

## Plan Commission Agenda

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City Hall Council Chambers \*via remote access ONLY  
203 S. Farwell Street, Eau Claire, WI 54701  
June 14, 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:* 187 508 0487

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1. Roll Call
2. Approval of May 17, 2021 minutes
3. Open public comment period for items that do not appear on this agenda noted as public hearings
4. Public Hearing – For Recommendation to City Council  
Request: To recommend approval of the Capital Improvement Plan (CIP 2022-2026).  
Applicant: City of Eau Claire  
Request: City-Wide
5. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1693-21) – Galloway Flats  
Certified Survey Map – 2 lot CSM  
Condo Plat – P-5-21 – Galloway Flats Condo  
Request: To recommend approval of rezoning property from I-2 to R-2P, R-3P and P, to adopt the general development plan a project known as Galloway Flats which consists of single-family homes, twin homes, multi-family apartments. The project includes a certified survey map and condo plat.  
Applicant: RyKey Properties, Advanced Engineering Concepts & Real Land Surveying  
Location: Southeast corner of Galloway Street and River Prairie Drive
6. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1694-21) – TR-1A to R-1  
Request: To recommend approval of rezoning property from TR-1A to R-1  
Applicant: Wurzer Builders Inc.  
Location: 4215 Drier Court
7. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1695-21) – R-1A to R-2P  
Preliminary Plat (P-6-21) – Northern Lights  
Request: To recommend approval of rezoning properties from R-1A to R-2P, to adopt the general development plan for twin homes and approval of the preliminary plat  
Applicant: Advanced Engineering Concepts  
Location: East end of Hagman Street, south of Hwy 12/312 North Crossing
8. Public Discussion – For Recommendation to City Council  
Final Plat (P-4-21) – Mill Meadows  
Request: To recommend approval for a final plat for Mill Meadows  
Applicant: Menards Inc and Everyday Surveying & Engineering  
Location: Northeast corner of W Folsom Street and N Town Hall Road, West of I-94
9. Public Discussion – For Recommendation to City Council  
Certified Survey Map (CSM-7-21) – Four lot CSM with right-of-way dedication  
Request: To recommend approval of the CSM with right-of-way dedication related to two final site plans for apartments  
Applicant: Advanced Engineering Concepts  
Location: Southwest corner of Graff Road and Old Town Hall Road

10. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2115) – Apartments  
 Request: To approve a final site plan for apartments  
 Applicant: Advanced Engineering Concepts and Wurzer Builders  
 Location: Southwest corner of Graff Road and Old Town Hall Road
11. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2119) – Apartments  
 Request: To approve a final site plan for apartments  
 Applicant: Advanced Engineering Concepts and Wurzer Builders  
 Location: Southwest corner of Graff Road and Old Town Hall Road
12. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2117) – Discount Tire store  
 Request: To approve of a site plan for Discount Tire store  
 Applicant: J&M Properties Partnership  
 Location: 2124 South Hastings Way
13. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2118) – Apartments  
 Request: To approve of a site plan for 44-unit apartment buildings  
 Applicant: Advanced Engineering Concepts and Distinguished Multiplying Buildings, LLC  
 Location: 900 Block of Menomonie Street
14. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2120) – Temporary Transit Center  
 Request: To approve of a site plan for temporary location of the transit center  
 Applicant: City of Eau Claire  
 Location: Southwest of Gray Street and S Dewey Street
15. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2122) – Royal Credit Union  
 Request: To approve of a site plan for Royal Credit Union  
 Applicant: Advanced Engineering Concepts & RCU  
 Location: 317 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.*




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Gregory Granlund, Chairperson  
 c: News Media