

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

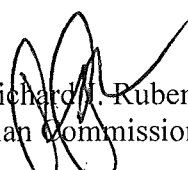
The Plan Commission met in City Hall on Monday, October 8, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Dennis Doughty, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Greg Misfeldt and Mike Tzanakis. Also attending were Assistant City Engineer Bill McElroy and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Doughty to approve the minutes of the September 24, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Lorne Patzoldt appeared to support the attached Certified Survey Map subdividing Lot 3 of Certified Survey Map 2693 into four lots, located along the south side of Rutledge Street at the southeast corner of Rutledge and Eagle Streets. Secretary Rubenzer noted that the proposed four lots are all located in an R-1B Single Family Residential District and that all four lots would meet legal lot requirements for minimum lot frontage (80') and minimum lot square footage, (8400 sf.) for the R-1B Single Family Residential District. Mr. Patzoldt indicated that he may propose rezoning the lots to R-2 Two Family Residential District in the near future. The Plan Commission briefly discussed the item. **Motion** by Varga, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map subdividing Lot 3 of Certified Survey Map 2693 into four lots, located along the south side of Rutledge Street at the southeast corner of Rutledge and Eagle Streets. Said approval contingent on:
 - 1) Receipt of the \$100 certified survey map review fee.
 - 2) Submission and approval of any necessary stormwater management plans.**All present voting aye. Motion carried.**

3. Jamey Bowe, River Valley Architects and Darla Bowe representing Oakleaf Clinics appeared to support the petition to rezone parcels 2025.5007 and 2025.5008, Lots 1 and 2, Block 2 of Lake Wissota Business Park located at the southeast corner of County Hwy I and Lakeland Drive from C-2 General Commercial to O-2 Office and Institutional district. The Plan Commission noted that a great majority of the surrounding property was zoned O-2 Office and Institutional and that the requested zoning would be consistent and compatible with the Lake Wissota Business Park at that location. **Motion** by Cihasky, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider rezoning parcels 2025.5007 and 2025.5008, Lots 1 and 2, Block 2 of Lake Wissota Business Park located at the southeast corner of County Hwy I and Lakeland Drive from C-2 General Commercial to O-2 Office and Institutional district. Said public hearing to be scheduled upon receipt of the \$300 legal advertising and administrative fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

4. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:43 P.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: October 3, 2018

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Dwyla Bove	Oakley Concs	3802 Oakwood Mall Dr East Clark, WI 54701	9158399280	dbove@oakleyconcs.com
Jasper Arneberg	NH	5601 Central Fwy Apt 3724 Wichita Falls, TX 76305	7146023925	jasper.arnenberg.com
Lorrie Patzelt	N/A	9781 152nd St Chippewa Falls WI	7155230810	Patzolr@Charter.net
JAMES BOHE	RIVER VALLEY ARCH.			
VENJUY POLACEK	RIVER VALLEY ARCH.			

**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.**

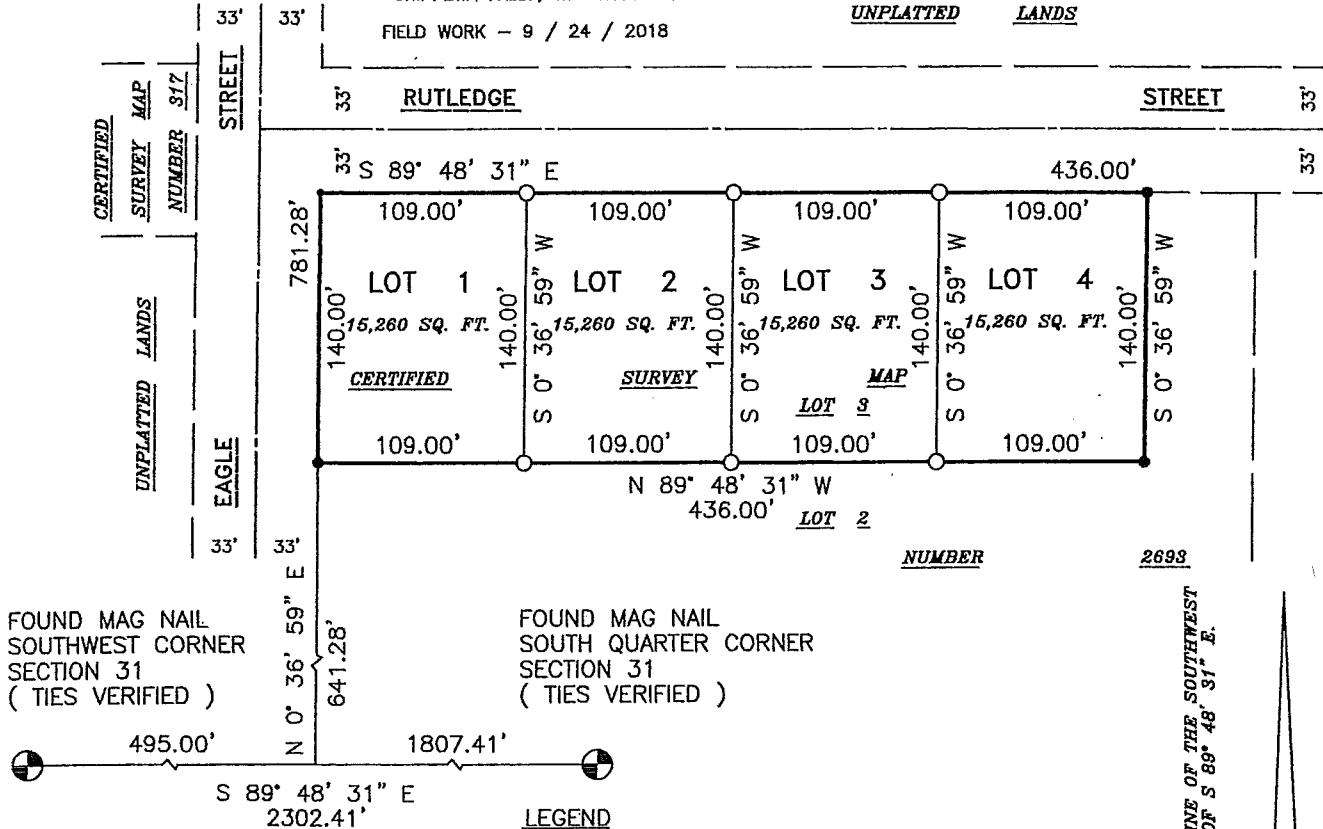
4. The Plan Commission again discussed its September 10, 2018 decision not to require U-Haul to undergo another notice and public hearing process for the addition of a 20' x 40' canopy structure in the parking area. The structure is intended to house return vehicles. Secretary Rubenzer handed out the 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

BEING ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2693 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR
 JOHN D. MICKESH
 12059 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729
 FIELD WORK - 9 / 24 / 2018

UNPLATTED LANDS



FOUND MAG NAIL
 SOUTHWEST CORNER
 SECTION 31
 (TIES VERIFIED)

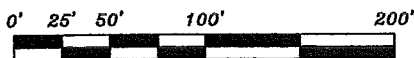
FOUND MAG NAIL
 SOUTH QUARTER CORNER
 SECTION 31
 (TIES VERIFIED)

LEGEND

○ SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 POUNDS / LINEAL FOOT

- FOUND MAG NAIL IN BLACKTOP
- FOUND 1" OUTSIDE DIAMETER IRON PIPE

SCALE : 1" = 100'



SQ.FT. SQUARE FEET

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, ASSUMED BEARING OF S 89° 48' 31" E.



I, JOHN D. MICKESH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISIONS REGULATIONS OF THE CITY OF CHIPPEWA FALLS AND UNDER THE DIRECTION OF LORNE & DEBBIE PATZOLDT, I HAVE SURVEYED, DIVIDED AND MAPPED SAID PARCEL OF LAND, THAT SUCH SURVEY CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND THAT THIS LAND IS ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2693 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2693, RECORDED IN VOLUME 12 OF PAGES 158-159 AS DOCUMENT NUMBER 684770.

SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:

AN OPINION OF TITLE SHOULD BE OBTAINED FROM AN ATTORNEY FOR THE SURVEYED PARCEL AS SHOWN ON THIS MAP BEFORE ANY UTILIZATION OF THIS PROPERTY IS MADE BY THE OWNER, HIS ASSIGNS OR HEIRS.

SIGNED _____
 MAYOR

APPROVED _____

Date Filed: October 1, 2018

Fee Paid: \$25 Date: October 2, 2018 TR#: 56755

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: Lakeland Drive, Chippewa Falls, WI

Lot #: 1&2 Block #: 2 Subdivision: Lake Wissota Business Park Parcel# _____

Legal Description: Being all of Lots 1-2, Block 2 of Lake Wissota Business Park.

Present zoning classification of property: ^{C-2}~~O-2~~ General Commercial

Zoning classification requested: "O-2" Office

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

Existing use of all buildings on such land: There are no existing buildings present.

Principal use of all properties within 300 feet of such land: Medical Office Buildings.

Purpose for which such property is to be used: Medical Office Building.

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

All surrounding properties are of medical use, therefore the proposed medical office building will be a proper fit to this property.

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:

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

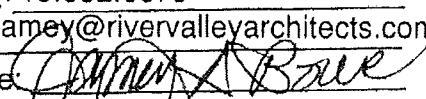
Owners/Addresses:

ECMCRE, LLC
3802 Oakwood Mall Drive
Eau Claire, WI 54701
Phone #: 715.839.9280
Email: dbowe@oakleafclinics.com
Signature: 

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioners/Addresses:

Jamey Bowe _____
1403 122nd Street, Suite C _____
Chippewa Falls, WI 54729 _____
Phone #: 715.832.0875 _____
Email: jamey@rivervalleyarchitects.com
Signature: 

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____