



## Plan Commission Agenda

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City Hall Council Chambers  
203 S. Farwell Street, Eau Claire, WI 54701  
October 31, 2022, 7:00 PM

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1. Call to Order
2. Roll Call
3. Open public comment period for items that do not appear on this agenda noted as public hearings

### Consent Agenda

4. Approval of October 17, 2022 minutes

### Regular Agenda

5. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1714-22) – C-2 & C-2P to CBD  
Site Plan (SP-2233) – 602 Water Street – Ottawa House  
Request: To recommend rezoning property along the north of the 600 block of Water Street and to adopt the general development plan for a mixed-use building at 602 Water Street, and to approve the final site plan for the project  
Applicant: Investment Realty  
Location: 602 Water Street
6. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1717-22) – R-1A to R-2P  
Request: To recommend rezoning of property at 5212 Jeffers Road  
Applicant: Real Land Surveying  
Location: 5212 Jeffers Rd
7. Public Hearing – For Consideration by the Plan Commission  
Conditional Use Permit (CZ-2215) – Ticket Sales  
Request: To consider a conditional use permit for a home occupation for ticket sales, located within an R-2 zoning district  
Applicant: Jim Nichols  
Location: 933 Maple Street
8. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2231) – Eau Claire GI Associates  
Request: To consider approval for a site plan for a medical office building  
Applicant: Point of Beginning, Inc  
Location: 3940 Oakwood Hills Pkwy
9. Future Agenda Items and Announcements
  - A. Cancel meeting of December 19, 2022
  - B. Review 2023 Meeting Dates and Deadlines
10. 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". The signature is written in a cursive style with a large initial "G".

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Gregory Granlund, Chairperson

c: News Media