

Plan Commission Agenda




City Hall Council Chambers
203 S. Farwell Street, Eau Claire, WI 54701
June 20, 2022, 7:00 PM

1. Call to Order
2. Roll Call
3. Approval of June 6, 2022 minutes
4. Open public comment period for items that do not appear on this agenda noted as public hearings
5. Recognition of Outgoing Plan Commission Member Seymour and Introduction of New Plan Commission Member Davis
6. Public Hearing – For Recommendation to City Council
Rezoning (Z-1709-22) – C-2P & C-3 to C-3P
Site Plan (SP-2214) – 7Brew Coffee Shop
Request: To recommend approval of the rezoning from C-2P & C-3 to C-3P and to adopt the general development plan and final site plan for a commercial building
Applicant: BFA, Inc.
Location: 2405 N. Clairemont Ave.
7. Public Hearing – For Recommendation to City Council
Rezoning (Z-1710-22) – I-1P to R-3P
Request: To recommend approval of the rezoning from I-1P to R-3P and the adopt the general development plan for multi-family development
Applicant: RyKey Properties
Location: Southwest corner of Craig Road and Hamilton Avenue
8. Public Hearing – For Recommendation to City Council
Rezoning (Z-1526-13 Amd) – Aspen Meadows II
Request: To recommend approval to amend the planned development plan to allow for single family homes within an R-2P zoning district
Applicant: C&M Properties
Location: 6140 Aspen Meadow Ct.
9. Public Hearing – For Recommendation to City Council
Tax Incremental District (TID) #15
Request: To recommend approval of TID #15 creation
Applicant: City of Eau Claire
Location: County Line Road/CTH T
10. Public Hearing – For Approval by the Plan Commission
Conditional Use Permit (CZ-2210) – Hope Gospel Mission
Site Plan (SP-2215) – Expansion
Request: To consider a conditional use permit for expansion of a ground floor residential use with site plan located within a C-2P zoning district
Applicant: Hope Gospel Mission
Location: 2650 Mercantile Dr.
11. Future Agenda Items and Announcements
12. 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.

A handwritten signature in black ink, appearing to read "G. Granlund", written over a horizontal line.

Gregory Granlund, Chairperson

c: News Media