

# Plan Commission Agenda

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City Hall Council Chambers  
203 S. Farwell Street, Eau Claire, WI 54701  
September 18, 2023, 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

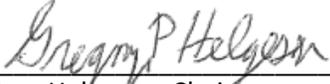
4. A. Approval of August 14, 2023 Plan Commission minutes  
B. CSM-6-23 W Hamilton Avenue  
C. CSM-8-23 Hwy 53  
D. Easement Lorch Avenue

## Regular Agenda

5. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1732-23) – TR-1A to R-2  
Request: To consider rezoning property from TR-1A to R-2  
Applicant: JJR 1119 LLC  
Location: 2637 W Vine Street
6. Public Hearing – For Recommendation to City Council  
Public Zoning (PZ-2301) – UWEC Science and Science Health Building  
Request: To consider a site plan within P-Public Zoning District  
Applicant: Ayres Associates & UWEC & Potter Lawson, Inc.  
Location: UWEC
7. Public Discussion – For Recommendation to City Council  
Annexation (23-2A) – 4808 E Hamilton Avenue  
Request: To consider an annexation from the Town of Washington  
Applicant: Wiggins  
Location: 4808 E Hamilton Avenue
8. Public Discussion – For Recommendation to City Council  
Annexation (23-3A) – 3131 Orange Street  
Request: To consider an annexation from the Town of Washington  
Applicant: Fischer  
Location: 3131 Orange Street
9. Public Discussion – For Consideration by the Plan Commission  
Site Plan (SP-2327) – 6-Unit Apartment  
Request: To consider a site plan for an apartment building  
Applicant: Advanced Engineering Concepts & Schwartz Homes LLC  
Location: 205 Maxon Street
10. Discussion Item – Shawtown Neighborhood Plan Improvement Draft Policies
11. Future Agenda Items and Announcements
12. 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 cursive script that reads "Gregory P. Helgeson". The signature is written in black ink and is positioned above a horizontal line.

Greg Helgeson, Chairperson  
c: News Media