

Plan Commission Agenda



City Hall Council Chambers *via remote access ONLY
203 S. Farwell Street, Eau Claire, WI 54701
July 19, 2021, 7:00 PM

While City Hall 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

1. Call to Order
2. Roll Call
3. Certificate of Appreciation – Ms. Mary Proznik
4. Approval of June 14, 2021 minutes
5. Open public comment period for items that do not appear on this agenda noted as public hearings
6. Public Hearing – For Recommendation to City Council
Rezoning (Z-1696-21) – Losan Avenue
Preliminary Plat – P-6-21 – Mill Run Pointe
Request: To recommend approval of rezoning property from I-2 to R-2P, to adopt the general development plan for twin homes and preliminary plat.
Applicant: Menards, Inc., Advanced Engineering Concepts & Real Land Surveying
Location: Losan Avenue
7. Public Hearing – For Recommendation to City Council
Rezoning (Z-1697-21) – C-3H to C-3 MX
Site Plan (SP-2126) – Mixed Use Development
Request: To recommend approval of rezoning property from C-3H to C-3MX for a mixed-use development and to approve the site plan for Campus View Apartments
Applicant: Compass Real Estate and Advanced Engineering Concepts
Location: 809 W Clairemont Avenue
8. Public Hearing – For Recommendation to City Council
Rezoning (Z-1305-04 Amd) – Amendment to rezoning
Preliminary Plat (P-10-21) – Countrified Acres
Request: To recommend approval of amending R-2P zoning of the general development plan for twin homes and twin duplexes and approval of the preliminary plat
Applicant: Advanced Engineering Concepts and Real Land Surveying
Location: Christopher Drive
9. Public Discussion – For Recommendation to City Council
Final Plat (P-3-21) – Timber Bluff II, Phase I
Request: To recommend approval for a final plat
Applicant: Real Land Surveying
Location: Old Town Hall Road & Graff Road
10. Public Discussion – For Recommendation to City Council
Condo Plat Addendum (P-7-21) – The Ridges Condo
Request: To recommend approval of the condo plat addendum
Applicant: Everyday Surveying & Engineering
Location: Gables Place

11. Public Discussion – For Approval by the Plan Commission
Preliminary Plat (P-8-21) – Mill Meadows West
Request: To approve a preliminary plat
Applicant: Menard, Inc. and Real Land Surveying
Location: West of North Town Hall Road
12. Public Discussion – For Approval by the Plan Commission
Certified Survey Map (CSM-9-21) – 3 lots
Request: To approve a certified survey map in the Town of Washington
Applicant: Real Land Surveying and Advanced Engineering Concepts
Location: Southeast corner of Sheeder Road and Old Town Hall Road
13. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2124) – Tree Loft Apartments
Request: To approve of a site plan for Tree Loft Apartments
Applicant: Held Homes & Advanced Engineering Concepts
Location: 3501 Gateway Drive
14. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2125) – Burger King
Request: To approve of a site plan for a Burger King
Applicant: Excel Engineering
Location: Craig Road & Atrium Court
15. Shawtown Neighborhood Plan Discussion
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.



Gregory Granlund, Chairperson
c: News Media