## Plan Commission Agenda



City Hall Council Chambers 203 S. Farwell Street, Eau Claire, WI 54701 August 5, 2024, 6:00 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

- A. Approval of July 1, 2024, Plan Commission minutes B. County Plat 33<sup>rd</sup> East, Town of Wheaton 4.

  - C. Xcel Energy Gas Easement
  - D. Transit Center Encroachment

## Regular Agenda

5. Public Hearing – For Recommendation to City Council

Rezoning (Z-1743-24) 4908 Bullis Farm Road

Request: To consider rezoning property from R-3P to C-3P and the general development plan for

an office building

Applicant: CBS Squared, Inc 4908 Bullis Farm Road Location:

- 6. Public Hearing - For Recommendation to City Council - Withdrawn by the Applicant Rezoning (Z-1744-24) 4847, 4939, 4951 Bean Road
- 7. Public Hearing – For Recommendation to City Council

Rezoning (Z-1745-24) 644 Mathews Drive

To consider rezoning property from R-1 to R-2P and general development plan for two-Request:

units development

Everyday Surveying & Engineering & Behnke Applicant:

Location: 644 Mathews Drive

Public Hearing – For Approval by Plan Commission 8.

Conditional Use Permit (CZ-2405) 4750 Golf Road

Request: Electronic Message Sign Applicant: Oakwood Custard LLC Location: 4750 Golf Road

9. Public Hearing - For Recommendation to City Council

<u>Public Zoning (PZ-2401)</u> – Treatment Facility & Other Improvements To consider a site plan within P-Public Zoning District Request:

Applicant: City of Eau Claire Location: 2711 Riverview Drive

10. Public Discussion – For Recommendation to City Council

Annexation (24-2A)

Request: To recommend approval of an annexation

Applicant: Frase

Location: Lorch Avenue

- 11. Future Agenda Items and Announcements
- 12. 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