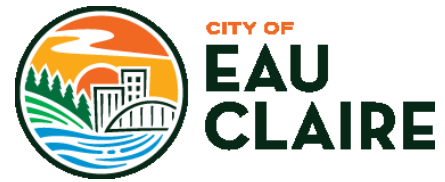


Plan Commission Agenda



City Hall Council Chambers
203 S. Farwell Street, Eau Claire, WI 54701
December 4, 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

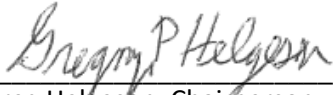
4. A. Approval of November 20, 2023 Plan Commission minutes
B. Transit Center Street Vacation

Regular Agenda

5. Public Hearing – For Consideration by Plan Commission
Conditional Use Permit (CZ-2312) – Bed and Breakfast
Request: To consider a conditional use permit to allow for a bed and breakfast
Applicant: Jonathan Black
Location: 1603 Emery Street
6. Public Hearing – For Consideration by Plan Commission
Conditional Use Permit (CZ-2313) – Bed and Breakfast
Request: To consider a conditional use permit to allow for a bed and breakfast
Applicant: Jonathan Black
Location: 1552 Bellevue Avenue
7. Public Hearing – For Consideration by Plan Commission
Conditional Use Permit (CZ-2314) – Bed and Breakfast
Request: To consider a conditional use permit to allow for a bed and breakfast
Applicant: John Hibbard
Location: 703 Folsom Street
8. Public Discussion – For Approval by the Plan Commission
Site Approval – 316 Folsom Street
Request: To consider site approval of a single-family home purchase
Applicant: City of Eau Claire Housing Division
Location: 316 Folsom Street
9. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2312) – 6-unit Apartment Building
Request: To consider a site plan for a 6-unit apartment building
Applicant: Everyday Surveying & Engineering & Sunnyvale Acres, LLC
Location: 5690 Southern Way
10. Public Discussion – For Approval by the Plan Commission
Site Plan (SP-2332) – St. Mark’s Lutheran Church and School Addition
Request: To consider a site plan for an addition
Applicant: St. Mark’s Lutheran & Excel Engineering
Location: 3307 State Street
11. Discussion Item: Plan Commission Work Program Discussion and Approval
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.



Greg Helgeson, Chairperson
c: News Media, Public Bulletin Board, City Clerk's Office