

Plan Commission Agenda



City Hall Council Chambers
203 S. Farwell Street, Eau Claire, WI 54701
September 16, 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

4. A. Approval of September 3, 2024, Plan Commission minutes
B. P-2-24 Heritage Estates – Final Plat, Town of Seymour, Eau Claire County

Regular Agenda

5. Public Hearing – For Recommendation to City Council
Rezoning (Z-1746-24) – 2507 Sessions Street
Site Plan (SP-2411) – Two Apartment Buildings
Request: To consider a rezoning request for a property from R-3 to R-4 and to approve the site plan for two apartment buildings
Applicant: Rocket Construction and Advanced Engineering Concepts
Location: 2507 Sessions Street
6. Public Hearing – For Recommendation to City Council
Rezoning (Z-1747-24)
Preliminary Plat (P-6-24) - Orchard Hills
Request: To consider a rezoning request for properties from TR-1A to R-1, R-2P, R-3, C-3, to approve the general development for the project, and to approve the preliminary plat for subdivision known as Orchard Hills located on the west side of Mischler Road, north of County Road II (Deerfield Road)
Applicant: CDPG Developers LLC and Everyday Surveying and Engineering
Location: West side of Mischler Road and north of County Road II
7. Public Hearing – For Recommendation to City Council
Rezoning (Z-1541-14 Amendment) – Water Street General Development Plan Amendment
Request: To consider a request to amend the Water Street General Development Plan to allow service stations/vehicle fueling stations within the commercial district
Applicant: Mogensen
Location: 200-500 Block Water Street
8. Public Hearing – For Approval by Plan Commission
Conditional Use Permit (CZ-2415) – Day Care Center
Request: To consider a conditional use permit for a day care center within R-1 zoning district located within Saint Olaf
Applicant: Peace Tree
Location: 3220 Monroe Street
9. Future Agenda Items and Announcements
10. 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