

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, June 11, 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 May 7, 2018 Plan Commission Meeting. *(Attachment)*
2. Elect Plan Commission Vice-Chairperson.
3. Consider Willow Creek Parkway Final Plat of Willow Creek Phase IV. Make recommendation to the Common Council. *(Attachment)*
4. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 5. *(Attachment)*
5. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 15. *(Attachment)*
6. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Chippewa Falls, Wisconsin". *(Attachment)*
7. Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 15, City of Chippewa Falls, Wisconsin". *(Attachment)*
8. Update on City of Chippewa Falls Bike and Pedestrian Path planning and activities.
9. Consider request from Steve Frazer for a Planned Development Conditional Use Permit to construct two twin home buildings (four units), in an R-1C Single Family Residential Zoning District. *(Attachment)*
10. 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, June 6, 2018 at 1:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 7, 2018 – 6:30 PM**

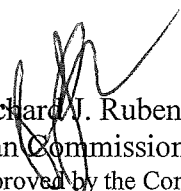
The Plan Commission met in City Hall on Monday, May 7, 2018 at 6:30 P.M. Present were Commissioners Dennis Doughty, Mike Tzanakis, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman, Commissioners Dave Cihasky, Greg Misfeldt, Dan Varga and Jerry Smith. Also attending were City Planner Brad Hentschel, Assistant City Engineer Bill McElroy, P.E. and those on the attached attendance sheet.

1. **Motion** by Tzanakis, seconded by Doughty to approve the minutes of the April 9, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Bill Albright, 7663 161st Street, Chippewa Falls, appeared to support the attached Residential Planned Development Conditional Use Permit Resolution #2018-02 amending C.U.P. Resolution #07-03, #12-03, #12-04 and #14-01 for Phase IV Development of the Willow Creek Subdivision. He stated that there would be a reduction of three single family units and an increase of six two-family lots. He stated there was a seventeen year inventory of single family lots remaining and zero inventory of two-family lots. He noted that the overall project density would be reduced. He projected beginning Phase IV in the fall of 2018 if approved. Vice-Chairperson Hubbard opened a public hearing to consider Residential Planned Development Conditional Use Permit Resolution #2018-02 amending C.U.P. Resolution #07-03, #12-03, #12-04 and #14-01 for Phase IV Development of the Willow Creek Subdivision. Ron Krueger appeared on behalf of his seventy-one year old sister Roxanne Lund who had purchased a home at #1816 Timber Trail. He said that the realtor had stated there wouldn't be additional housing units built to the north of #1816 Timber Trail. He questioned transparency. He stated the bathroom floor, siding and door frames weren't level at #1816 Timber Trail. He continued that some sheetrock screws had popped. He asked that the builders slow down and increase construction quality. No one else spoke. Vice Chairperson Hubbard closed the public hearing. Director of Public Works Rubenzer addressed the transparency concern stating that all adjacent property owners within 150 feet of the PD C.U.P. area were sent notices of the proposed IV amendment.
Motion by Tzanakis, seconded by Rubenzer to approved Residential Planned Development Conditional Use Permit Resolution #2018-02 amending C.U.P. Resolution #07-03, #12-03, #12-04 and #14-01 for Phase IV Development of the Willow Creek Subdivision. Vice Chairperson Hubbard requested a roll call vote. Voting aye were Tzanakis, Rubenzer, Arneberg, Hull and Hubbard. Voting nay was Doughty. **Motion was approved on a 5-1 vote.**

3. Max Gehler appeared to support the attached Certified Survey Map for division of Outlot #3 located on Nelson Road east of Old Eau Claire Road.
Motion by Tzanakis, seconded by Doughty to recommend the Common Council approve the attached Certified Survey Map for division of Outlot #3 located on Nelson Road east of Old Eau Claire Road. Said approval based on receipt of the \$100 Certified Survey Map review fee and approval of a stormwater management plan for the parcels. **All present voting aye. Motion carried.**

4. **Motion** by Hull, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:52P.M.


Richard J. 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

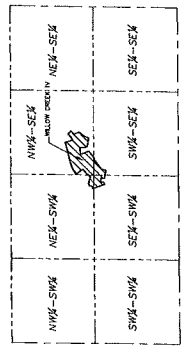
DATE: May 9, 2018

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Houston Havenot	13533 45th Ave Chippewa Falls, WI 54719			
GERALD SKALECKI	1827 LUKE RACE Chippewa Falls WI 54719			
MAX GELNER	c. R. 54719 12635 SOTHAVE		715-379-6163	
Kris Dimack	1835 Luke Pl			
JIMMY SKALECKI	1827 Luke PL CF			
ROD HOPPER REXANE CARP	1816 TIMBER TRAIL CF		715-283-7857	
Bill Abney	2603 161st Chippewa		715-871-8000	
Stanley KILDEN	1744 TIMBER TR		715-218-3547	
JERRY & PATTY CLAR	1800 TIMBER TRL		715-832-7400	

UTILITY EASEMENT PROVISIONS:
 AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY
 HEARTLAND CONTRACTORS, INC., GRANTORS TO
 XCEL ENERGY COMPANY, GRANTEE
 AT AT: A WISCONSIN CORPORATION, GRANTEE
 CHPTEN COMMUNICATIONS, GRANTEE

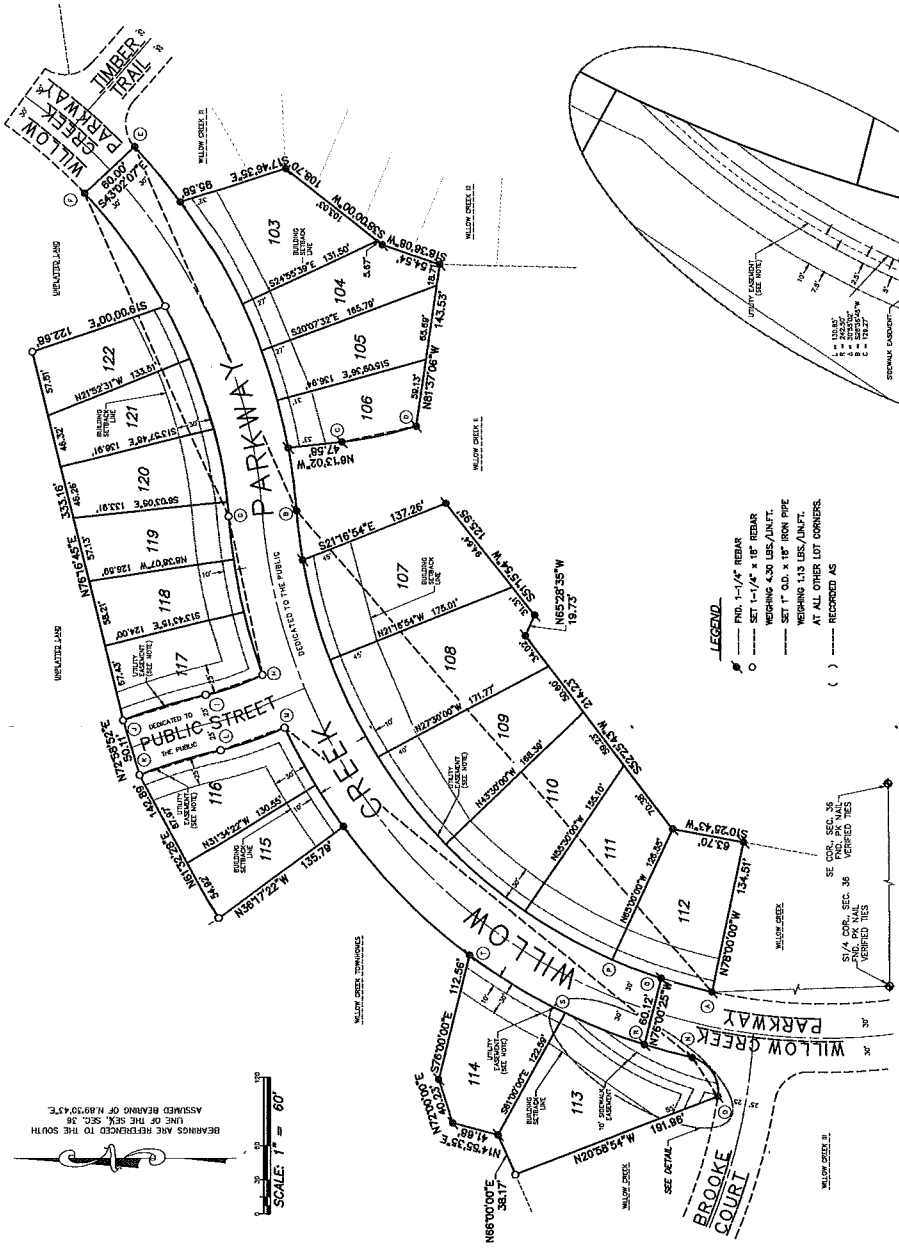
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND
 REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND
 DISTRIBUTION OF ELECTRICITY AND COMMUNICATIONS SERVICE, INCLUDING BUT NOT LIMITED TO, CABLES AND INTERNET
 FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED. ALL
 IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT
 UPON WHICH THIS SUBDIVISION IS BASED, SHALL BE CONSIDERED TO BE GRANTED TO THE GRANTEE
 UPON ACROSS WITHIN AND BENEFIT THE SURFACE OF EACH LOT TO MAKE IMPROVEMENTS THEREON OR ON
 ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE
 REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY
 TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS
 CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE
 RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO
 THE INSTALLATION OF SAID UNDERGROUND BULKHEAD FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY
 GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY
 INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY
 MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEE AND THE CITY OF AITON.
 THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND
 ASSIGNS OF ALL PARTIES HERETO.

LOCATION SKETCH
 OF THE SEK AND SWK
 SECTION 36, T29N, R3W



WILLOW CREEK IV

IN THE SWK-SEK, NWK-SEK, SEK-SWK AND SEK-SWK
 SECTION 36, T29N, R3W
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN



DETAIL
 1" = 20'

ABBREVIATIONS:
 BOUNDARY
 FND. = FOUND
 L.S. = LINES
 M.S. = MONUMENT
 N.E. = NORTH-EAST
 N.W. = NORTH-WEST
 S.E. = SOUTH-EAST
 S.W. = SOUTH-WEST
 S.P. = STREET
 S.W. = SOUTH-WEST
 V.P. = VOLUME #/PAGE #

LEGEND:
 FND. 1-1/4" REBAR
 SET 1-1/4" x 18" REBAR
 WEDGING 4.30 U.S./INCH
 SET 1" O.D. x 18" IRON PIPE
 WEDGING 1.13 U.S./INCH
 AT ALL OTHER LOT CORNERS.
 () = RECORDED AS

PANEL TABLE	SECTION	AREA (SQ. FT.)
103	10,728	
104	7,190	
105	2,911	
106	5,359	
107	14,229	
108	15,004	
109	12,670	
110	12,182	
111	10,888	
112	10,240	
113	14,535	
114	10,184	
115	8,532	
116	8,333	
117	7,190	
118	5,267	
119	8,496	
120	7,547	
121	7,538	
122	8,954	

There are no objections to this plat with respect
 to Secs. 236.15, 236.16, 236.20 and 236.21(1)
 and (2), Wis Stats. as provided by s. 236.12, Wis.
 Stats.
 Certified _____
 20 _____
 Department of
 Administration



UTILITY EASEMENTS:
 ARE FOR THE USE OF
 XCEL ENERGY COMPANY
 CHPTEN COMMUNICATIONS
 WITHIN & UPON ANY LOT CORNER.

RESOLUTION NO. _____

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 5,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 5 (the "District") was created by the City on November 18, 1997 as an industrial district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 11, 2018 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 5 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2018

Plan Commission Chair

Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 5
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 15,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 15 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 11, 2018 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

1. It recommends to the Common Council that Tax Incremental District No. 15 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2018.

Plan Commission Chair

Secretary of the Plan Commission

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 15
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 709 Marilyn St

Lot# 16-17-18 Block#: 1 Subdivision: ZIELEADD. Parcel# 4011

Legal Description: _____

Zoning classification of property: _____

Purpose for which this Permit is being requested: to construct 2 Family Duplex

Twin Home

Existing use of property within 300 feet of subject property: (List or attach map)

R-1 & R-2

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

None

Operational plans of the proposed use:

Hours of Operation:

N/A

Days of Operation:

Number of Employees:

Part-time

Full-time

Capacity:

Number of Units:

4 units 2 Duplexes

Size:

Number of Residents/Children:

Ages:

Other:

Building plans:

Existing buildings:

see attached will be aboled

Proposed buildings:

Twin homes

Use of part of building:

housing

Proposed additions:

Future additions:

Change in use: 2 Family verses 1 Family

Outside appearance: _____

Number of buildings: 2

Planting & Landscaping: _____

Type: NA

Timetable: _____

Screening: _____

Type: NA

Fences: _____

Type: _____

Height: _____

Location: _____

Earth Bank: _____

Planting: NA

Maintenance: _____

Other: _____

Lights:

Number of lights: NA

Location: _____

Hours: Non-Commercial use

Type: _____

Signs:

Type: Non-Commercial

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: 2

Location: _____

Width: _____

Parking:

Number of stalls: 2

Location of stalls: _____

Setbacks: _____

Surfacing: Concrete

Screening: _____

Drainage:

Storm sewer: NA

Rock beds: _____

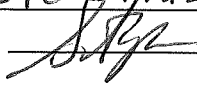
Detention pond: _____

Retention pond: _____

Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application: _____

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

Owner(s)/Address(es):
4833 160th St
Chippewa Falls wi 54729
Phone #: 715 828 4969
Email: Steve Frazer @ Live.com
Signature: 

Petitioner(s)/Address(es):

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

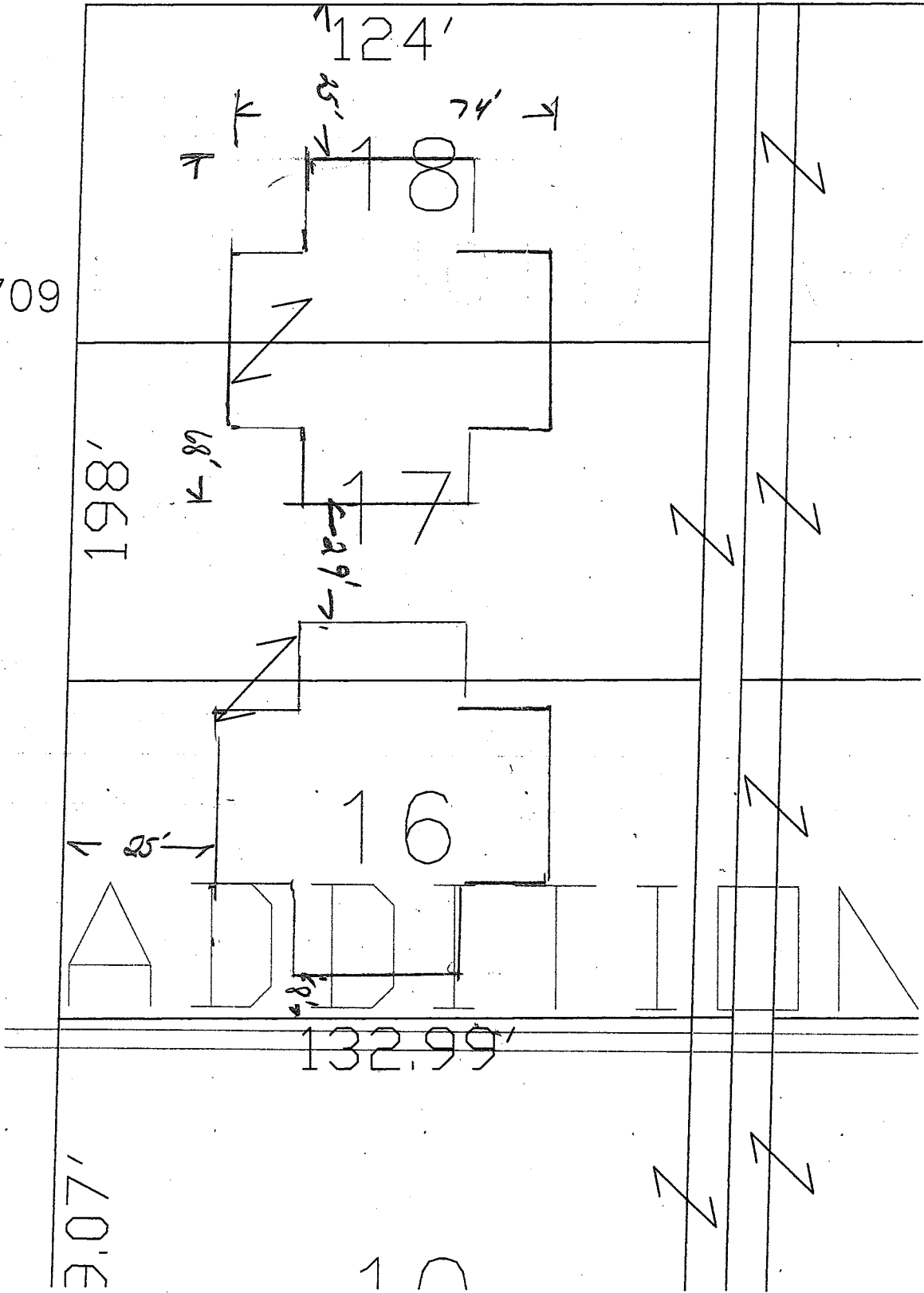
Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Scale: 1" = 30'

8

#709



198'

124'

132.99'

307'

16

18

10

74' →

← 68'

← 29'

← 25'

← 28'

