


**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 10, 2014 – 6:30 PM**

The Plan Commission met in City Hall on Monday, March 10, 2014 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman and Commissioner Jerry Smith. Also attending were Assistant City Engineer Matt Decur and Joe Germain of 503 Squires Street, Chippewa Falls.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the February 10, 2014 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Joe Germain appeared to support his petition to rezone Parcel #3301, Lot #1, Block #4, 1st Addition to Parkhurst Addition, located at 506-508 Macomber Street from R-1C Single Family Residential to R-2 Two Family Residential district. He stated that the existing building was a duplex and had been built in 1966. One of the tenant families have lived there for thirty-five years. Mr. Germain indicated he had performed a major remodel in 2013 and that he kept the building in really nice condition as Landlord. The Plan Commission investigated surrounding single and two-family zoning districts and determined that the proposed R-2 Two-Family zoning would not be detrimental to the neighborhood.
Motion by Varga, seconded by Hull to recommend the Common Council conduct a public hearing to consider rezoning Parcel #3301, Lot #1, Block #4, 1st Addition to Parkhurst Addition, located at 506-508 Macomber Street from R-1C Single Family Residential to R-2 Two Family Residential district. Said hearing to be scheduled upon receipt of the \$300 advertizing and processing fee and the proper notification of adjacent property owners. **All present voting aye. Motion carried.**

3. **Motion** by Cihasky, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:36 P.M.


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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, FEBRUARY 10, 2014 – 7:30 PM**

The Plan Commission met in City Hall on Monday, February 10, 2014 at 7:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Mike Tzanakis. Also attending were Assistant City Engineer Matt Decur, Alderperson Jane Lardahl, Dennis Hakes representing the rezoning request of parcel #349 and Jim and Luke Rooney representing Willow Creek.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the January 13, 2014 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the time for Plan Commission meeting as is done from time to time. After discussion:
Motion by Cihasky, seconded by Hubbard to change the Plan Commission meeting time from 7:30 P.M. to 6:30 P.M. **All present voting aye. Motion carried.**

3. The Plan Commission considered the attached draft Revised Flood Plain Ordinance for the City of Chippewa Falls. It is Chapter 22 of the City of Chippewa Falls Municipal Code and is based on the Wisconsin DNR 2012 model ordinance. Rubenzer noted that the biggest change from the Flood Plain Ordinance adopted by the City of Chippewa Falls Common Council on February 16, 2010 was in Chapter 22.90 Enforcement and Penalties. The penalty previously listed as not less than \$100 and not more than \$500 was changed to \$50 per day as is outlined in State Statute #87.30 and as recommended by WIDNR. Rubenzer also stated that Attorney Ferg and WIDNR had reviewed and approved the draft ordinance being considered by the February 10, 2014 Plan Commission
Motion by Hubbard, seconded by Varga to recommend the Common Council conduct a public hearing to consider adopting the attached revised Chapter 22 Flood Plain Ordinance, (based on the WIDNR 2012 model Flood Plain Ordinance), after proper newspaper publication and notification. **All present voting aye. Motion carried.**

4. Jim Rooney appeared to present the attached preliminary plat for Willow Creek Phase III and to support the Westwood Land Company petition for an amendment to C.U.P. Resolution 2012-04. The amendment proposes reducing 13 single family lots located around Brooke Court to 9 and changing 22 single family lots to 30 twin home lots adjacent to the northerly extension of Timber Trail. The net change for the Willow Creek Subdivision is a four unit increase in density. Mr. Rooney stated that the twin homes would be owner-occupied. Rubenzer answered a question stating the Common Council approved or denied plats based on City of Chippewa Falls Subdivision and Platting Code Chapter 18 and State Statute 236.
Motion by Hubbard, seconded by Cihasky to recommend the Common Council approve the preliminary plat of Willow Creek Phase III subject to any stormwater management plan changes necessitated by the proposal and upon successful review by the Wisconsin

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

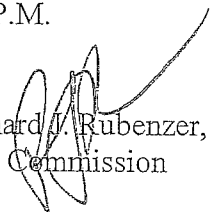
Department of Administration. **All present voting aye. Motion carried.**

Motion by Smith, seconded by Hubbard to recommend the Plan Commission conduct a public hearing to consider amending C.U.P. Resolution #2012-04 by recreating thirteen single family lots around Brooke court into nine larger single family lots and by recreating twenty-two single family lots along the northerly extension of Timber Trail into thirty twin home lots. Said public hearing to be scheduled upon receipt of the \$300 legal notice fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

5. Dennis Hakes appeared to support the petition to rezone parcel #349, (lot #10, block #42 of the Chippewa Falls Plat located at #209 West Grand Avenue), from C-3 Central Business District to R-2 Two Family Residential. The Plan Commission discussed adjacent zoning types and the uses in those zones.

Motion by Smith, seconded by Cihasky that the Common Council conduct a public hearing to consider rezoning parcel #349, (lot #10, block #42 of the Chippewa Falls Plat located at #209 West Grand Avenue), from C-3 Central Business District to R-2 Two Family Residential. Said public hearing to be scheduled upon receipt of the \$300 legal notice fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

6. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:55 P.M.


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

Date Filed 2-7-14

Fee Paid: 25.00 Date: 2-7-14 TR # 42039

Fee Paid: _____ Date: _____ TR# _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI., for a rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 506-508 Macomber St. 211-3301

Lot: 1^E Block 4 Subdivision 1st Addition to Parkhurst Add. Parcel # 22809-0111 - 63480401
E 13' of Lot 2

or Legal Description: _____

Present zoning classification of property: R-1C Single Family

Zoning classification requested: R-2 (Duplex Zoning)
Two Family

Name & Address of Petitioner:
Joe Germain
503 Squines St.
Chippewa Falls, WI 54729

Home/Business Address:

Phone Number: (715) 828-1113

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: _____

Existing use of all buildings on such land: Duplex - Currently

Principal use of all properties within 300 feet of such land: Duplex & Single Family

Purpose for which such property is to be used: Duplex

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter:

The Brick Duplex was built in 1966. It has been a Duplex for the entire life of the property. It is a very well maintained property in excellent condition. The current tenant has lived there for 35+ years.

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures, and property lines within 300 feet of the property to be altered. Attached _____.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:

I am trying to re-finance my property. The mortgage company will not allow this because the current zoning is R-1C - Single Family. The property to the north and all along Bridgewater Ave is Duplex zoning. I do not plan to do anything different than what the property has been used for the last 39 years.

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER (S) OF THE PROPERTY MUST SIGN BELOW:

Owners/Addresses

Joe German
503 Squires St.
Chippewa Falls, WI
54729

Petitioners/Addresses

Joe German

This map is a compilation of records as they appear in the Chippewa County Office and is to be used only for reference purposes.



Duplex

Duplex

Duplex

Duplex

Duplex

Single
Farm

Single
Farm

Single
Farm

Single
Farm

518
506 Macomber St.

Duplex

WHEATON ST

Single
Farm

Single
Farm

Single
Farm

Single
Farm

Single
Farm

_____	Federal/State
_____	County
_____	Town
_____	City/Village
_____	Easement
_____	Forest
_____	Water

Roads

MAGOMBI

Scale = 1 in : 63 ft

Editor: Eshwin, 07 2017