

## Plan Commission Agenda

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City Hall Council Chambers \*via remote access ONLY  
203 S. Farwell Street, Eau Claire, WI 54701  
April 19, 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 April 5, 2021 minutes
4. Open public comment period for items that do not appear on this agenda noted as public hearings
5. Postponed by the Plan Commission on March 1<sup>st</sup>  
Public Hearing – For Consideration by the Plan Commission  
Conditional Use Permit (CZ-2101) – 826 Market Street  
Request: To consideration for a home occupation for a firearms business within an R-2 zoning district  
Applicant: Eric Wanke  
Location: 826 Market Street
6. Postponed by the Plan Commission on March 15<sup>th</sup>  
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  
Applicant: Romaine Bergh  
Location: 3536 Folsom Street
7. Postponed by the Plan Commission on April 5<sup>th</sup>  
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
8. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1688-21) – Graff Road; TR-1A to R-1P & R-2P  
Preliminary Plat (P-3-21) – Timber Bluff II  
Request: To recommend approval of rezoning property from TR-1A to R-1P & R-2P, to adopt the general development plan for a reduction in the front yard setback from 30 feet to 25 feet with a preliminary plat for single-family and twin home development  
Applicant: Real Land Surveying and Advanced Engineering Concepts  
Location: Graff Road
9. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1689-21) – NE corner of Folsom Street & North Town Hall Road  
Preliminary Plat (P-4-21) – Mill Meadows  
Request: To recommend approval of rezoning property from R-1 to R-1P & R-2P, to adopt the general development plan for a reduction in the front yard setback from 30

feet to 25 feet and reduction the lot width for R-2P from 60 feet to 50 feet and to approve the preliminary plat for single-family and twin home development  
Applicant: Menard Inc and Everyday Surveying & Engineering  
Location: Northeast corner of Folsom Street & North Town Hall Road

10. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1690-21) – 204 Maxon Street, Sawmill Flats  
Request: To recommend approval of rezoning property from RM to CBDP, to adopt the general development plan for multi-family apartments  
Applicant: Pablo Group  
Location: 204 Maxon Street
11. Public Discussion – For Recommendation to City Council  
Annexation (21-3A) – Drier Ct  
Request: To consider an annexation  
Applicant: Pronschinske  
Location: Drier Ct
12. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2110) – Fountains Upper  
Request: To approve the final site plan for multi-family apartments and duplexes  
Applicant: JCAP & Advanced Engineering Concepts  
Location: Sculy Drive
13. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2113) – 2627 Truax Blvd  
Request: To approve a site plan for a warehouse addition  
Applicant: Everyday Surveying & Engineering  
Location: 2627 Truax Blvd
14. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2114) – 3625 Gateway Drive  
Request: To approve a site plan for CCF Bank  
Applicant: Everyday Surveying & Engineering  
Location: 3625 Gateway Drive
15. Public Discussion – For Approval by the Plan Commission  
Certified Survey Map (CSM-5-21) – Two-lot CSM  
Request: To approve a certified survey map in the ETJ  
Applicant: Real Land Surveying  
Location: Sandstone Road
16. Certificate of Appreciation – Mr. Eric Larsen and Mr. Craig Brenholt
17. Future Agenda Items and Announcements
18. 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