

# Plan Commission Agenda

---



City Hall Council Chambers  
203 S. Farwell Street, Eau Claire, WI 54701  
July 17, 2023, 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. A. Approval of June 19, 2023 Plan Commission minutes

## Regular Agenda

5. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1728-23) – 2125 3<sup>rd</sup> Street  
Site Plan (SP-2319) – Cannery West Apartments  
Request: To consider rezoning property from C-2 to R-4P, to adopt the general development plan with a final the site plan for Cannery West Apartments  
Applicant: Advanced Engineering Concepts & Valley Investment Partners LLC  
Location: 2125 3<sup>rd</sup> Street
6. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1405-08 Amendment) – 618 E Grand Avenue  
Conditional Use Permit (CZ-2306) – To allow for 4-units within RMP  
Site Plan (SP-2318) – 4-unit Apartment  
Request: To consider rezoning property from R-4 to RM-P, to amend the existing RM-P with a conditional use permit and site plan for 4-unit apartment  
Applicant: Holzinger Homes  
Location: 618 E Grand Avenue
7. Public Hearing – For Recommendation to City Council  
Rezoning (Z-807-90 Amendment) – Multiple Properties  
Request: To consider an amendment to the general development plan to allow for a reduction in front yard landscaping from 10 feet to 5 feet  
Applicant: Multiple Properties  
Location: 2001, 2021, 2015 Brackett Avenue & 1903 Keith Street
8. Public Hearing – For Consideration by the Plan Commission  
Conditional Use Permit (CZ-2305) – Garage Expansion  
Request: To consider a garage expansion within R-1 zoning district  
Applicant: Olson  
Location: 3006 Midway Street
9. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2317) – Peter Park Development  
Request: To consider a final site plan approval for Peter Park apartments  
Applicant: Advanced Engineering Concepts and Rocket Construction  
Location: 4600 London Road
10. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2320) – Zens Real Outdoors  
Request: To consider a final site plan approval for Zens Real Outdoors  
Applicant: Everyday Surveying and Engineering & Zens Real Outdoors  
Location: 1570 International Drive

11. Public Discussion – For Approval by the Plan Commission  
Certified Survey Map (CSM-5-23) – 3 Lot CSM  
Request: To consider a certified survey map within the Town of Washington  
Applicant: Real Land Surveying  
Location: Lowes Creek Road
12. Discussion Item: Short Term Rentals
13. Future Agenda Items and Announcements
14. 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.*

  
\_\_\_\_\_  
Greg Helgeson, Chairperson  
c: News Media