

Plan Commission Agenda



City Hall Council Chambers *via remote access ONLY
203 S. Farwell Street, Eau Claire, WI 54701
August 16, 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. Approval of August 2, 2021 minutes
4. Open public comment period for items that do not appear on this agenda noted as public hearings
5. Withdrawn by the Applicant
For Recommendation to City Council
Rezoning (Z-1305-04 Amd) – R-2P amendment
Preliminary Plat (P-10-21) – Countrified Way
6. Public Hearing – For Recommendation to City Council
Site Plan (SP-2123) – St. Patrick’s Parking Lot
Street Vacation – 5th Avenue
Excess Land – City owned
Certified Survey Map – 1 lot
Request: To consider a street vacation, excess land, CSM and site plan for St. Patrick’s Church parking lot expansion
Applicant: St. Patrick’s and Everyday Surveying & Engineering
Location: 322 Fulton Street
7. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2127) – Huebsch Services Addition
Request: To approve a site plan for an addition
Applicant: Ayres Associates
Location: 3605 & 3807 White Avenue
8. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2128) – Five Star Plastics Addition
Request: To approve a site plan for an addition
Applicant: Advanced Engineering Concepts
Location: 1339 Continental Drive
9. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2131) – Two-Story Mixed-Use Building
Request: To approve a site plan for 2-story mixed-used building
Applicant: Investment Realty
Location: 434 Water Street
10. Public Discussion – For Recommendation to City Council
Land Purchase
Request: To recommend land purchase of a parcel
Applicant: City of Eau Claire
Location: 1055 Zephyr Hill Ave

11. Public Discussion – For Recommendation to City Council
Land Purchase
Request: To recommend land purchase of a parcel
Applicant: City of Eau Claire
Location: Farwell Street
12. Public Discussion – For Recommendation to City Council
Easement
Request: To recommend an easement
Applicant: City of Eau Claire & Xcel Energy
Location: Eddy Lane
13. Public Discussion – For Recommendation to City Council
Excess Land
Request: To recommend two parcels as excess land
Applicant: City of Eau Claire
Location: 425 & 429 Forest Street
14. Public Discussion – For Recommendation to City Council
Transfer Land
Request: To recommend a land transfer from the City to Gateway
Applicant: City of Eau Claire & Gateway Industrial Park
Location: County Line Road and County Road T
15. Public Discussion – For Approval by the Plan Commission
Certified Survey Map (CSM-11-21)
Request: To consider a certified survey map to allow for two non-conforming lots within R-2 zoning district
Applicant: Real Land Surveying
Location: 925 & 927 Cedar Street
16. Discussion Item – University of Wisconsin – Eau Claire Hibbard Lot monument sign
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.



Gregory Granlund, Chairperson

c: News Media