

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 3rd 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 3rd 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