Plan Commission Agenda



City Hall Council Chambers *via remote access ONLY 203 S. Farwell Street, Eau Claire, WI 54701 September 20, 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

- Call to Order
- Roll Call
- 3. Approval of September 7, 2021 minutes
- 4. Open public comment period for items that do not appear on this agenda noted as public hearings
- 5. Rehearing: postponed by the Plan Commission

For Recommendation to City Council

Site Plan (SP-2123) - St. Patrick's Parking Lot

Street Vacation – Chestnut Street and Oxford Avenue

Excess Land – City owned Certified Survey Map – 1 lot

Reguest: To consider a street vacation, excess land, and CSM which includes a site plan for

St. Patrick's Church parking lot expansion

Applicant: St. Patrick's Church and Everyday Surveying & Engineering

Location: 322 Fulton Street

6. Public Hearing – For Recommendation to City Council

Rezoning (Z-1699-21) - C-3 to R-3P

Request: To recommend approval of rezoning property from C-3 to R-3P, and to adopt the

general development plan for apartments

Applicant: Clark

Location: 1828 S. Hastings Way

7. Public Hearing – For Recommendation to City Council

<u>Rezoning (Z-1701-21)</u> – TR-1A & R-1 to R-2 Vine Street Addition (P-11-21) – 15 lots

Request: To recommend approval of rezoning property from TR-1A & R-1 to R-2 and approve the

preliminary plat for Vine Street Addition subdivision

Applicant: Holzinger Homes, Richard Schunk and Jeffrey Faanes

Location: 2018 & 2040 Preston Road, and vacant land on the north side of Vine Street, west of

Preston Road

8. Public Hearing – For Consideration by the Plan Commission

Conditional Use Permit (CZ-2111) - To allow office activities within I-1P zoning

Site Plan (SP-2130) – Real Land Surveying Office Building

Request: To consider a conditional use permit to allow office activities within I-1P zoning district

and to approve the site plan for an office building

Applicant: Real Land Surveying Location: 1356 International Drive

9. Public Discussion – For Recommendation to City Council

Annexation (21-8A) – 2305 Preston Road Request: To approve an annexation

Applicant: Schwartz

Location: 2305 Preston Road

10. Public Discussion – For Approval by the Plan Commission

Preliminary Plat (P-10-21) - Countrified Way

Request: To approve a preliminary plat for 9 lots

Applicant: Real Land Surveying Location: Christopher Drive

11. Public Discussion – For Approval by the Plan Commission

Site Plan (SP-2132) – Oakwood Hills Family Dental

Request: To approve a site plan for a dental office

Applicant: Robert Lee & Associates

Location: 3027 Golf Road

12. Future Agenda Items and Announcements

13. 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