

## Plan Commission Agenda

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City Hall Council Chambers \*via remote access ONLY  
203 S. Farwell Street, Eau Claire, WI 54701  
March 15, 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=e69ae44885277342324b3fe78aecc26a8>

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

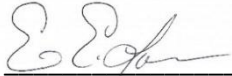
*Access Code:* 146 171 6133

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1. Call to Order
2. Roll Call
3. Approval of March 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. Public Hearing – For Recommendation to City Council  
Carson Park Master Plan  
Request: To recommend approval of Carson Park Master Plan  
Applicant: City of Eau Claire Parks  
Location: Carson Park
6. Public Hearing – For Recommendation to City Council  
Tax Incremental District (TID) #14  
Request: To recommend approval of TID #14 creation  
Applicant: City of Eau Claire  
Location: Menomonie Street
7. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1684-21) – Sculy Drive; C-3P to R-3P  
Request: To recommend approval of rezoning property from C-3P to R-3P, to adopt the general development plan for multi-family and duplex development  
Applicant: JCAP and Advanced Engineering Concepts  
Location: South end of Sculy Drive, east of Highway 53
8. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1685-21) – 3536 Folsom Street  
Request: To recommend approval of rezoning property from R-1 to R-2P, to adopt the general development plan for twin homes development  
Applicant: Romaine Bergh  
Location: 3536 Folsom Street
9. Public Hearing – For Consideration by the Plan Commission  
Conditional Use Permit (CZ-2105) – Detached Garage Expansion  
Request: To consider a conditional use permit for an expansion of a detached garage in excess of accessory structure standards  
Applicant: Michael Haug  
Location: 4813 Iona Beach Road
10. Public Hearing – For Consideration by the Plan Commission  
Conditional Use Permit (CZ-2106) – Kwik Trip  
Request: To consider a conditional use permit for a convenience store fuel equipment replacement within the groundwater protection overlay district  
Applicant: Kwik Trip Inc.  
Location: 3406 Melby Street

11. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2106) – Caysen Commons  
Request: To approve a site plan for Caysen Commons, two 14-unit multi-family apartments  
Applicant: RyKey Properties & Advanced Engineering Concepts  
Location: 4223 Jeffers Road
12. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2107) – Wagon Wheel Parking Lot Improvements & Expansion  
Request: To approve a site plan for Wagon Wheel Parking Lot  
Applicant: McClure Engineering  
Location: 1945 Prairie Lane
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