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

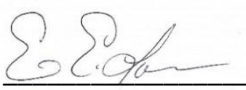
14. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2111) – Edward Jones
Request: To approve a site plan for Edward Jones
Applicant: Everyday Surveying & Engineering
Location: 2408 Vine Street

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