

# Plan Commission Agenda

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City Hall Council Chambers  
203 S. Farwell Street, Eau Claire, WI 54701  
June 17, 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

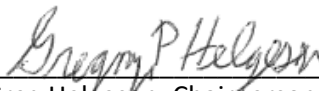
## Consent Agenda

4. A. Approval of June 3, 2024, Plan Commission minutes

## Regular Agenda

5. Public Hearing – For Recommendation to City Council  
Rezoning (Z-1741-24) North side of Prairie Lane, west of Stephi Road and Juniper Place  
Preliminary Plat (P-3-24) Prairie West  
Request: To consider a rezoning of property from R-2 to R-2P and R-3P, approval for a general development plan and preliminary plat for a project known as Prairie West located on the north side of Prairie Lane, west of Stephi Road and Juniper Place  
Applicant: Wurzer Builders Inc, Advanced Engineering Concepts, and Real Land Surveying  
Location: North side of Prairie Lane, west of Stephi Road, and Juniper Place
6. Public Hearing – For Approval by Plan Commission  
Conditional Use Permit (CZ-2411) 217 4<sup>th</sup> Avenue  
Request: To consider a conditional use permit to allow for off-street parking within RM zoning district  
Applicant: Mogensen  
Location: 217 4<sup>th</sup> Avenue
7. Public Discussion – For Approval by Plan Commission  
Plan Commission Start Time  
Request: To consider a change to move Plan Commission start time from 7PM to 6PM starting in August this year.  
Applicant: City of Eau Claire Plan Commission
8. Future Agenda Items and Announcements
9. 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