

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, SEPTEMBER 24, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, September 24, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Dan Varga was absent. Also attending were Assistant City Engineer Bill McElroy, City Inspector Paul Lasiewicz and those on the attached attendance sheet.

1. **Motion** by Hoffman, seconded by Smith to approve the minutes of the September 10, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**
2. The Plan Commission considered the attached Certified Survey Map from Real Land Surveying for combining the lots on the Southwest corner of Lakeland Drive and County Highway I in the Lake Wissota Business Park. Jeremy Skaw stated that the Certified Survey Map was just combining existing lots into one lot, making a development “cleaner”.

**Motion** by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map from Real Land Surveying for combining the lots on the Southwest corner of Lakeland Drive and County Highway I in the Lake Wissota Business Park. Said approval contingent on:

- 1) Receipt of the \$100 Certified Survey Map review fee.
- 2) Submission, review and approval of any necessary stormwater management plan.

**All present voting aye. Motion carried.**

3. The Plan Commission considered the attached rezoning petition request from Wes Mueller and the City of Chippewa Falls to rezone Parcels 4046.7000 and 4046.8000, Lot 2 except the South half and Lot 3, replat of Zielie’s Addition, located in Block 5, Zielie’s Addition along the West side of Chippewa Crossing Boulevard from R-1C Single Family Residential District to R-2 Two Family Residential District. Secretary Rubenzer explained that the two lots were City owned and had an offer to purchase on them. The Plan Commission looked at all surrounding zoning districts and concluded that the R-2 Two Family Residential zoning district wouldn’t be detrimental to the surrounding neighborhood.

**Motion** by Hubbard, seconded by Misfeldt to recommend the Common Council conduct a public hearing to consider the request from Wes Mueller and the City of Chippewa Falls to rezone Parcels 4046.7000 and 4046.8000, Lot 2 except the South half and Lot 3, replat of Zielie’s Addition, located in Block 5, Zielie’s Addition along the West side of Chippewa Crossing Boulevard from R-1C Single Family Residential District to R-2 Two Family Residential District. Said public hearing to be scheduled after:


- 1) Receipt of the \$300 legal advertising and administration fee.
- 2) Proper notification of adjacent property owners.

**All present voting aye. Motion carried.**

4. The Plan Commission again discussed its September 10, 2018 decision not to require U-Haul to undergo another notice and public hearing process for the addition of a 20' x 40' canopy structure in the parking area. The structure is intended to house return vehicles. Secretary Rubenzer handed out the attached background information. City Inspector Paul Lasiewicz stated that the canopy structure is a permitted accessory use to the primary structure in the underlying C-2 General Commercial District. The Plan Commission discussed Attorney Ferg's attached opinion that the Plan Commission did have the authority to allow the canopy without a notice and public hearing process. The Plan Commission reaffirmed that the main reason for the Planned Development Conditional Use Permit Resolution No. 2017-02 was for U-Haul to construct Ten 10' x 10' x 9' temporary personal storage units and nothing else. Secretary Rubenzer noted that no one spoke at the December 11, 2017 public hearing for Planned Development Conditional Use Permit Resolution No. 2017-02. The Plan Commission came to a consensus and reaffirmed that the canopy had nothing to do with Planned Development Conditional Use Permit Resolution No. 2017-02. Secretary Rubenzer stated that he still believed U-Haul should have included the canopy on the original site plan.

**Motion** by Misfeldt, seconded by Hubbard that the Plan Commission find that the U-Haul proposal to add a 20' x 40' canopy to their parking area, (as in attached site plan), was a permitted accessory use in the underlying C-2 General Commercial zoning district and had no bearing on Planned Development Conditional Use Permit Resolution No. 2017-02. Therefore, no additional notice and public hearing process would be required from U-Haul. **All present voting aye. Motion carried.**

5. **Motion** by Doughty, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:52 P.M.

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

# PLAN COMMISSION ATTENDANCE SHEET

DATE: September 24, 2018

| NAME          | COMPANY REPRESENTING  | ADDRESS                        | PHONE #          | EMAIL              |
|---------------|-----------------------|--------------------------------|------------------|--------------------|
| Rick Van Rite | Alliance Construction | 1080 Broadway Wrightstown      | 920<br>336-2400  |                    |
| Jeremy Skaw   | Real Land Surveying   | 1403 96 <sup>th</sup> Ave C.F. | 715-<br>225-4572 | jstkaw@rls-rec.com |
|               |                       |                                |                  |                    |
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**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, SEPTEMBER 10, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, September 10, 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, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Assistant City Engineer Bill McElroy, City Inspector Paul Lasiewicz, City Planner Brad Hentschel and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the August 13, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered a Certified Survey Map submitted by Real Land Surveying on behalf of Steve Frazer for Lots 16-18, Block 1, Zielie's Addition. Director of Public Works Rubenzer stated that the Certified Survey Map was a follow-up to PD CUP Resolution No. 2018-03 allowing Mr. Frazer to construct duplexes or twin homes on proposed Lots 1 and 2 of the Certified Survey Map.  
**Motion** by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map submitted by Real Land Surveying on behalf of Steve Frazer for Lots 16-18, Block 1, Zielie's Addition. Said approval contingent on:
  - 1) Receipt of the \$100 Certified Survey Map review fee.
  - 2) Submission and approval of any necessary stormwater management plan.**All present voting aye. Motion carried.**
  
3. Mayor Hoffman opened a public hearing to consider Planned Development Conditional Use Permit Resolution No. 2018-05 to construct six eight-plex buildings, hereafter referred to as Palisades Condominiums, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,900 square feet), on Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street, Chippewa Falls, WI. Jim Statz of 1319 Timber Road, Eau Claire, WI appeared to oppose PD CUP Resolution No. 2018-05 to construct six eight-plex buildings, hereafter referred to as Palisades Condominiums, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,900 square feet), on Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street, Chippewa Falls, WI. Mr. Statz stated that he owned apartment units adjacent to the proposed development and that when he had constructed the apartments, he had to adhere to building requirements in the R-3-8 Multi-Family Residential zoning district. He stated that he felt that Mr. Wurzer should also be required to build per said code. He was concerned about the building density. Mark Erickson of Everyday Engineering spoke for the permit, stating the development's future occupants would be able to take advantage of the spacious City park adjacent to the development and that aesthetically pleasing and appropriate vegetation would be placed around the stormwater pond perimeter bench. No one else spoke for or against the permit. Commissioner Cihasky

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

listed concerns with the ten foot deep stormwater pond depth. He wanted vegetation to be planted along the pond perimeter bench. Director of Public Works Rubenzer stated that condition "C" of the permit required the developer to adhere to the stormwater and erosion control chapters (30 and 31) of the Chippewa Falls Municipal Code.

Mayor Hoffman closed the public hearing.

**Motion** by Tzanakis, seconded by Varga to approve the Planned Development Conditional Use Permit Resolution No. 2018-05 to construct six eight-plex buildings, hereafter referred to as Palisades Condominiums, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,9000 square feet), on Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marris Street and Terrence Street, Chippewa Falls, WI. Mayor Hoffman requested a roll call vote. **Voting aye were Tzanakis, Varga, Misfeldt, Doughty, Arneberg, Smith, Hull, Rubenzer, Hubbard and Hoffman. Voting nay was Cihasky. The motion was approved on a 10-1 vote.**

4. The Plan Commission considered the attached Certified Survey Map of Palisades Condominiums submitted by Everyday Surveying on behalf of Craig Wurzer for Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marris Street and Terrence Street. Director of Public Works Rubenzer noted that this was the certified survey map for the Palisades Condominiums which was approved in the previous item. He continued that any stormwater conditions could be added to the Certified Survey Map approval.

**Motion** by Cihasky, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map of Palisades Condominiums submitted by Everyday Surveying on behalf of Craig Wurzer for Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marris Street and Terrence Street upon:

- 1) Payment of the \$100 Certified Survey Map review fee.
- 2) Submission and approval of a vegetative plan for the stormwater ponds perimeter.

**All present voting aye. Motion carried.**

5. The Plan Commission considered the attached petition from Peter Pohl and Wes Mueller to rezone Lots 5 and 6, Parcels 4046.9100 and 4046.9200, replat of Block 5, Zielie's Addition from R-1C Single Family Residential District to R-2 Two Family Residential District.

**Motion** by Hubbard, seconded by Varga to recommend the Common Council conduct a public hearing to consider rezoning Lots 5 and 6, Parcels 4046.9100 and 4046.9200, replat of Block 5, Zielie's Addition from R-1C Single Family Residential District to R-2 Two Family Residential District. Said public hearing to be scheduled upon;

- 1) Receipt of the \$300 legal advertising fee.
- 2) Proper notification of adjacent property owners.

**All present voting aye. Motion carried.**

6. The Plan Commission considered the attached Certified Survey Map from Chippewa Surveying redividing lots in 2<sup>nd</sup> Riverside Industrial Park and allowing a land swap/purchase between the City of Chippewa Falls, Premium Waters and Allied Dies.

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

City Planner Hentschel explained that this redivision of lots would allow both businesses potential growth and future expansion.

**Motion** by Tzanakis, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map from Chippewa Surveying redividing lots in 2<sup>nd</sup> Riverside Industrial Park and allowing a land swap/purchase between the City of Chippewa Falls, Premium Waters and Allied Dies contingent on:

- 1) Receipt of the \$100 Certified Survey Map review fee.
- 2) Submission and approval of any necessary stormwater management plan.
- 3) That lot areas be added to the survey map.

**All present voting aye. Motion carried.**

7. The Plan Commission considered the attached sign and 20' x 40' tent canopy structure at the U-Haul site next to Chippewa Commons on E. Prairie View Road. Director of Public Works Rubenzer explained that both items should have been included with Planned Development Conditional Use Permit Resolution No. 2017-02 and that the Common Council had approved the addition of the sign in September 2018. City Inspector Lasiewicz indicated he had no issues with adding the items to PD CUP Resolution No. 2017-02 without a new notice and public hearing process.

**Motion** by Hubbard, seconded by Tzanakis to approve administratively adding the attached sign and 20' x 40' tent canopy structure to Planned Development Conditional Use Permit Resolution No. 2017-02 for U-Haul without a new notice and public hearing process.

**All present voting aye. Motion carried.**

8. **Motion** by Smith, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:04 P.M.

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

PLAN COMMISSION ATTENDANCE SHEET

DATE: September 10, 2018

| NAME            | ADDRESS                              | COMPANY REPRESENTING | PHONE #      | EMAIL                           |
|-----------------|--------------------------------------|----------------------|--------------|---------------------------------|
| Steve Franzler  | 4833/60th St                         |                      |              |                                 |
| Justin Kaminski | 1608 N. MAIN ST<br>OSTRICK, WI 54001 | J-HAUL               | 414-467-1728 | Justin - Kaminski<br>@JHaul.com |
| Jason Row       | 5317 190th St.<br>CHIPPWA FALLS      | J-HAUL               | 715-577-8051 | JASON - REIN @<br>JHaul.com     |
| Wes Muller      | 5103 138th St<br>CR 54729            | Wes Muller           | 715-225-0053 |                                 |
| Mark Ferguson   | 1803 BRACKET AVE<br>E.C. WI 54701    | F.S.E.               | 715-831-0054 | mark@esell.com                  |
| Paul Stutz      | 14159 76th AVE                       | S&C F                | 715-223-0770 |                                 |
| Jim Stutz       | 1319 Timber Rd<br>EC                 | M. Stutz             | 715-835-8999 |                                 |
|                 |                                      |                      |              |                                 |
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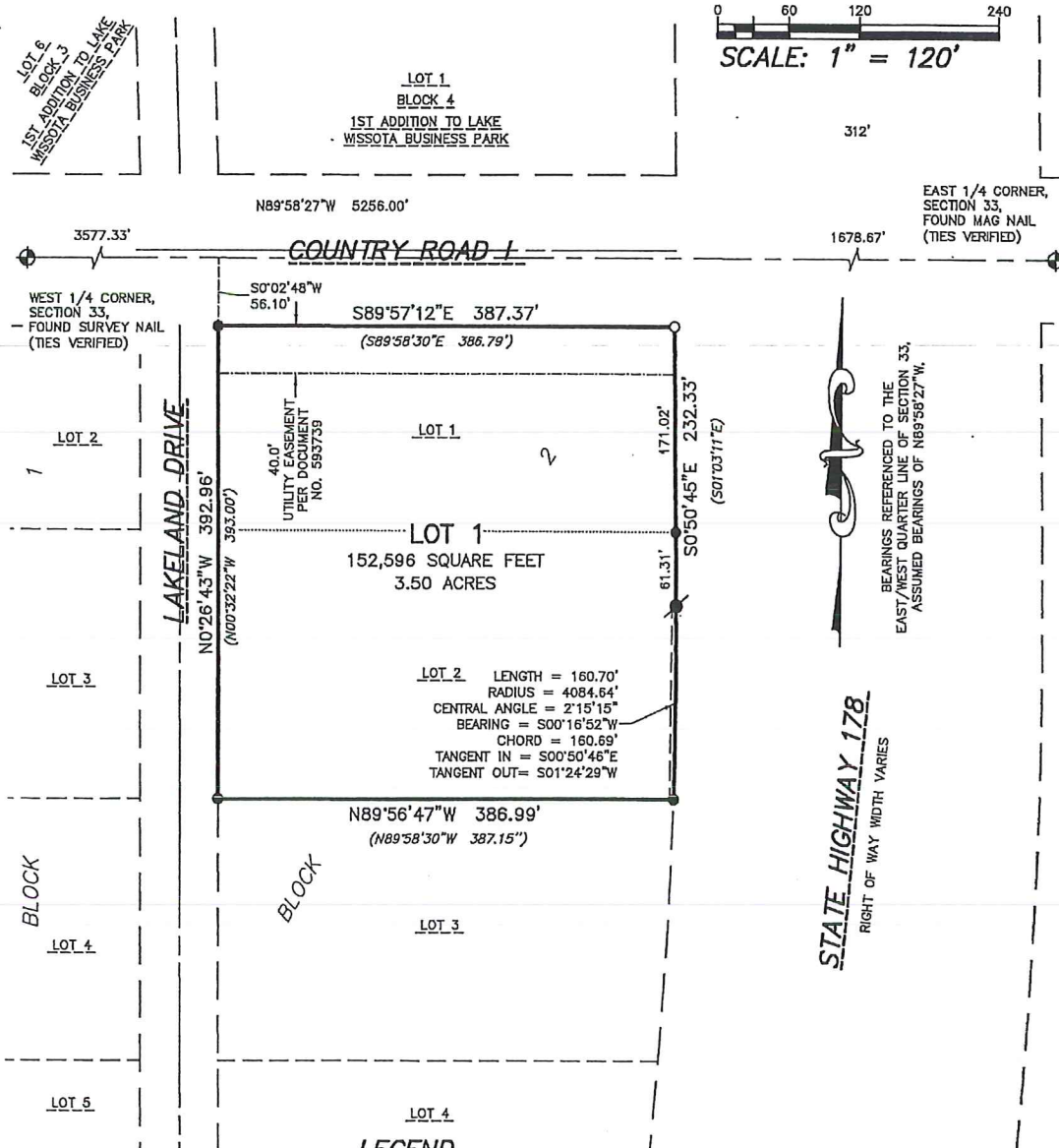
**CHIPPEWA COUNTY CERTIFIED SURVEY  
MAP NUMBER \_\_\_\_\_**

RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

**REVISED**  
9-6-16

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 &  
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4,  
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK



- LEGEND**
- ----- FOUND 3/4" REBAR
  - FOUND 1-1/4" REBAR
  - SET 1" OUTSIDE DIAMETER x 18" IRON PIPE  
WEIGHING 1.13 POUNDS PER LINEAR FOOT
  - ( )----- RECORDED AS

REAL LAND SURVEYING  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701  
(715) 514-4116  
CADD # 18301

FIELDWORK  
COMPLETION  
DATE: 08/31/18

SHEET 1 OF 2 SHEETS

PAGE \_\_\_\_\_



**CHIPPEWA COUNTY CERTIFIED SURVEY  
MAP NUMBER \_\_\_\_\_**

RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ &  
THE NORTHEAST ¼ OF THE SOUTHEAST ¼,  
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK

**SURVEYOR'S CERTIFICATE:**

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF ECMCRE, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ & THE NORTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN; BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK

AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

\_\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018  
PETER J. GARTMANN, P.L.S. 2279

PREPARED FOR:  
ECMCRE  
3802 OAKWOOD MALL DRIVE  
EAU CLAIRE, WI 54701

Prepared By:  
REAL LAND SURVEYING  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701

Date Filed: September 12, 2018

Fee Paid: \$25.00 Date: Sept. 12, 2018 TR#: 56626

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 rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel# \_\_\_\_\_

Legal Description: lot 3 and lot 2 ex the S 1/2 of the Replat. & 2nd addition  
Parcel id numbers - 22808-0843-68100003 and 22808-0843-68100002

Present zoning classification of property: R1

Zoning classification requested: R2 for Duplexes

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: —

Principal use of all properties within 300 feet of such land: Single family and  
Duplexes

Purpose for which such property is to be used: to build 1 duplex

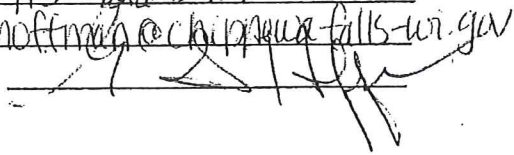
Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: This Duplex will be owner  
managed and maintained. The building will be built  
with high quality materials. The lot will be laid  
out so the building will be as private as possible.

**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.**

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:  
This building will look the same as the buildings on  
the east side of Chippewa Crossing Blvd.

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

Owner(s)/Address(es):

City of Chippewa Falls  
300 W Central St  
Chippewa Falls WI 54729  
Phone #: 715-726-2719  
Email: ghoffman@chippewa-falls-wi.gov  
Signature: 

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Petitioner(s)/Address(es):

Wesley and Karen Mueller  
3963 138th St.  
Chippewa Falls, WI 54729  
Phone #: 715-725-9053  
Email: wesmuell04@gmail.com  
Signature: Wesley Mueller  
Karen Mueller

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\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

128'

LOT 3 ZIELIE ADDITION

84'

60.000'

72.000'

BLDG #2

25' MIN. SETBACK

LOT 2 ZIELIE ADDITION

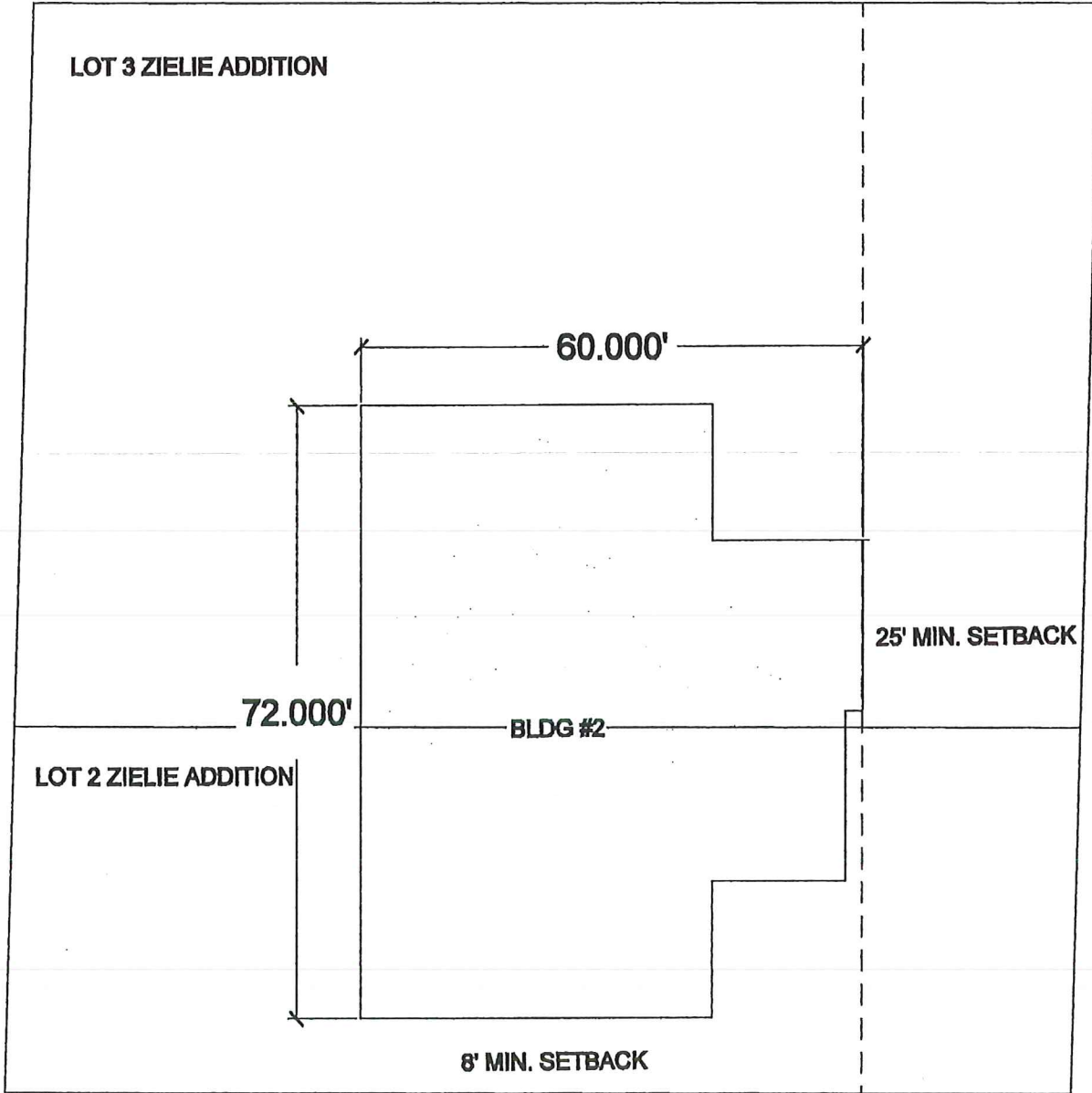
43'

8' MIN. SETBACK

CHIPPEWA CROSSING BLVD

128'

SCALE: 1:20



**Conditional Use Permit Resolution No. 2017-02**

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL  
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT  
RESOLUTION #2017-02 TO TEMPORARILY LOCATE TEN 10' X 10' X 9'  
HIGH PERSONAL STORAGE UNITS, (PODS) IN THE PARKING LOT OF  
#409 EAST PRAIRIE VIEW ROAD**

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**WHEREAS**, the City of Chippewa Falls Common Council conducted a public hearing on January 5, 2016 and then granted a Special Use Permit Ordinance No. 2015-06 allowing Wisconsin Real Property Investments, LLC and Chippewa Commons to use the existing building, (former K-Mart building), to store pallets of bottled water; and

**WHEREAS**, on November 7, 2016, the City of Chippewa Falls Plan Commission granted Commercial Planned Development Conditional Use Permit Resolution No. 2016-05 to allow zero setback lot lines on parcel #4428, located at #409 East Prairie View Road; and

**WHEREAS**, Said former K-Mart, parcel number 4428 is zoned C-2 General Commercial District; and

**WHEREAS**, On November 13, 2017, the Plan Commission heard a request from U-Haul to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road; and

**WHEREAS**, the Plan Commission evaluated the development proposal in accordance with Municipal Code Section 17.26 which directs such evaluation as a conditional use permit under section 17.47; and

**WHEREAS**, the Plan Commission conducted a public hearing on Monday December 11, 2017 at 6:30 P.M. to hear all concerns about Commercial Planned Development Conditional Use Permit Resolution No. 2017-02 to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN**, pursuant to Chapters 17.26 and 17.47 of the code of Ordinances of the City of Chippewa Falls, that Commercial Planned Development Conditional Use Permit Resolution No. 2017-02 to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road is granted under the following conditions:

- a) That U Haul be permitted to temporarily store ten 10'x10'x9'high outdoor personal storage units in the parking lot as shown on the attached site plan until 90 % occupancy of the indoor storage facility is reached and the Plan Commission will review the occupancy and permit after five years.

Conditional Use Permit Resolution No. 2017-02

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL  
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT  
RESOLUTION #2017-02 TO TEMPORARILY LOCATE TEN 10' X 10' X 9'  
HIGH PERSONAL STORAGE UNITS, (PODS) IN THE PARKING LOT OF  
#409 EAST PRAIRIE VIEW ROAD**

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- b) That this permit shall apply to parcel #4428 as described on the attached property description and as shown on the attached site plan.
- c) That the attached stated declarations apply to parcel #4428 and adjacent parcel #4430 as long as this permit remains valid.
- d) That a zero setback is required along the South property line of parcel #4428.
- e) That this permit shall run with the land and apply for all present and future owners as long as permitted uses in the C-2 General Commercial District are employed.
- f) That all the attached site plans, declarations and property descriptions become part and parcel of this permit.
- g) This permit will be available in the offices of the City Engineer and City Inspector.
- h) That this permit shall become null and void by non-compliance with the conditions of this permit or related Codes, or by application to the Board of Appeals for any Code variance at these premises.
- i) That all changes or modifications to this permit shall be made only after review and approval by the Plan Commission and after public notice and hearing as required for a Commercial Planned Development Conditional Use Permit.
- j) That except as specifically provided herein, all regulations of City Codes shall apply.

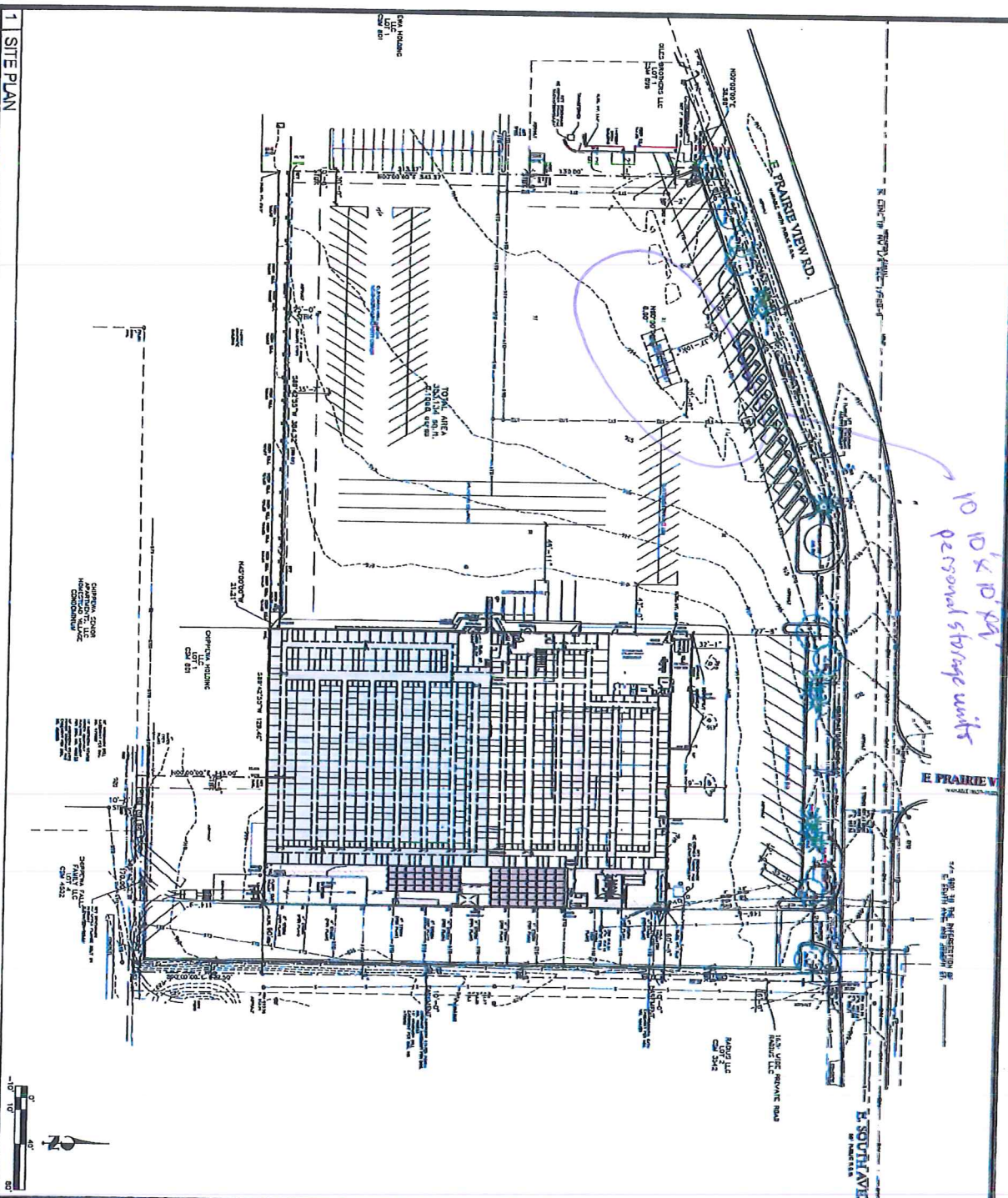
MOTION: Tzanakis

SECONDED: Doughty

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on December 11, 2017 by a vote of 6 ayes, 0 nays and 2 abstentions.

ATTEST: Richard J. Rubenzer  
Richard J. Rubenzer, PE  
Secretary, Plan Commission

10 10' x 10' personal storage units



1 SITE PLAN

SCALE 1" = 40'-0"

4 ZONING INFORMATION

NITE

© 2017 AMERCO REAL ESTATE COMPANY  
 868075  
 CONCEPTUAL SITE PLAN  
 SHEET NO. 1  
 DATE: 11/17/17

2 AERIAL



NITE

3 PROPOSED MIX

Zonational information  
 Municipality: City of Chippewa Falls  
 Project Address: 408 E Prairie View Rd, Chippewa Falls, WI  
 Parcel No./Acres/Assessed Val: Parcel 283, 284 R  
 Zone: C2 - General Commercial  
 Platted/Adm: Pw/ATA dated 08/03/07, property line in X Road zone  
 Use: Automobile Retail - not listed  
 Development Storage - not listed  
 Warehouse Storage Facilities - not listed  
 Retail - General Merchandise Establishments - not listed  
 Other: none

NOTE: City is in process of changing their ordinance to allow more storage, equipment, mail and vans/buses in the C2 zone.

| Locker Type | Locker Size    | Locker Count | Locker Area (sq ft) | Locker Volume (cu ft) |
|-------------|----------------|--------------|---------------------|-----------------------|
| 10' x 10'   | 10' x 10' x 8' | 10           | 800                 | 6400                  |
| 10' x 20'   | 10' x 20' x 8' | 5            | 1600                | 12800                 |
| 20' x 20'   | 20' x 20' x 8' | 2            | 3200                | 25600                 |
| 20' x 40'   | 20' x 40' x 8' | 1            | 6400                | 51200                 |

| DATE     | REVISED | NOTES               |
|----------|---------|---------------------|
| 11/10/17 | 002     | Changes per MCP     |
| 11/17/17 | 003     | Block added per MCP |



**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



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Robert A. Ferg  
Vance L. Sinclair (1915-2007)

BMO Harris Bank  
Enter Back Lobby  
Elevator Or Stairs  
2nd Floor, Suite 201

**TO:** Mayor Gregory S. Hoffman  
Public Works Director Richard Rubenzer

**FROM:** Robert Ferg

**DATE:** September 19, 2018

**RE:** U-Haul, PD CUP Resolution No. 2017-02

This was a Planned Development (PD) under § 17.26 of the City Code. In the original PD process a public hearing is required concerning the PD CUP request and the General Development Plan per § 17.26(7)(f). This was done. After hearing the Plan Commission makes a decision in regard to the PD CUP and the related General Development Plan. After approval of the PD CUP and the General Development Plan the applicant is suppose to do a Final Development Plan within 6 months. The Final Development Plan then gets approved and recorded.

§§§ 17.26(7)(m), (7)(n), and (7)(o) provide as follows:

(m) Amendments to General Development Plan. Amendments to the General Development Plan involving what are considered by city staff or the Plan Commission to be substantial changes shall require the same procedure and criteria for review and approval as the original General Development Plan. Amendments involving what are considered by city staff or the Plan Commission to be minor and of no substantial negative impact upon adjacent properties, the neighborhood or existing dwelling units within the PD may be approved by the Plan Commission without public hearing and notice. The information specified in this chapter under subsections (6)(b), (7)(c), and (8)(a), shall be considered in determining substantial changes.

(n) Amendments to Final Development Plan.

1. After approval of the Final Development plan by the Plan Commission, the developer may seek amendments to the Final Development Plan as recorded, only if difficulties or significant changes in circumstances are encountered in constructing the PD which could not have reasonably been foreseen, such as with terrain or soil conditions or other physical complications, or changing market conditions, new technologies or emerging design ideas.
2. Minor changes in the location, siting, and height of buildings and structures, or reductions in project density or intensity may be authorized by the Plan Commission without additional public hearings if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this subsection may cause any of the following:

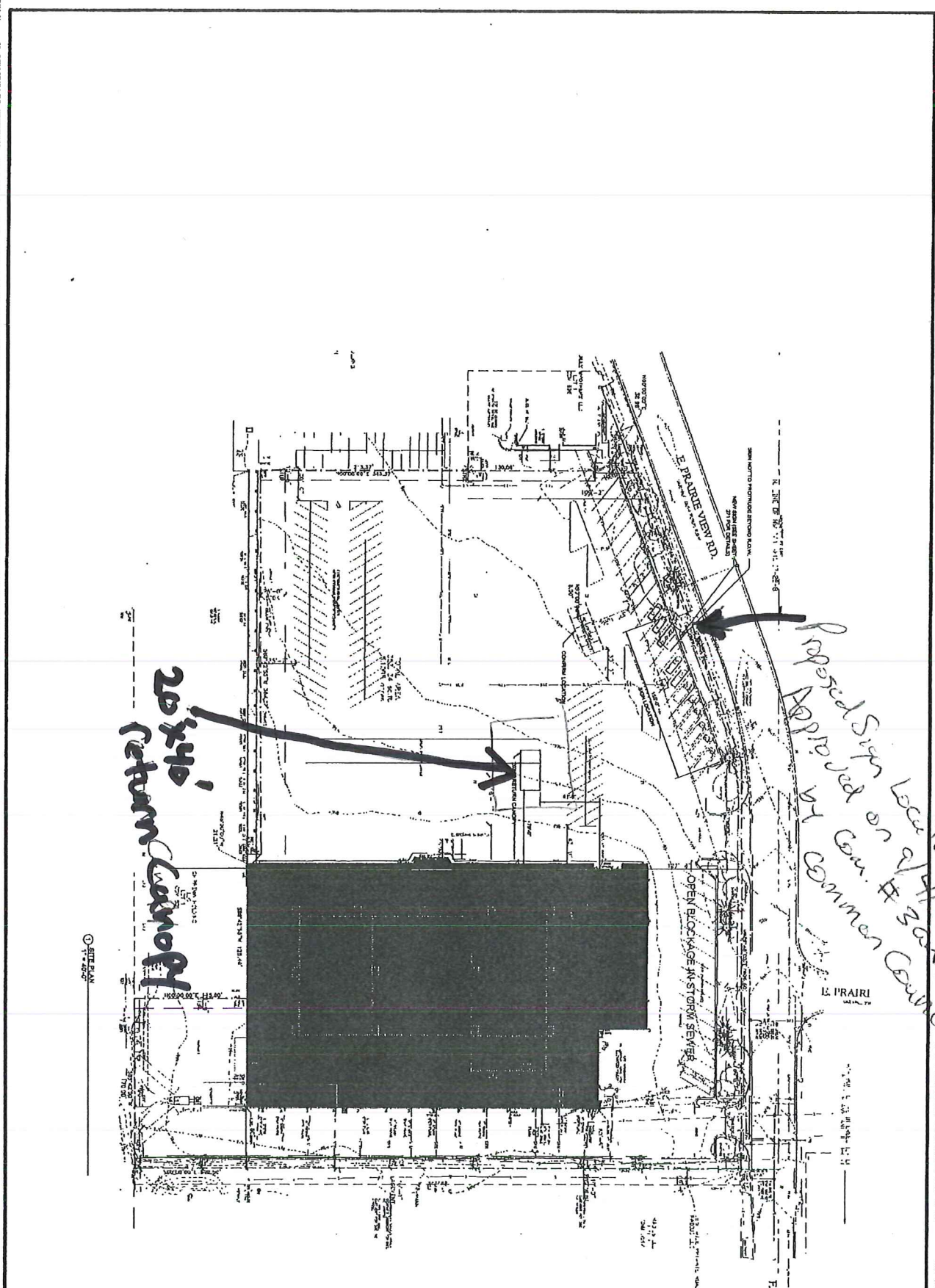
- a. A change in the use or character of the development.
  - b. An increase in overall coverage of structures.
  - c. An increase in the intensity of use.
  - d. An increase in the problems of traffic circulation and public utilities.
  - e. A reduction in approved open space.
  - f. A reduction of off-street parking and loading space.
  - g. A reduction in required pavement widths.
3. All other changes in use, or rearrangement of lots, blocks, and building tracts, or any changes in the provision of common open spaces and changes other than listed above, must be made by the Plan Commission subject to the procedures specified in subsection (7). Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the Final Development Plan was approved or by changes in community policy.
- (o) Recording; Conditions Run with the Land.
1. Before a Final Development Plan becomes effective, a document shall be recorded by the applicant within 30 days of approval in the office of the county register of deeds. Said document shall identify the property as being part of a PD which is on file with the Secretary of the Plan Commission. Applicant shall furnish evidence of such recording to the Secretary of the Plan Commission prior to any Final Development Plan approval for multiple phased projects or within 15 days of Final Development Plan approval for single phased projects.
  2. Any conditions attached to a General Development Plan or Final Development Plan shall run with the land and shall not lapse or be waived as the result of any subsequent change in the tenancy or ownership of any or all of said lands. Such conditions shall be deemed to be part of the building permit issued for any use or structure within the PD.

So, we would have questions as to what we have here. I suspect a Final Development Plan may not have been done. Usually, the application required under § 17.26(7)(c) is expansive enough to include information that serves as the General Development Plan. A lot of it gets incorporated into the PD CUP. There is a question as whether there is an amendment to a General Development Plan or an amendment to a Final Development Plan. There are different standards for each of them.

One can argue that the requirement for a Final Development Plan was waived because it was not necessary given the PD CUP and no charges from the General Development Plan. I suppose one could also argue that under such circumstances the General Development Plan becomes the Final Development Plan.

All in all, it seems that the real concern is that the City Council simply wants to see a public hearing in regard to the proposed amendment and some appropriate findings made.

Robert A. Ferg



① SITE PLAN  
1" = 40'

PROPOSED  
SITE  
102

|           |          |    |                      |
|-----------|----------|----|----------------------|
| REVISIONS | DATE     | BY | DESCRIPTION          |
| 1         | 08/20/18 | AM | ISSUED FOR PERMIT    |
| 2         | 09/20/18 | AM | REVISED PER COMMENTS |
| 3         | 11/02/18 | AM | REVISED PER COMMENTS |
| 4         | 02/02/19 | AM | REVISED PER COMMENTS |
| 5         | 03/02/19 | AM | REVISED PER COMMENTS |

PROJECT  
18-003 IN #868075  
PROPOSED BUILDING ALTERATION:  
AMERCO REAL ESTATE COMPANY  
409 E. PRAIRIE VIEW RD.  
CHIPPEWA FALLS, WI 54729

ARCHITECT OF RECORD:  
[Signature]

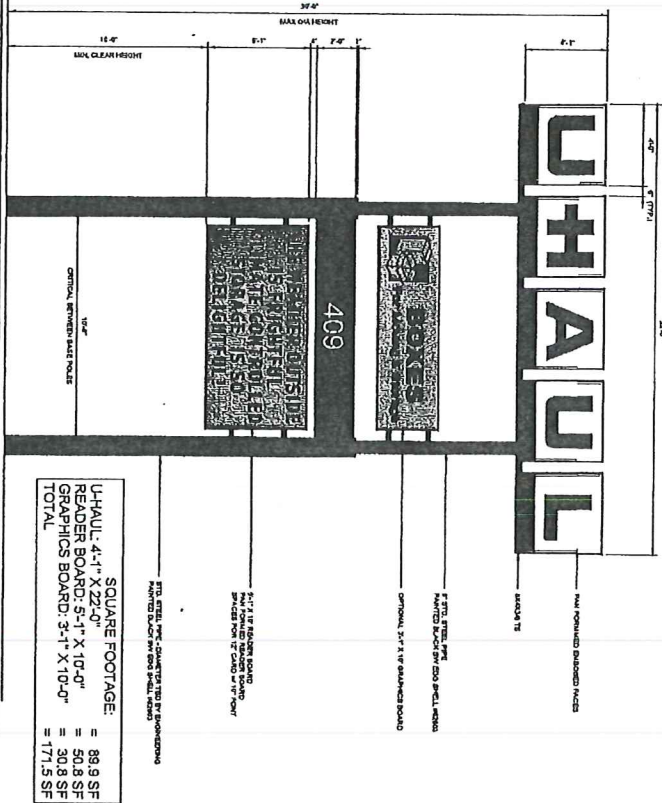
COMMERCIAL | INDUSTRIAL | DESIGN/BUILD

**Alliance**  
CONSTRUCTION & DESIGN

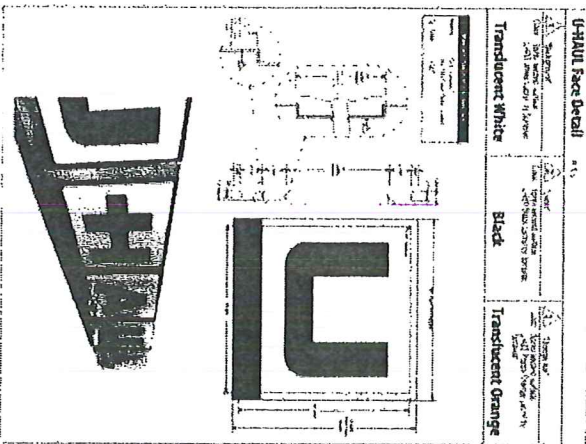
10200 W. WISCONSIN AVE. SUITE 100  
CHIPPEWA FALLS, WI 54729  
OFFICE: 920-336-1480 | FAX: 920-336-0401



① SIGN DETAIL  
 3/8" = 1'-0"



SQUARE FOOTAGE:  
 U-HAUL: 4'-1" X 22'-0" = 89.8 SF  
 READER BOARD: 5'-1" X 10'-0" = 50.8 SF  
 GRAPHICS BOARD: 3'-1" X 10'-0" = 30.8 SF  
 TOTAL = 171.5 SF



|  |  |
|--|--|
| <p>REVISIONS</p> <p>DATE</p> <p>BY</p> <p>REVISION</p> | <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> |
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DESIGNED FOR  
 OUTDOOR USE  
 SCHED.

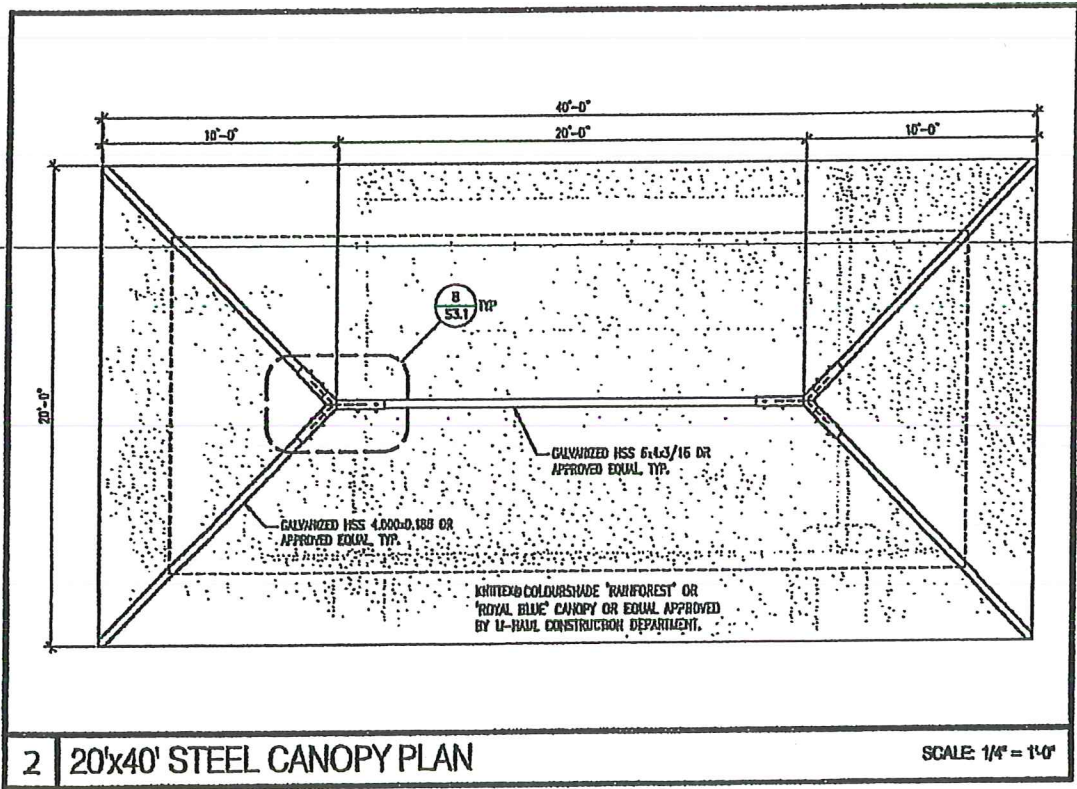
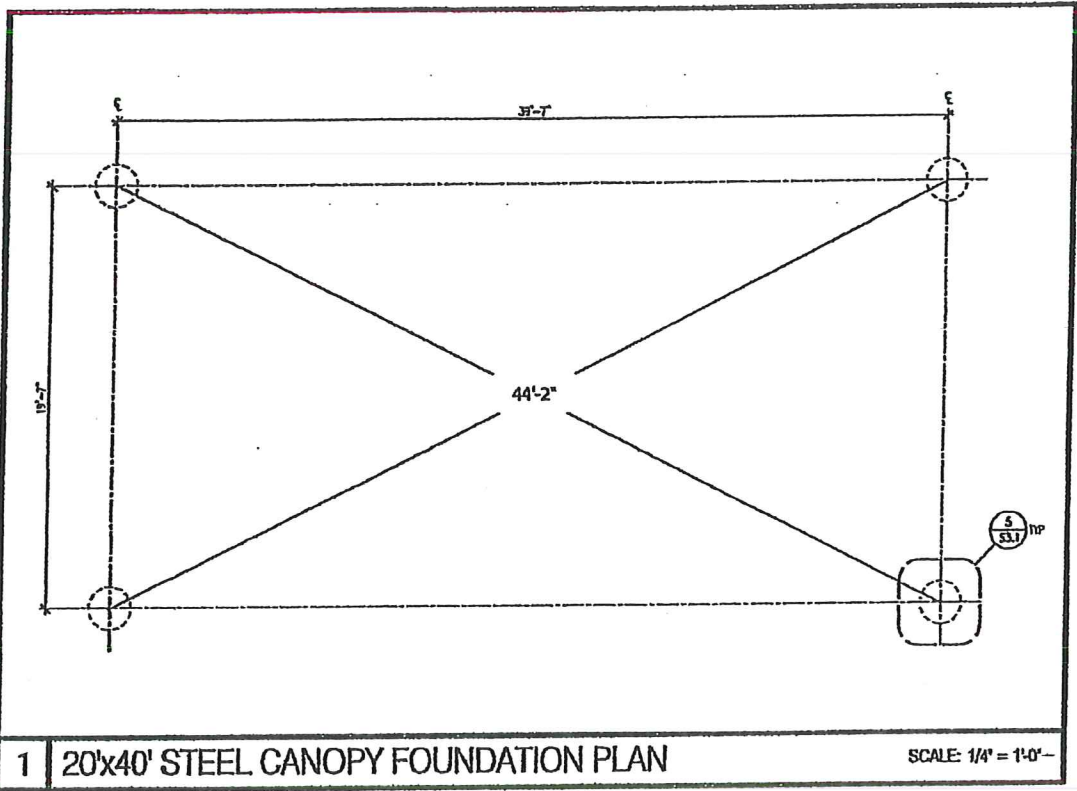
DATE: 02/20/18 11:40:28 AM  
 DRAWN BY: M.J.L.D.  
 DATE: 02/02/18  
 SCALE: 3/8" = 1'-0"  
 SHEET: 271

PROJECT  
**18-003 #868075**  
 PROPOSED BUILDING ALTERATION:  
**AMERCO REAL ESTATE COMPANY**  
 409 E. PRAIRIE VIEW RD.  
 CHIPPEWA FALLS, WI 54729

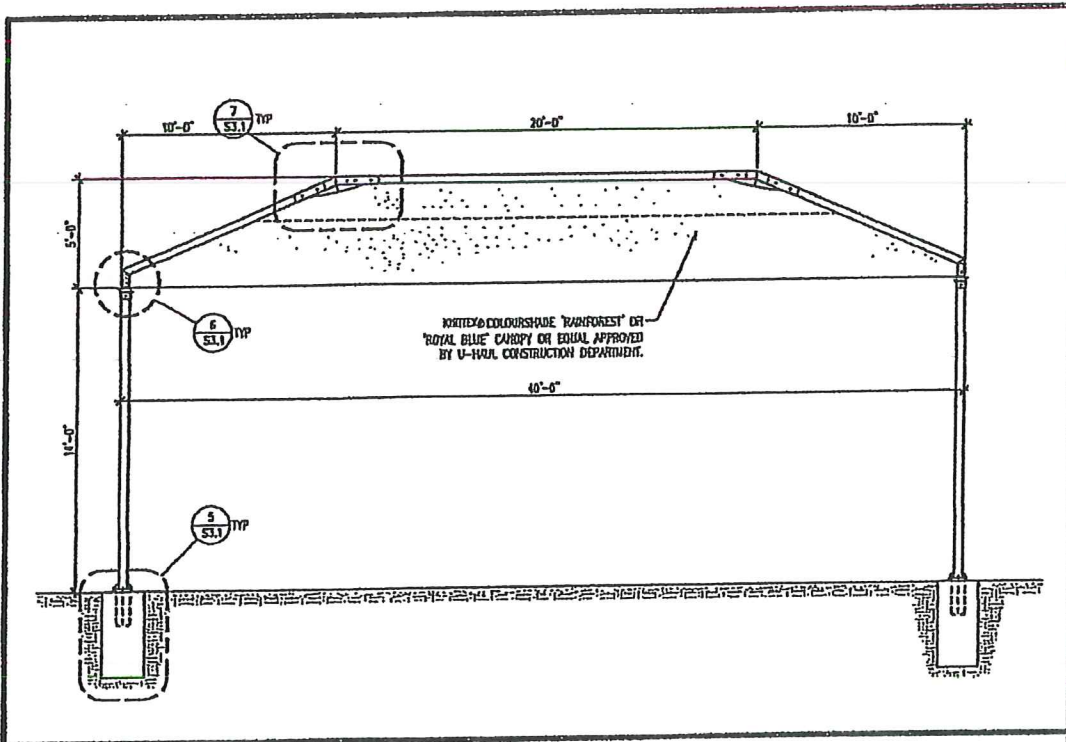
ARCHITECT OF RECORD:  
 [Signature]

COMMERCIAL | INDUSTRIAL | DESIGN/BUILD

office: 720-335-9341 | fax: 720-335-7871

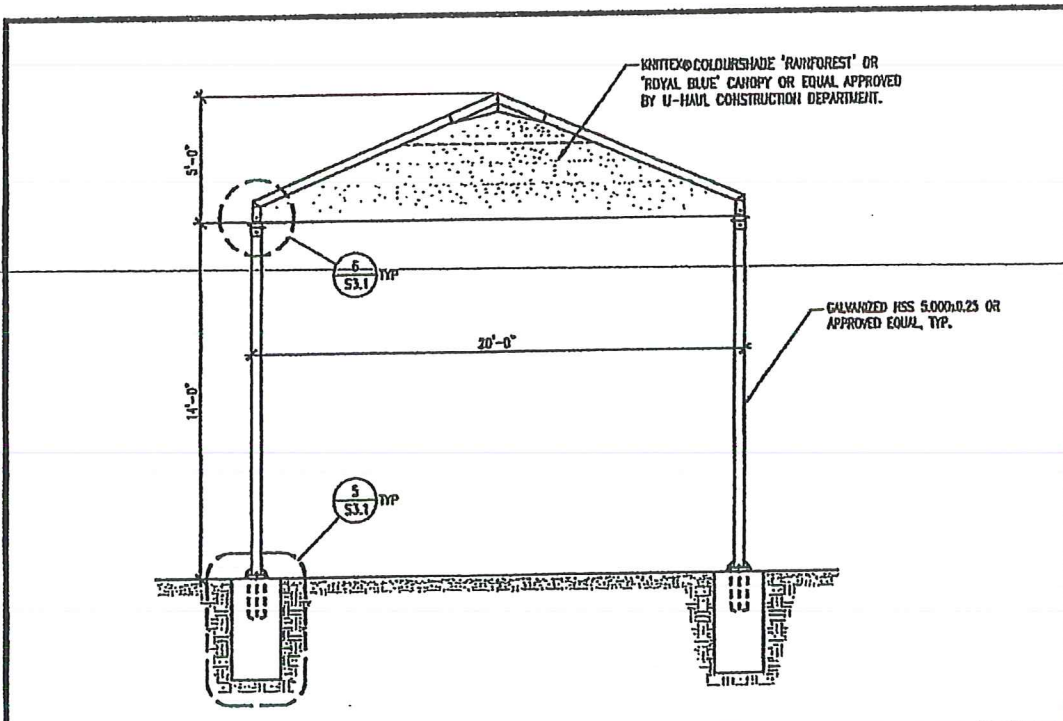






3 20'x40' STEEL CANOPY SIDE ELEVATION

SCALE: 1/4" = 1'-0"



4 20'x40' STEEL CANOPY SIDE ELEVATION

SCALE: 1/4" = 1'-0"