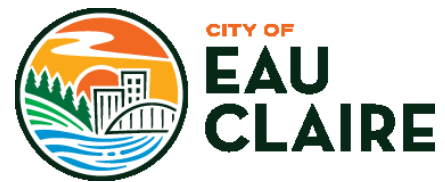


Plan Commission Agenda



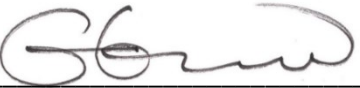
City Hall Council Chambers
203 S. Farwell Street, Eau Claire, WI 54701
July 18, 2022, 7:00 PM

1. Call to Order
2. Roll Call
3. Approval of June 20, 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
Comprehensive Plan Amendment – Country Jam
Rezoning (Z-1711-22) – TR-1A to C-3P and I-1P
Preliminary Plat (P-9-22) – Eau Claire Heights
General Development Plan – Commercial Development
Conditional Use Permit (CZ-2211) – Major Event Entertainment
Request: To recommend approval of the rezoning from TR-1A to C-3P and I-1P and to adopt the general development plan for Country Jam with a conditional use permit for a major event entertainment and other events, future commercial development and other site improvements, to amend the comprehensive plan to allow for commercial and industrial development and to approve the preliminary plat for a subdivision known as Eau Claire Heights
Applicant: Advanced Engineering Concepts, Real Land Surveying, and Highway T Property LLC
Location: Southwest corner of Highway T & 20th Avenue
6. Public Hearing – For Recommendation to City Council
Rezoning (Z-1712-22) – C-2H to C-3P
Request: To recommend approval of the rezoning from C-2H to C-3P for expansion of Charter Bank parking
Applicant: Charter Bank & Real Land Surveying
Location: 1104 W Clairemont Avenue
7. Public Hearing – For Recommendation to City Council
Rezoning (Z-1696-21 Amd) – R-2P to R-3P
Replat (P-9-21) – Fairways at Mill Run
Request: To recommend approval to rezone from R-2P to R-3P and R-3P to R-2P and to amend the planned development plan to allow for the changes and to approve the replat for Fairways at Mill Run
Applicant: Everyday Surveying & Engineering & Menards Inc.
Location: Losan Avenue
8. Public Discussion – For Recommendation to City Council
Annexation (22-4A) – Highway 53
Request: To recommend approval for an annexation
Applicant: Olson
Location: Highway 53 & Prairie Park Drive
9. Public Discussion – For Recommendation to City Council
Street Vacation – Street Vacation of Alley E. of Whipple Street
Request: To recommend approval to vacate a segment of an alleyway east of Whipple Street
Applicant: LE Phillips Senior Center
Location: Whipple Street
10. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2216) – Two-Story Office Building
Request: To consider approval for a site plan for a two-story office building
Applicant: Ayres Associates
Location: 4825 Owen Ayres Court

11. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2217) – Two Commercial Buildings
Request: To consider approval for a site plan for two commercial buildings
Applicant: Everyday Surveying & Engineering
Location: 3625 Gateway Drive
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