

Plan Commission Agenda



City Hall Council Chambers *via remote access ONLY
203 S. Farwell Street, Eau Claire, WI 54701
March 14, 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=ed04bf6ca05bf556d09cfae96443a>

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 February 14, 2022 minutes
4. Open public comment period for items that do not appear on this agenda noted as public hearings
5. Public Hearing – For Recommendation to City Council
Rezoning (Z-1705-21) – TR-1A to R-1
Certified Survey Map (CSM-14-21) – 1 lot CSM
Street Vacation – A portion of Hillside Drive
Request: To consider a street vacation, one-lot CSM and a rezone for a property from TR-1A to R-1
Applicant: Advanced Engineering Concepts
Location: La Salle Street and Hillside Drive
6. Public Hearing – For Recommendation to City Council
Rezoning (Z-1706-22) – R-1A to R-2P
Preliminary Plat (P-4-22) – Jeffers Park Twin Homes
Request: To consider a rezone for a property from R-1A to R-2P with a general development plan for twin homes and approval of the preliminary plat
Applicant: Advanced Engineering Concepts & Real Land Surveying
Location: Jeffers Road
7. Public Hearing – For Consideration by the Plan Commission
Conditional Use Permit (CZ-2204) – Bed and Breakfast
Request: To consider a conditional use permit for a bed and breakfast use within R-1 zoning district
Applicant: Matthew and Jessica Larson
Location: 1413 Frederic Street
8. Public Hearing – For Consideration by the Plan Commission
Conditional Use Permit (CZ-2205) – Detached Garage
Request: To consider a conditional use permit for additional detached garage in excess of the accessory use standards
Applicant: Zach Lahner
Location: 2125 Crescent Avenue
9. Public Hearing – For Consideration by the Plan Commission
Conditional Use Permit (CZ-2206) – Duplex within the CBD zoning
Site Plan (SP-2207) – Duplex
Request: To consider a conditional use permit and site plan for a 2-unit (duplex) within CBD zoning district
Applicant: Investment Realty
Location: 901 Water Street

10. Public Discussion – For Recommendation to the City Council
Right of Way Dedication and Land Transfers – The Cannery District
Request: To dedicate right of way land along Oxford Avenue and land transfers within the Cannery District
Applicant: City of Eau Claire
Location: Oxford Avenue and Cannery District
11. Public Discussion – For Consideration by the Plan Commission
Site Plan (SP-2205) – Storage Facility
Request: To consider a site plan for a storage facility
Applicant: Advanced Engineering Concepts
Location: Alpine Drive
12. Public Discussion – For Recommendation to the XCEL Energy
Easement – Electrical
Request: To recommend approval of storm water easement
Applicant: City of Eau Claire
Location: Galloway Street
13. Public Discussion – For Recommendation to the City Council
Easement – Storm Water
Request: To recommend approval of storm water easement
Applicant: City of Eau Claire
Location: Menomonie Street
14. Future Agenda Items and Announcements
15. 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