

Plan Commission Agenda



City Hall Council Chambers *via remote access ONLY
203 S. Farwell Street, Eau Claire, WI 54701
April 5, 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=e69ae44885277342324b3fe78aecc26a8>

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 March 15, 2021 minutes
4. Open public comment period for items that do not appear on this agenda noted as public hearings
5. Public Hearing – For Recommendation to City Council
Rezoning (Z-1682-21) – 2300 1st Street; P to R-3P
Request: To recommend approval of rezoning property from P to R-3P, to adopt the general development plan for multi-family development
Applicant: Everyday Surveying & Engineering
Location: Northwest corner of 1st Street and Cedar Avenue
6. Public Hearing – For Recommendation to City Council
Rezoning (Z-1686-21) – 900 block of Menomonie Street
Request: To recommend approval of rezoning properties from RM and R-4P to R-4P, to adopt the general development plan for redevelopment for multi-family development
Applicant: James Rolbiecki
Location: 900 block of Menomonie Street
7. Public Hearing – For Recommendation to City Council
Rezoning (Z-1687-21) – Gateway Drive; C-2P to R-3P
Request: To recommend approval of rezoning property from C-2P to R-3P, to adopt the general development plan for multi-family development
Applicant: Real Land Surveying and Held Homes
Location: Gateway Drive
8. Public Hearing – For Recommendation to City Council
Rezoning (Z-1679-20 Amd) – Southwest corner of Highway 12/312 and Mill Run Road
Site Plan (SP-2102) – Multi-family project for 48 units
Request: To recommend approval to amend the zoning for multi-family development as shown in the final site plan for 48 units for a project known as Millwood Crossing
Applicant: Everyday Surveying & Engineering
Location: Southwest corner of Highway 12/312 and Mill Run Road
9. Public Hearing – For Consideration by the Plan Commission
Conditional Use Permit (CZ-2107) – Detached Garage
Request: To consider a conditional use permit for a detached garage in excess of accessory structure standards
Applicant: Erik Myher
Location: 1440 Truax Blvd

10. Public Discussion – For Consideration by the Plan Commission
Preliminary Plat (P-2-21) – Vine Street
 Request: To consider a preliminary plat for eight lot subdivision
 Applicant: American Land Surveying
 Location: Vine Street
11. Public Discussion – For Recommendation to City Council
Final Plat (P-4-20) – Walnut Grove Phase II
 Request: To recommend the final plat for Walnut Grove Phase II
 Applicant: C&M Builders & Real Land Surveying
 Location: North of Caden Court, west of County Road F
12. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2108) – Farrell Storage
 Request: To approve a site plan for Farrell Storage
 Applicant: Advanced Engineering Concepts
 Location: 1611 Western Avenue
13. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2109) – Messiah Lutheran Church addition and improvements
 Request: To approve a site plan for Messiah Lutheran Church
 Applicant: Advanced Engineering Concepts
 Location: 2015 N Hastings Way
14. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2111) – Edward Jones
 Request: To approve a site plan for Edward Jones
 Applicant: Everyday Surveying & Engineering
 Location: 2408 Vine Street
15. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2112) – Children’s Museum
 Request: To approve a site plan for the Children’s Museum
 Applicant: Ayres Associates
 Location: 126 N Barstow Street
16. Future Agenda Items and Announcements
17. 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