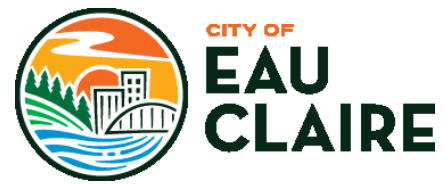


Plan Commission Agenda



City Hall Council Chambers
203 S. Farwell Street, Eau Claire, WI 54701
December 5, 2022, 7:00 PM

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 November 14, 2022 minutes
5. Final Plat Approval – For Recommendation to City Council
 - a. P-13-22 – SCS Eau Claire Phase III

Regular Agenda

6. Public Hearing – For Recommendation to City Council
Rezoning (Z-1718-22) – C-3H to R-4P
Site Plan (SP-2232) – Student Housing
Request: To recommend approval of the rezoning from C-3H to R-4P and to adopt the general development plan and final site plan for multi-family development and parking with a planned development
Applicant: Greywolf Partners, Inc. & JLA Architects
Location: 955 W. Clairemont Avenue
7. Public Hearing – For Recommendation to City Council
Rezoning (Z-1719-22) – TR-1A to R-3P
Preliminary Plat (P-14-22) – Sunnyvale Acres
Request: To consider a rezone of property from TR-1A to R-3P with a preliminary plat for the Sunnyvale Acres addition, and to approve the general development plan
Applicant: Everyday Surveying and Engineering
Location: West of Highway 53, North of Prairie Park Drive
8. Public Hearing – For Approval by the Plan Commission
Conditional Use Permit (CZ-2216) – Eau Claire County Humane Association
Site Plan (SP-2234) – Animal shelter/veterinary clinic with kennel
Request: To consider a conditional use to allow for an animal shelter/veterinary clinic with kennel with site plan located within a C-3 zoning district
Applicant: Eau Claire County Humane Association
Location: 3900 Old Town Hall Road
9. Public Discussion – For Approval by the Plan Commission
Certified Survey Map (CSM-6-22) – Wiggins CSM
Request: To approve a 3-lot subdivision in the Town of Washington.
Applicant: Real Land Surveying
Location: 408 E Lowes Creek Road, Town of Washington
10. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2236) – Eau Claire Periodontics Keystone Addition
Request: To consider approval for a site plan for a commercial building
Applicant: Advanced Engineering Concepts and Lien & Peterson Architects
Location: 4315 Oakwood Hills Pkwy
11. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2237) – SCS Eau Claire – Lot 8
Request: To consider approval for a site plan for multi-family apartment buildings
Applicant: Advanced Engineering Concepts
Location: Ashton Circle (Fulton) south of North Crossing

12. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2238) – SCS Eau Claire, Lot 9
Request: To consider approval for a site plan for multi-family apartment buildings
Applicant: Advanced Engineering Concepts
Location: Ashton Circle (Ashton) south of North Crossing
13. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2239) –SCS Eau Claire, Lot 10
Request: To consider approval for a site plan for multi-family apartment buildings
Applicant: Advanced Engineering Concepts
Location: Ashton Circle (Kingston) south of North Crossing
14. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2240) –SCS Eau Claire, Lot 11
Request: To consider approval for a site plan for multi-family apartment buildings
Applicant: Advanced Engineering Concepts
Location: Ashton Circle (Ashton) south of North Crossing
15. Discussion Item: Approval of 2023 Annual Work Program
16. Future Agenda Items and Announcements
17. 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