b92ff3126aeb7a1b1b5de8dd2e2>

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

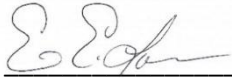
*Access Code:* 146 171 6133

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1. Call to Order
2. Roll Call
3. Approval of January 4, 2021 minutes
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion
5. Postponed from the January 4<sup>th</sup> meeting  
Public Hearing – For Recommendation to City Council  
Rezoning (Z-1678-20) – RM to CBDP  
Site Plan (SP-2033) – Redevelopment of the 700 block of Water Street  
Request: To recommend approval of rezoning properties from RM to CBDP; to adopt the general development plan with a site plan for the redevelopment of the 700 block of Water Street  
Applicant: JCap and Advanced Engineering Concepts  
Location: 700 block of Water Street
6. Public Hearing – For Recommendation to the City Council  
Rezoning (Z-1681-21) – I-2 to C-3P  
Site Plan (SP-2103) – Kwik Trip redevelopment  
Certified Survey Map (CSM-1-21) – One lot with right-of-way dedication  
Request: To recommend approval of rezoning property from I-2 to C-3P; to adopt the general development plan with a site plan for redevelopment and for a CSM with right-of-way dedication  
Applicant: Kwik Trip Inc.  
Location: 3406 and 3426 Melby Street
7. Public Hearing – For Recommendation to City Council  
Public Zoning (PZ-2101) – CVTC Emergency Services Education Center Addition  
Request: To recommend approval of a site plan for the expansion of the Emergency Services  
Applicant: CVTC and Ayres Associates  
Location: 3611 Campus Road
8. Public Hearing – For Approval by the Plan Commission  
Conditional Use Permit (CZ-2102) – Eau Claire Bulk Storage Asphalt Terminal Addition  
Site Plan (SP-2104) – Addition  
Request: To consider a conditional use permit and site plan for an addition  
Applicant: Henry G. Meigs, LLC  
Location: 3827 McIntyre Avenue
9. Public Hearing – For Approval by the Plan Commission  
Conditional Use Permit (CZ-2103) – Bed and Breakfast  
Postponed by the Applicant

10. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-1910 Amd) – Amendment to the site plan  
Request: To approve an amendment to the site plan  
Applicant: Sages Prospero Management LLC  
Location: 8 S. Farwell Street
11. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2102) – Multi-Family Apartments  
Request: To approve the site plan for multi-family apartments  
Applicant: Everyday Surveying and Engineering  
Location: Northwest corner of Mill Run Road and Stonewood Drive
12. Discussion – 2021 Work Program
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.*



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Eric Larsen, Chairperson

c: News Media