

## Plan Commission Agenda

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City Hall Council Chambers \*via remote access ONLY  
203 S. Farwell Street, Eau Claire, WI 54701  
March 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

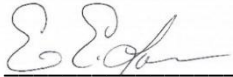
*Access Code:* 146 171 6133

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1. Call to Order
2. Roll Call
3. Approval of February 15, 2021 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 City Council  
Public Zoning (PZ-2102) – Library Addition  
Request: To recommend approval of the Library addition and improvements  
Applicant: City of Eau Claire Library, Ayres Associates & MSR Design  
Location: 400 Eau Claire Street
6. Public Hearing – For Recommendation to City Council  
Public Zoning (PZ-2103) – UWEC Hibbard Parking Lot  
Request: To recommend approval for UWEC Hibbard Parking Lot  
Applicant: University of Wisconsin – Eau Claire & Ayres Associates  
Location: Northwest corner of State Street & Garfield Avenue
7. Public Hearing – For Consideration by the Plan Commission  
Conditional Use Permit (CZ-2101) – Firearms Business  
Request: To consider a conditional use permit for a firearms business located within a RM zoning district  
Applicant: Eric Wanke  
Location: 826 Market Street
8. Public Hearing – For Consideration by the Plan Commission  
Conditional Use Permit (CZ-2104) – Rooftop Bar  
Request: To consider a conditional use permit for a rooftop bar within a CBD zoning district  
Applicant: JCAP Construction  
Location: 204 E Grand Avenue
9. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2031) – Cambridge Senior Living  
Request: To approve a site plan for Cambridge Senior Living Facility  
Applicant: HDCA Group & Everyday Surveying & Engineering LLC  
Location: 3172 Old Town Hall Road
10. Public Discussion – For Approval by the Plan Commission  
Certified Survey Map (CSM-3-21) – 3-lot CSM  
Request: To approve a 3-lot CSM  
Applicant: Real Land Surveying  
Location: 3714 Airport Road

11. Discussion – Land Use Calculator
12. Future Agenda Items and Announcements
13. 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