



## Plan Commission Agenda

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City Hall Council Chambers  
203 S. Farwell Street, Eau Claire, WI 54701  
June 3, 2024, 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 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 20<sup>th</sup> 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.*

  
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Greg Helgeson, Chairperson  
c: News Media