

Plan Commission Agenda



City Hall Council Chambers
203 S. Farwell Street, Eau Claire, WI 54701
June 3, 2024, 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

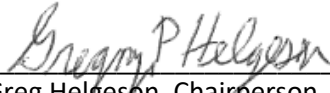
4. A. Approval of May 6, 2024 Plan Commission minutes
B. Final Plat (P-1-24 Ravenlex)

Regular Agenda

5. Postponed by the Plan Commission on May 6, 2024
Public Hearing – For Recommendation to City Council
Cedar Street Vacation
Request: To consider a street vacation for Cedar Street
Applicant: City of Eau Claire
Location: Cedar Street
6. Public Hearing – For Recommendation to City Council
Rezoning (Z-1739-24) 1828 S. Hastings Way
Request: To consider a rezoning of property from R-3P to C-3
Applicant: Menesi & Hark
Location: 1828 S. Hastings Way
7. Public Hearing – For Recommendation to City Council
Rezoning (Z-1740-24) 2740 Bauer Street
Request: To consider a rezoning of property from I-1 to P (Public)
Applicant: City of Altoona
Location: 2740 Bauer Street
8. Public Hearing – For Recommendation to City Council
Rezoning (Z-1742-24) 4808 E Hamilton Avenue
Site Plan (SP-2406) Apartments
Request: To consider rezoning property from R-1 to R-3P and site plan for apartments
Applicant: Wurzer Builders & Advanced Engineering Concepts
Location: 4808 E Hamilton Avenue
9. Public Hearing – For Recommendation to City Council
2025-2029 Capital Improvement Plan (CIP)
Request: To consider the CIP for 2025-2029
Applicant: City of Eau Claire
Location: City Wide
10. Public Hearing – For Approval by Plan Commission
Conditional Use Permit (CZ-2410) 812 Oxford Avenue
Request: To consider a conditional use permit for bed and breakfast
Applicant: Graf
Location: 812 Oxford Avenue

11. Public Discussion – For Approval by Plan Commission
Site Plan (SP-2405) – Commercial Building
Request: To consider a site plan approval for a commercial building
Applicant: Cedar Corporation & Hoeft Builders
Location: East side of Bourbon Street, south of I-94, north of Old Town Hall Road
12. Public Discussion – For Approval by Plan Commission
Site Plan (SP-2222 Amd) – Commercial Expansion
Request: To consider an amendment to the general development plan with site plan for an expansion
Applicant: Advanced Engineering Concepts
Location: 5775 20th Avenue
13. Public Discussion – For Approval by Plan Commission
Site Plan (SP-2407) – Commercial Building
Request: To consider a site plan approval for a commercial building
Applicant: Kimley Horn & Associates and Crew Carwash
Location: 3620 Gateway Drive
14. Discussion Item – Plan Commission Start Time
15. Future Agenda Items and Announcements
16. 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