

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

1. Call to Order
2. 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
Request: 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
Rezoning (Z-1701-21) – 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