

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, January 8, 2018 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the December 11, 2017 Plan Commission Meeting. *(Attachment)*
2. Public Hearing to consider Conditional Use Permit Resolution No. 2018-01 to construct twin homes on North Street, Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBean's Addition. *(Attachment)*
3. Consider Conditional Use Permit Resolution No. 2018-01 to construct twin homes on North Street, Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBean's Addition. *(Attachment)*
4. Consider Certified Survey Map from Chippewa County for two lots in the Lake Wissota Business Park. Make recommendation to the Common Council. *(Attachment)*
5. Adjournment

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, January 3, 2018 at 1:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, DECEMBER 11, 2017 – 6:30 PM**

The Plan Commission met in City Hall on Monday, December 11, 2017 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Commissioners Dan Varga and Beth Arneberg, and Mayor Greg Hoffman. Also attending were City Inspector Paul Lasiewicz, Steve Pregent and persons on the attached attendance sheet.

1. **Motion** by Cihasky, seconded by Tzanakis to approve the minutes of the November 13, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**

2. U-Haul representatives appeared to support the petition for a Conditional Use Permit for U-Haul to temporarily place ten 10'x10'x9' personal storage units on the parking lot at #409 East Prairie View Road. The Plan Commission discussed condition "a" allowing placement of the units until 90% occupancy of the storage units in the former K-mart building was reached or one year whichever came first. Justin Kaminski was asked how long it may take to reach 90% occupancy. He stated one year was not realistic. He continued that U-Haul was investing \$250,000 in the units and needed more time than one year. He also stated that there would be one thousand storage units in the former K-mart building. Commissioner Doughty stated that he thought a minimum of 2 ½ years might be more realistic. Secretary Rubenzer stated he had added the one year limit in reaction to Council comments but that the Plan Commission could change or remove that condition. Commissioner Cihasky was concerned about long term maintenance and appearance of the pods. Vice-Chairperson Hubbard opened the public hearing to consider Conditional Use Permit Resolution No. 2017-02. No one spoke for or against the resolution. Vice-Chairperson Hubbard closed the public hearing.
Motion by Tzanakis, seconded by Doughty to approve Conditional Use Permit Resolution No. 2017-02 allowing U-Haul to temporarily place ten 10'x10'x9' personal storage units on the parking lot at #409 East Prairie View Road, (Parcel #4428), after changing "one" to "five" in condition "a" and correcting person to personal in the sixth "Whereas" paragraph. Alderperson Hull asked if the Plan Commission wanted the "five" to be a condition. Secretary Rubenzer suggested wording that the occupancy and permit be reviewed by the Plan Commission after five years. Commissioners Tzanakis and Doughty amended the motion accordingly. **All present voting aye. Motion carried.**

3. Ian Kopp, Lee Marks and Charles Erlie appeared to support a Planned Unit Development Conditional Use Permit application to construct Twin Homes on Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition. Mr. Kopp added that the lots were located by the WCFW Radio Station on North Street. Inspector Lasiewicz noted that the Planned Unit Developments process was the only mechanism to construct Twin Homes in residential districts. He added City staff were considering alternative zone modifications for Twin Home construction for a future Plan Commission and Council recommendation. He stated that Mr. Kopp needed to provide a to-scale complete site plan.
Motion by Smith, seconded by Cihasky to recommend the Plan Commission conduct a


Please note, these are draft minutes and may be amended until approved by the Common Council.

public hearing to consider a Planned Unit Development Conditional Use Permit to allow Ian Kopp, Lee Marks and Charles Erlie to construct Twin Homes on Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition. Said public hearing to be scheduled upon:

1. Receipt of the \$300 advertising fee
2. Receipt of a to-scale detailed site map and house floor plan
3. Proper notification of adjacent property owners

All present voting aye except Misfeldt and Hubbard who recused themselves and abstained from the vote. Motion carried on a 6-0 vote.

4. **Motion** by Misfeldt, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:55 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

DATE: December 11, 2017

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Chris Wilson	848 Wilson St		715 723-6723	
Ian Kopp	809 Pine Ave Dr	U-Haul	715-452-7582	
Justin Kaminski	1608 N. MAIN ST OSHKOSH, WI 54901	U-HAUL	414-403-1728	JUSTIN-KAMINSKI@UHAUL.COM
Paul A Z	2977 111TH ST Chippewa Falls WI 54729	U-Haul	715-897-0920	paul-zillmer@uhaul.com
Jason Rein	5317 190th St. CHIPPEDA FALLS	U-HAUL	715-577-9051	jason-rein@uhaul.com
Robb Majeski	415 Roosevelt Ave Eau Claire WI	Cottage wood Development	715-379-2309	robb@cottagewoodgroup.com

CITY OF CHIPPEWA FALLS PLAN COMMISSION PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT RESOLUTION NO. 2018-01 FOR a TWIN HOME ON PARCELS #2574 AND #2575 LOCATED ON NORTH STREET, CHIPPEWA FALLS, WISCONSIN

WHEREAS, at its December 11, 2017 meeting, the Plan Commission heard a request from Ian Kopp on behalf of Lee Marks and Charles Erlie to construct a twin home and

WHEREAS, Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition is zoned R-1C Single Family District; and

WHEREAS, the Plan Commission has evaluated the request for a Planned Unit Development Conditional Use Permit Resolution No. 2018-01 to construct a twin home on Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, January 8, 2018, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.27.5(7)(f) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Planned Unit Development Conditional Use Permit be and is hereby issued to construct a twin home on Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition located on North Street under the following conditions:

- a) One new twin home is allowed to be constructed according to the attached plans and details.
- b) That the twin home be in conformance with the attached site plan and building floor plan and details and all attachments become part and parcel of this Conditional Use Permit.
- c) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- d) The attached general Development Plan, Twin Home Development Standards, Typical Photos, Elevations, and Floor Plans, and existing and zoning site plans

become part and Parcel of PD CUP #2018-01 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.

- e) That the existing sanitary sewer and water services stubbed to said Lots #3 and #4 be utilized for the Twin Homes.
- f) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- g) Twin Homes are owner occupied.
- h) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- i) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- j) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: _____

SECONDED: _____

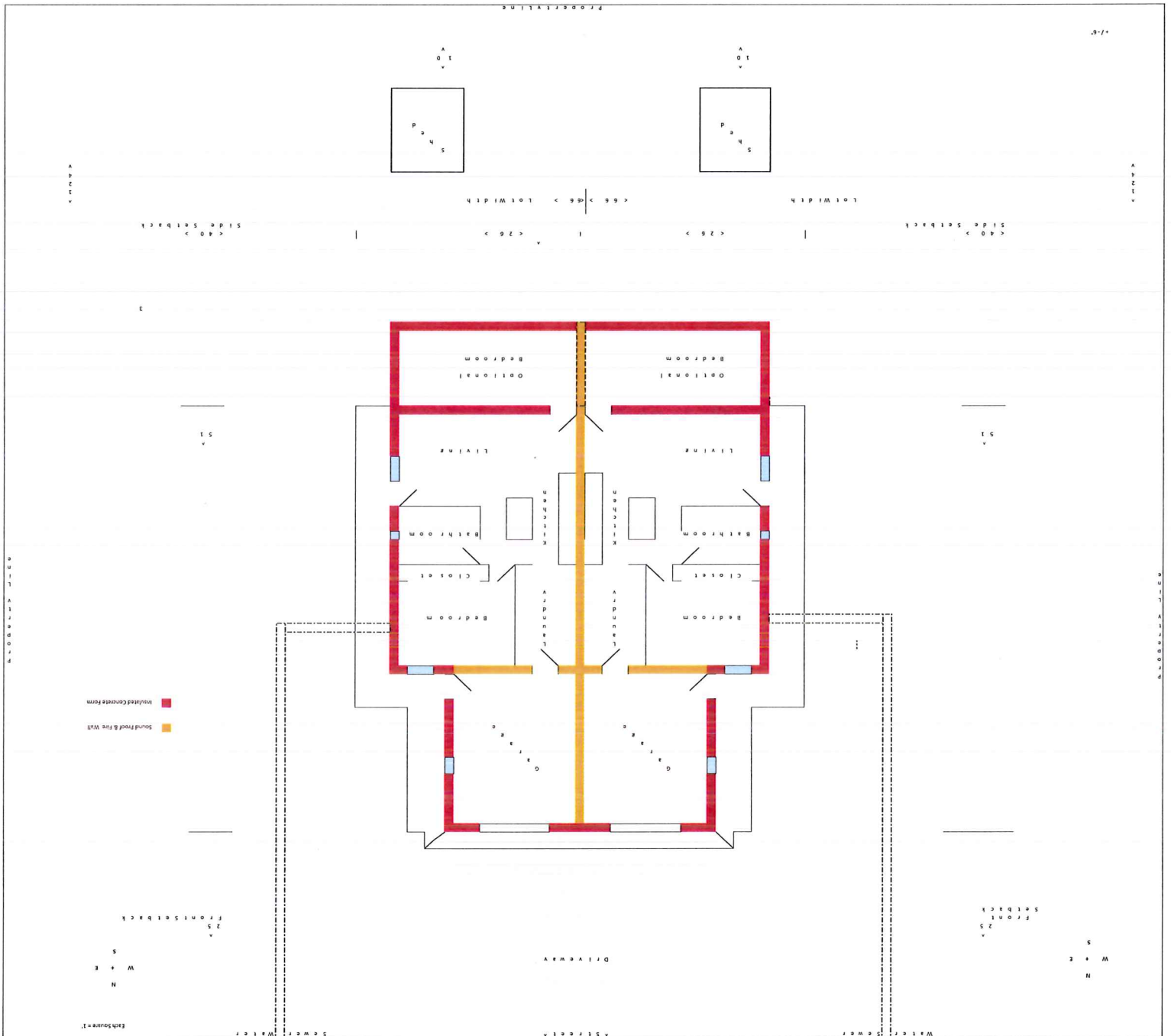
I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on January 8, 2018, by a vote of _____ ayes, _____ nays and _____ abstentions.

Richard J. Rubenzer, PE, Secretary
Plan Commission

Additional Information: The Twin Home District is intended to provide for development of zero lot line twin home development. Ownership of each unit will be on separate deeds. Compliance with State of Wisconsin one (1) and two (2) family Uniform Dwelling Code for attached units is required.

Twin Home Plats will be processed similar to other plats giving consideration to the requirements noted above. Provided, however, the fee for processing the plat will be half the fee established by council on a per lot basis.

- A. A joint or attached driveway serving attached twin home dwellings is permitted provided covenants addressing the maintenance of such driveway are in a form approved by the city.
- B. A minimum fire separation complying with Comm. 21.08, Wis. Admin. Code, providing a vertical separation of all areas from the lowest level to flush against the underside of the roof, is required between each dwelling unit.
- C. The plans specification, and construction shall require the installation and construction of separate sewer, water, and other utility services to each twin home dwelling.
- D. Both lots containing attached twin home dwellings shall be held under the same ownership until the completion of construction of the twin home dwellings.
- E. A maintenance agreement (party wall agreement), approved by the City Zoning Administrator, shall be entered into by the owners of the attached twin home dwelling in order to ensure that equal and reasonable maintenance and repairs are performed on the attached twin home dwellings. Alternatively, provisions for maintenance of common walls may be incorporated into applicable covenants to be reviewed and approved by the City.
- F. Easements necessary for water, sewer, and utility services and the maintenance agreement, shall be recorded with the Chippewa County Register of Deeds.
- G. The exterior and roof materials on each attached twin home dwelling shall be of the same color, quality, and consistency.



Outside Dimensions			Sq Ft
Driveway	25 x	15	375
Garage	15 x	20	300
House	32 x	26	832
Structure			1132
Opt. BR	12 x	12	144
With Optional BR			1276
Lot	66 x	124	8184

Living Space			
Garage/BR	18	14	252
Utility	15	7	105
Bedroom	12	11	132
Closet	12	2	24
Bathroom	7	9	63
Kitchen	8	9	72
Living Room	18	11	198
Hallway	2	3	6
Total Living Space			852
Opt. BR	11	10	110
With Optional BR			962

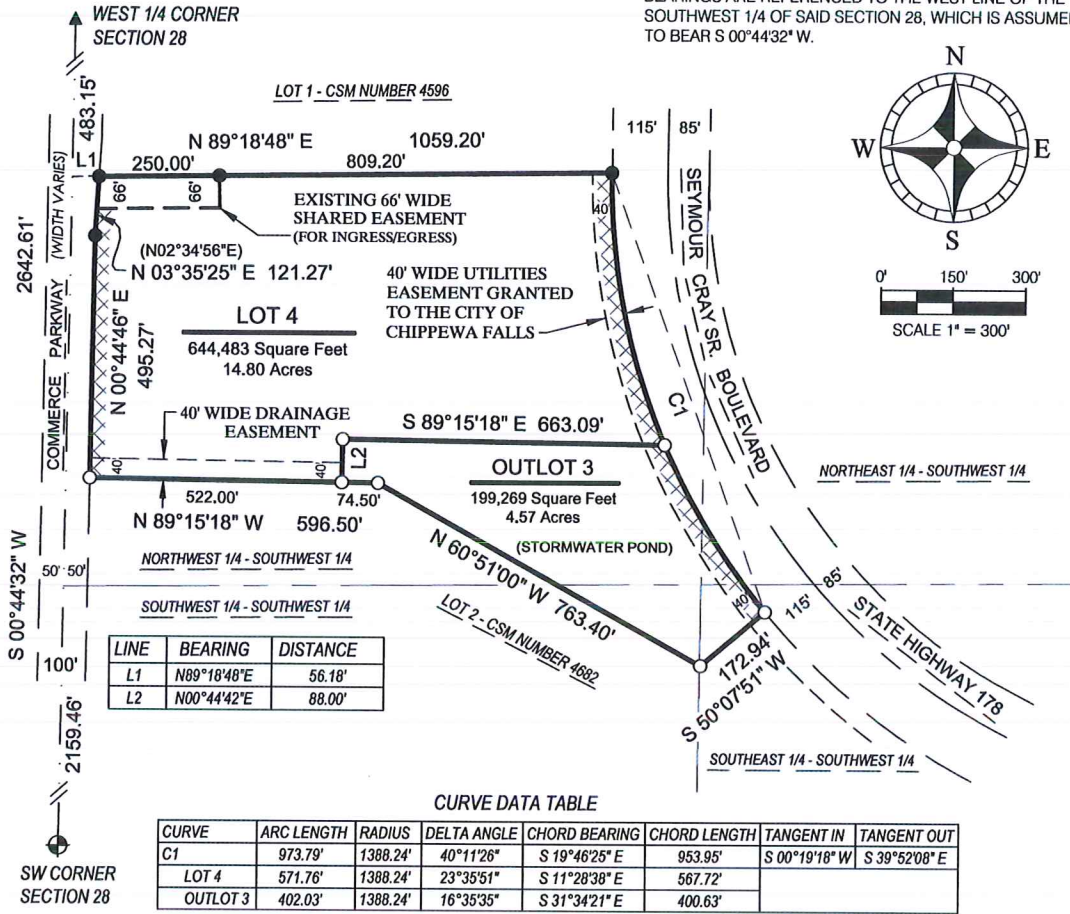
Dimensions +/- 6"

**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____
REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, WHICH IS ASSUMED TO BEAR S 00°44'32" W.



FIELDWORK COMPLETED: 11/28/2017
SAMUEL I. WENZ
CHIPPEWA COUNTY SURVEYOR
711 N. BRIDGE STREET, ROOM 5
CHIPPEWA FALLS, WISCONSIN 54729

- LEGEND**
- ⊕ = FOUND 4" O.D. CAST IRON MONUMENT
 - ▲ = FOUND P.K. NAIL
 - (SECTION CORNER TIES WERE VERIFIED)
 - = FOUND 3/4" IRON REBAR
 - = FOUND 1-1/4" IRON REBAR
 - = SET 3/4" x 18" IRON REBAR WEIGHING 1.50 LBS/LIN. FT.
 - (X°XX'XX") = PREVIOUSLY RECORDED AS
 - ⊗ = NO DIRECT VEHICULAR ACCESS
 - LBS/LIN. FT. = POUNDS PER LINEAR FOOT
 - CSM = CERTIFIED SURVEY MAP
 - O.D. = OUTSIDE DIAMETER

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____
REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH,
RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Frank Pascarella, Chippewa County Administrator, I have surveyed part of the Northwest 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Southwest 1/4 of Section 28, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 28; thence, S.00°44'32"W. along the West Line of the Southwest 1/4, 483.15 feet; thence, N.89°18'48"E., 56.18 feet to the **POINT OF BEGINNING**; thence, N.89°18'48"E. along the South Line of Certified Survey Map Number 4596, 1059.20 feet to its intersection with the Westerly right-of-way line of State Highway 178, being a non-tangent curve, concave Northeasterly, having a radius of 1388.24 feet, and a long chord which bears S.19°46'25"E. for a distance of 953.95 feet; thence, Southeasterly along said right-of-way line and the arc of said curve, 973.79 feet; thence, along the Northerly Line of Lot 2 of Certified Survey Map Number 4682 the following courses:

- 1) S.50°07'51"W., 172.94 feet; thence,
- 2) N.60°51'00"W., 763.40 feet; thence,
- 3) N.89°15'18"W., 596.50 feet to its intersection with the Easterly right-of-way line of Commerce Parkway; thence, N.00°44'46"E. along said right-of-way line, 495.27 feet to the **POINT OF BEGINNING**. Being subject to any easements of record.

Said parcel contains 843,752 square feet or 19.37 acres, more or less. The bearings are referenced to the West Line of the Southwest 1/4 of said Section 28, which is assumed to bear S.00°44'32"W.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE-7 of the Wisconsin Administrative Code, and the Subdivision Ordinance of the City of Chippewa Falls. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2017.

Samuel I. Wenz, Professional Land Surveyor, S-2221



CITY OF CHIPPEWA FALLS APPROVAL

This Certified Survey Map is approved by the common council of the City of Chippewa Falls this
_____ day of _____, 2017.

Greg Hoffman, Mayor Date

Bridget Givens, City Clerk Date

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____
REGISTER

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHWEST
1/4 OF THE SOUTHWEST 1/4, THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, AND THE
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 29 NORTH,
RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

As owners, we hereby certify that we caused the land described to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval.

-- City of Chippewa Falls

IN WITNESS WHEREOF, said Chippewa County has caused these presents to be signed by Frank Pascarella, county administrator, and countersigned by Jaclyn Sadler, county clerk, at Chippewa Falls, Wisconsin, and there signatures hereunto affixed on this

_____, day of _____, 2017.

In the presence of: Chippewa County, Wisconsin

Frank Pascarella, County Administrator

Countersigned: _____
Jaclyn Sadler, County Clerk



STATE OF WISCONSIN)

CHIPPEWA COUNTY) SS

Personally came before me this _____ day of _____, 2017,

Frank Pascarella, County Administrator, and Jaclyn Sadler, County Clerk of the above named Chippewa County, Wisconsin, to me known to be the persons who executed the foregoing instrument, and to me known to be such County Administrator and County Clerk of said Chippewa County, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Chippewa County, by its authority.

_____, Notary Public, _____, Wisconsin

My commission expires _____.