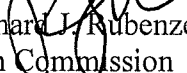


**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JANUARY 8, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, January 8, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Mayor Greg Hoffman. Absent was Vice-Chairperson Tom Hubbard. Also attending were Ian Kopp, Charles Erlien, Lee Marks, City Inspector Paul Lasiewicz and those listed on the attached attendance sheet.

1. **Motion** by Tzanakis, seconded by Smith to approve the minutes of the December 11, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Mayor Hoffman asked Director of Public Works Rubenzer to give background details about Conditional Use Permit Resolution No. 2018-01. Director of Public Works Rubenzer noted that the proposed Twin Home was along North Street in an R-1C Single Family Zoning District. He continued that the Twin Home detail and specification sheet had been used for a previously approved Twin Home Conditional Use Permit. City Inspector Lasiewicz stated that items a and b of the Twin Home detail sheet could be eliminated. The Plan Commission reached a consensus that a maintenance agreement for exterior siding and roofing should be maintained and signed by both Twin Home owners. Ian Kopp, developer for the project agreed. Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution No. 2018-01. Joe Lenfestey of 1030 Warren Street appeared and stated he didn't have any concerns with the proposed Twin Home. He asked about discontinuing the alley in back of his house and the proposed Twin Home. Director of Public Works Rubenzer stated that a petition signed by property owners along the alley would be the method. The petition would be considered by the Board of Public Works who would make a recommendation to the Common Council. Considerations would be:
  - 1) Would the proposed alley vacation or discontinuance remove access to any properties along the alley?
  - 2) Would there be a need for any utility easements moving forward?No one else spoke for or against Conditional Use Permit Resolution No. 2018-01. Mayor Hoffman closed the public hearing.  
**Motion** by Cihasky, seconded by Hull to approve Planned Unit Development Conditional Use Permit Resolution No. 2018-01 for a Twin Home on parcels #2574 and #2575, located on North Street. Mayor Hoffman requested a roll call vote, Voting aye were Cihasky, Hull, Doughty, Tzanakis, Varga, Arneberg, Smith, Rubenzer and Hoffman. Misfeldt recused himself and abstained from the vote. No one voted nay. **Motion passed on a 9-0 vote with one abstention.**
  
3. The Plan Commission considered the attached Certified Survey Map from Chippewa County for lots in Lake Wissota Business Park. Director of Public Works Rubenzer stated that the lots were "left over" after the Fleet Farm and Star Blends lots had been created and he had no issues with them.  
**Motion** by Smith, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map from Chippewa County for lots in the Lake Wissota Business Park upon receipt of the \$100 certified survey fee. **All present voting aye. Motion carried**
  
4. **Motion** by Misfeldt, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:42 P.M.

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

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

# PLAN COMMISSION ATTENDANCE SHEET

DATE: 1-08-18

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Joe Penfesty	1030 Warren St.		715-726-1022	PAPAJOE3452@yah
Nancy Penfesty	1030 Warren St.		715-726-1022	—
Rick Little	1022 WARREN ST		715-720-9122	RICKLITTLE@GMAIL.COM
BILL MCELROY	30 W CENTRAL		715-264-5779	

**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 Erlien 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

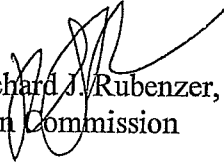
Please note, these are draft minutes and may be amended until approved by the Common Council.

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 Koff	809 Pine Ave Dr	<del>U-Haul</del>	715-456-7582	
Justin Kaminski	1608 N. MAIN ST	U-HAUL	414-403-1728	Justin - Kaminski @ uhaul.com
Paul A	OSTKOSHI, WI 51901 2977 111th St Chippewa Falls WI 54729	U-Haul	715-897-0920	paul - Zillmer @ uhaul.com
Jason Rein	5317 190th St. CHIPPEWA FALLS	U-HAUL	715-577-9051	jason-rein@ uhaul.com
Robb Majaski	415 Roosevelt Ave Eau Claire WI	Cottagewood Development	715-379-2309	robb@cottagewood group.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 Erlien 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

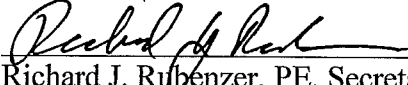
become part and Parcel of PD CUP #2018-01 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.

- 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: Cihajsky

SECONDED: Hull

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 9 ayes, 0 nays and 1 abstentions.

  
Richard J. Rubenzer, PE, Secretary  
Plan Commission

The Twin Home 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.

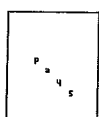
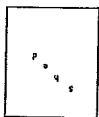
- A. The plans specification and construction shall require the installation and construction of separate sewer, water and other utility services to each twin home dwelling.
- B. Both lots containing attached twin home dwellings shall be held under the same ownership until the completion of construction of the twin home dwellings.
- C. 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.
- D. Easements necessary for water, sewer and utility services and the maintenance agreement shall be recorded with the Chippewa County Register of Deeds.
- E. The exterior (such as siding), and roof materials on each attached twin home dwelling shall be the same color, quality and consistency.



PROJECT LINE

10  
A

10  
A

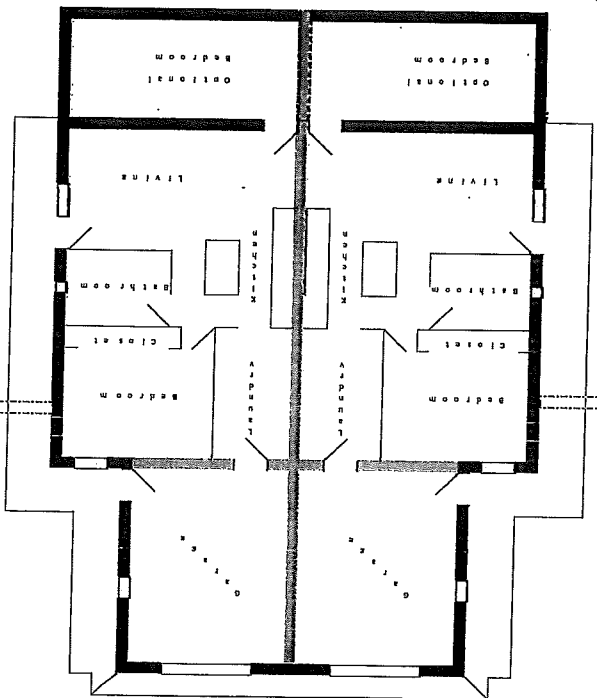


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10  
A

- ▣ Insulated Concrete Form
- ▣ Sound Proof the Wall

25  
A  
FRONT SIDE BACK

25  
A  
FRONT SIDE BACK

W + E  
N

W + E  
N

ETH SOURCE-1

WATER

WATER

WATER

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F

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

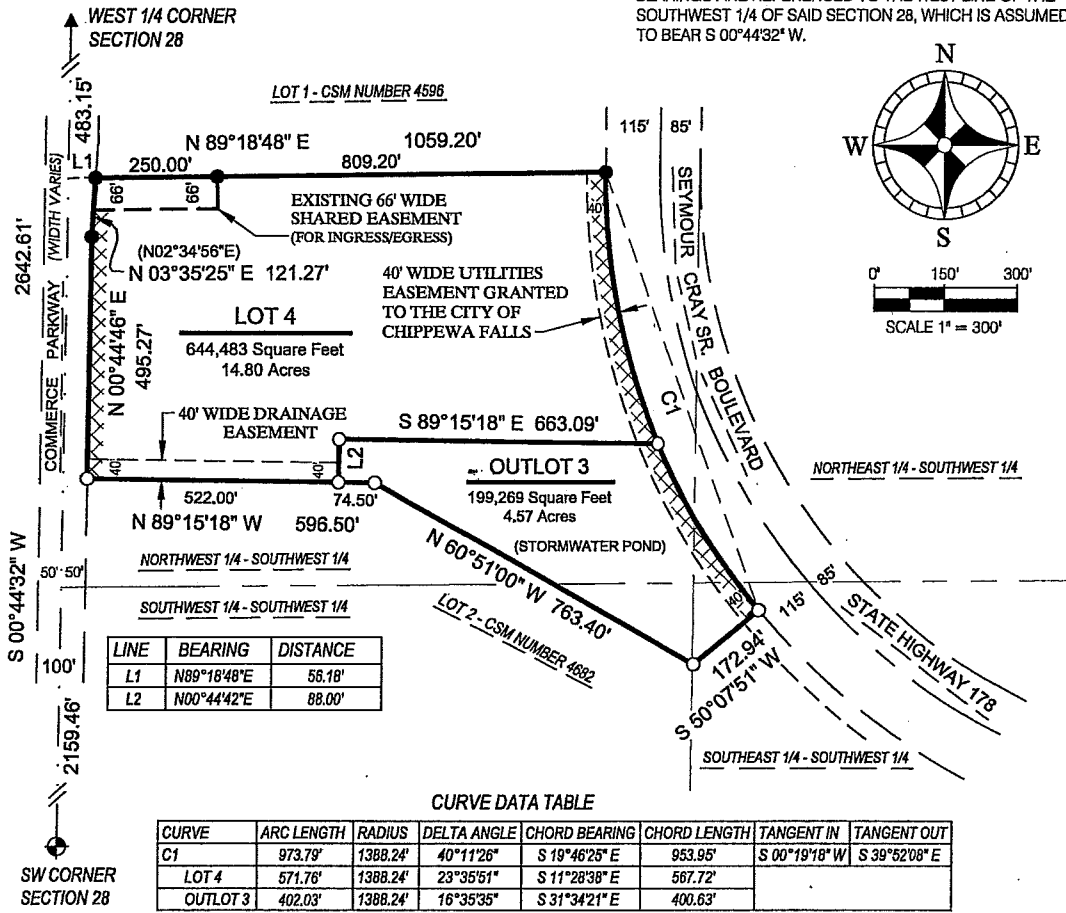
Dimensions +/- 6"

**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.



LINE	BEARING	DISTANCE
L1	N89°18'48"E	58.18'
L2	N00°44'42"E	88.00'

CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	973.79'	1388.24'	40°11'26"	S 19°46'25" E	953.95'	S 00°19'18" W	S 39°52'08" E
LOT 4	571.76'	1388.24'	23°35'51"	S 11°28'38" E	567.72'		
OUTLOT 3	402.03'	1388.24'	16°35'35"	S 31°34'21" E	400.63'		



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'X'X'X') = 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 NORTH-EAST 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

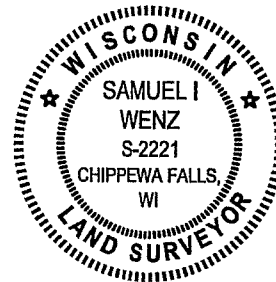
IN WITNESS WHEREOF, said Chippewa County has caused these presents to be signed by Frank  
Pascarella, county administrator, and countersigned by Jaclyn Sadler, county clerk, at Chippewa Falls,  
Wisconsin, and there signatures hereunto affixed on this

\_\_\_\_\_, 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 \_\_\_\_\_.