

## Plan Commission Agenda

---



City Hall Council Chambers \*via remote access ONLY  
203 S. Farwell Street, Eau Claire, WI 54701  
February 15, 2021, 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=e4b0c1b92ff3126aeb7a1b1b5de8dd2e2>

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

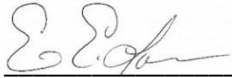
*Access Code:* 146 171 6133

---

1. Call to Order
2. Roll Call
3. Approval of February 1, 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 February 1<sup>st</sup> Plan Commission meeting  
Public Hearing – For Approval by the Plan Commission  
Conditional Use Permit (CZ-2103) – Bed and Breakfast  
Request: To consider a conditional use permit for bed and breakfast within R-1 zoning district  
Applicant: Joseph Mitchell  
Location: 132 Oakwood Place
6. Public Discussion – For Recommendation to City Council  
Annexation (21-1A) – Graff Road  
Request: To recommend approval of an annexation  
Applicant: Wurzer Builders  
Location: Graff Road
7. Public Discussion – For Recommendation to City Council  
Certified Survey Map (CSM-2-21) – Two-lot CSM  
Request: To recommend approval of a CSM with right-of-way dedication  
Applicant: Scheffler Land Surveying LLC  
Location: Mercury Avenue
8. Public Discussion – For Recommendation to City Council  
Excess Land – Jeffers Road  
Request: To recommend approval of a parcel as excess land and land sale  
Applicant: City of Eau Claire  
Location: Jeffers Road
9. Public Discussion – For Recommendation to City Council  
Easement – North Crossing  
Request: To recommend approval of an easement  
Applicant: City of Eau Claire & Northern States Power  
Location: North Crossing
10. Public Discussion – For Recommendation to City Council  
Easement – Forest Street  
Request: To recommend approval of an easement  
Applicant: City of Eau Claire & Northern States Power  
Location: Forest Street

11. Public Discussion – For Recommendation to City Council  
Easement – Birch Street and Wagner Street  
Request: To recommend approval of an easement  
Applicant: City of Eau Claire & Northern States Power  
Location: Birch Street and Wagner Street
12. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2105) – Three 8-units Apartments (24-units)  
Request: To approve the site plan for Phase IV of the Gateway Apartments  
Applicant: Wurzer Builders & Advanced Engineering Concepts  
Location: Gateway Drive and Otteson Lane
13. Discussion – McDonough Park Active Aging Plan
14. Future Agenda Items and Announcements
15. 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