

Plan Commission Agenda



City Hall Council Chambers *via remote access ONLY
203 S. Farwell Street, Eau Claire, WI 54701
January 3, 2022, 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=ed04bf6ca05bfaaa5f56d09cfae96443a>

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 December 6, 2021 minutes
4. Open public comment period for items that do not appear on this agenda noted as public hearings
5. Public Discussion – For Recommendation to City Council
Condo Plat (P-14-21) – Graham Riverside Condominiums Inc.
Request: To recommend approval of a first addendum to a condo plat
Applicant: Real Land Surveying
Location: 402 Graham Avenue
6. Public Hearing – For Consideration by the Plan Commission
Conditional Use Permit (CZ-2201) – Home Occupation
Request: To consider a conditional use permit to allow for a home occupation
Applicant: Robin Brauner
Location: 1316 White Pine Drive
7. Public Hearing – For Consideration by the Plan Commission
Conditional Use Permit (CZ-2202) – Corporate Hangar
Request: To consider a conditional use permit to allow for a new corporate hangar at the Chippewa Valley Regional Airport within the groundwater protection overlay district
Applicant: Everyday Surveying & Engineering
Location: 3800 Starr Avenue
8. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2137) – Corporate Hangar
Request: To approve a site plan for a corporate hangar at the Chippewa Valley Regional Airport
Applicant: Everyday Surveying & Engineering
Location: 3800 Starr Avenue
9. Public Discussion – For Consideration by the Plan Commission
Preliminary Plat (P-1-22) – Cliff Properties West
Request: To consider a preliminary plat in the Extra-Territorial Jurisdiction (EJT) in the Town of Washington
Applicant: Real Land Surveying
Location: West of Talmadge Road, south of Trilogy Road

10. Public Discussion – For Consideration by the Plan Commission
Certified Survey Map (CSM-1-22) – 2-lot CSM
Request: To consider a two-lot CSM in the Extra-Territorial Jurisdiction (EJT) in the Town of Seymour
Applicant: American Land Surveying
Location: 5565 North Shore Drive
11. Discussion item – CTH T Corridor Mapping Update
12. Discussion Item – Plan Commission 2022 Work Program
13. Future Agenda Items and Announcements
14. 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