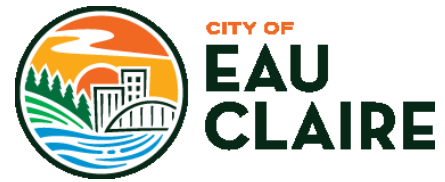


# Plan Commission Agenda

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City Hall Council Chambers  
203 S. Farwell Street, Eau Claire, WI 54701  
June 6, 2022, 7:00 PM

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1. Call to Order
2. Roll Call
3. Approval of May 16, 2022 minutes
4. Open public comment period for items that do not appear on this agenda noted as public hearings
5. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1707-22) – I-1 to P (Public)  
Public Zoning Site Plan (PZ-2201) – Cannery Park  
Request: To recommend approval of the rezoning from I-1 to P (Public) and to approve the site plan for Cannery Park with improvements  
Applicant: City of Eau Claire Parks  
Location: Oxford Avenue & Maple Street
6. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1708-22) – R-1 & C-2 to C-3  
Request: To recommend approval of the rezoning from R-1 & C-2 to C-3  
Applicant: Tara Hallquist  
Location: North Hastings Way
7. Public Hearing – For Approval by the Plan Commission  
Conditional Use Permit (CZ-2207) – Bed and Breakfast  
Request: To consider a conditional use permit for bed and breakfast located within an R-1 zoning district  
Applicant: Sean Davidson  
Location: 1832 11<sup>th</sup> Street
8. Public Hearing – For Approval by the Plan Commission  
Conditional Use Permit (CZ-2208) – Massage Therapy  
Request: To consider a conditional use permit for a home occupation, massage therapy located within an R-1 zoning district  
Applicant: Tammy Goldsmith  
Location: 1610 14<sup>th</sup> Street
9. Public Discussion – For Recommendation to City Council  
Final Plat (P-4-22) – Linden Place  
Request: To recommend approval of the final plat for Linden Place  
Applicant: Real Land Surveying & C&M Properties LLC  
Location: West side of Jeffers Road
10. Public Discussion – For Recommendation to City Council  
Final Plat (P-6-22) – Pine Park East 2<sup>nd</sup> Addition  
Request: To recommend approval of the final plat for Pine Park East 2<sup>nd</sup> Addition  
Applicant: Ayres Associates & Statz Real Estate Partnership LLP  
Location: North of Pine Park Drive, East of Rudolph Road
11. Public Discussion – For Approval by the Plan Commission  
Site Plan (SP-2212) – Mayo Clinic  
Request: To consider a site plan for Mayo Clinic entrance and parking lot reconstruction  
Applicant: Ayres Associates & Mayo Clinic  
Location: 1221 Whipple Street
12. Future Agenda Items and Announcements
13. 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 "Gregory Granlund", written over a horizontal line.

Gregory Granlund, Chairperson

c: News Media