

Plan Commission Agenda



City Hall Council Chambers *via remote access ONLY
203 S. Farwell Street, Eau Claire, WI 54701
April 19, 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 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 1st
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 15th
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 5th
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