

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JANUARY 7, 2019– 6:30 PM**

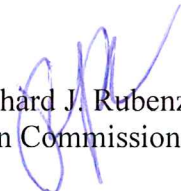
The Plan Commission met in City Hall on Monday, January 7, 2019 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Dennis Doughty. Also attending were Mark Mueller and Jeremy Skaw representing Real Land Surveying.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the November 12, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Certified Survey Map submitted on behalf of Mark Mueller by Real Land Surveying re-subdividing three lots located along the west side of Chippewa Crossing Boulevard and south of Garden Street. Director of Public Works Rubenzer noted that the lots were the right size for the R-2 Two Family Residential zoning designation.
Motion by Hubbard, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map submitted on behalf of Mark Mueller by Real Land Surveying re-subdividing three lots located along the west side of Chippewa Crossing Boulevard and south of Garden Street. The approved contingent on receipt of the \$100 Certified Survey Map review fee and submittal and approval of any required stormwater management plan. **All present voting aye. Motion carried.**

3. The Plan Commission considered the attached Planned Development Conditional Use Permit Resolution No. 2018-05. Director of Public Works Rubenzer stated that owner Craig Wurzer, CE Lighthouse Properties would be selling the development and that the name would be changing from Palisades Condominiums to Dutchmarr Condominiums. City Attorney Ferg had recommended reassigning Planned Development Conditional Use Permit Resolution No. 2018-05 to reflect the name change.
Motion by Tzanakis, seconded by Smith to change the name of Planned Development Conditional Use Permit Resolution No. 2018-05 from Palisades Condominiums to Dutchmarr Condominiums. **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 6:37 P.M.


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

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, December 10, 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.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, DECEMBER 10, 2018

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

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 Tuesday, December 4, 2018 at 11:30 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, NOVEMBER 12, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, November 12, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Jerry Smith was absent. City Inspector Paul Lasiewicz, Assistant City Engineer Bill McElroy and those on the attached attendance sheet were also present.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the October 8, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached petition from Lorne and Debbie Patzoldt to rezone four lots located at the Southeast corner of Rutledge Street and Eagle Street from R-1B Single Family Residential District to R-2 Two Family Residential District. All of the surrounding area is single family residential zones other than an R-3A Multi-Family Residential parcel about two blocks away on Wheaton Street and Irvine Park which is P-1 Public and Institutional. Secretary Rubenzer noted that rezoning requests are considered at a Common Council public hearing and the Plan Commission is just a recommending body in the procedure. City Inspector Lasiewicz stated that the City would have less control of the lots if rezoned to R-2 Two Family Residential District and that a Residential Planned Unit Development would lock down development conditions and that he did not think rezoning to R-2 Two Family Residential District was a good action to approve. Secretary Rubenzer stated that the Planned Development Conditional Use Permit process would be a completely different application and process with the Plan Commission conducting the public hearing and approving or denying the permit. Commissioner Cihasky asked petitioner Lorne Patzoldt why he didn't propose the rezoning when he requested subdividing the lot into four lots at the October 8, 2018 Plan Commission meeting. Mr. Patzoldt stated that he wanted to keep his development options open for either single family or two-family home construction. He also showed the Plan Commission pictures of existing duplexes he had constructed. It was stated that the appearance of the proposed buildings wasn't the concern as much as that they were rental units.
Motion by Hubbard, seconded by Tzanakis that the Common Council take no action to rezone Parcel 4501.3000, Lot 3, (now subdivided into four lots), located at the Southeast corner of Rutledge Street and Eagle Street from R-1B Single Family Residential District to R-2 Two Family Residential District. **All present voting aye. Motion carried.**

3. The Plan Commission considered the attached petition from Michael Tanner to rezone Parcel 4758.8700, Lot 6, Outlot 3 of Gehler Estates located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. All of the surrounding area is zoned A-1 Agriculture District. Secretary Rubenzer noted that rezoning requests are considered at a Common Council public hearing and the Plan Commission is just a recommending body in the procedure. Mr. Tanner presented his petition and stated that there was an existing duplex on the South side of Nelson Road in the Village of Lake Hallie. Tim Holden appeared and stated he and others in the neighborhood including Harry Harper, who lives on the Northeast corner of Old Eau Claire Road and Nelson Road were opposed to the proposed rezoning. Secretary Rubenzer had with Harry Harper two hours previous and Mr. Harper stated he wasn't opposed or in support of the rezoning at this point. City Inspector Lasiewicz stated he didn't believe this was a good location for R-2 Two Family Residential zoning.

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

PLAN COMMISSION ATTENDANCE SHEET

DATE: November 12, 2018

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Pat Zoldoff		9781 152nd St E	715 523 0810	PatZoldoff@charter.net
Tim + Cheryl Holder		629 Old Eau Claire Rd	715-829-0162	THC@ciwy.com
Richard / Tamara 5112 B. Ln		1505 South 3 Ave Drive Alton, WI	715-829-0050	Toy @ Home Accounts com
PAUL NADSEN		430 W WIS ST	715-828-4728	

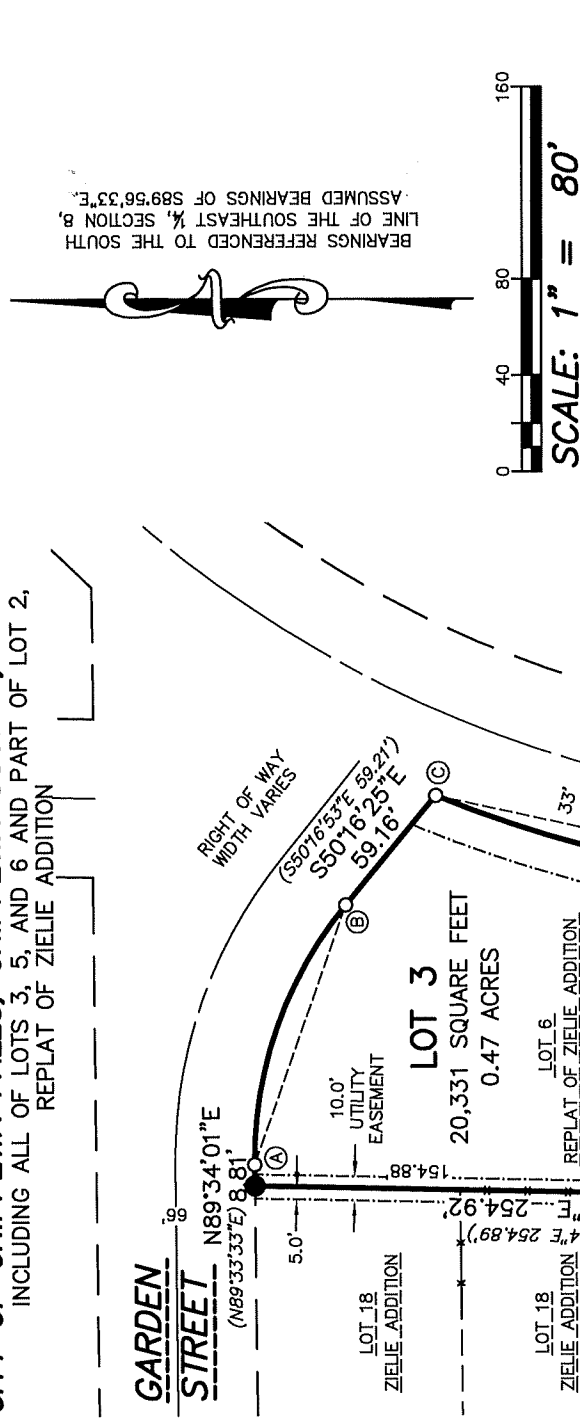
CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER _____



RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER

**LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼,
SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN**
INCLUDING ALL OF LOTS 3, 5, AND 6 AND PART OF LOT 2,
REPLAT OF ZIELIE ADDITION



PRIVATE SANITARY & WATER EASEMENT NOTE:
SANITARY SEWER AND WATER SERVICES FOR LOTS 2 & 3 OF THIS CERTIFIED SURVEY MAP SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS OF LOTS 2 & 3 OF THIS CERTIFIED SURVEY MAP.

LEGEND

- *--- EXISTING FENCE
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- FOUND 2" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT RECORDED AS
- () SOUTH EAST CORNER, SECTION 8, FOUND MAG NAIL (TIES VERIFIED)

FIELDWORK
COMPLETION
DATE: 11/12/18

CURVE TABLE								
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
A-B		117.05'	167.00'	040°09'34"	114.67'	S70°21'12"E	S50°16'25"E	N89°34'01"E
C-D		182.75'	533.00'	019°38'41"	181.85'	S122°26'45"W	S02°37'25"W	S22°16'05"W
	LOT 3	81.48'	533.00'	008°45'32"	81.40'	S17°53'19"W	S13°30'33"W	S22°16'05"W
	LOT 2	101.26'	533.00'	010°53'08"	101.11'	S08°03'59"W	S02°37'25"W	S13°30'33"W

REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715) 514-4116
CADD # 18384

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER _____

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

LOCATED IN THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$,
SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
INCLUDING ALL OF LOTS 3, 5, AND 6 AND PART OF LOT 2, REPLAT OF ZIELIE ADDITION

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF MARK MUELLER, 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 SOUTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$, SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN; INCLUDING ALL OF LOTS 3, 5, AND 6 AND PART OF LOT 2, REPLAT OF ZIELIE ADDITION, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 8;
- THENCE S.89°56'33"E., ALONG THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 8, A DISTANCE OF 811.48 FEET;
- THENCE N.00°03'27"E., A DISTANCE OF 155.32 FEET TO THE POINT OF BEGINNING;
- THENCE N.01°14'32"E., ALONG THE WEST LINE OF THE REPLAT OF ZIELIE ADDITION, A DISTANCE OF 126.91 FEET;
- THENCE CONTINUING N.01°14'32"E., ALONG SAID WEST LINE OF THE REPLAT OF ZIELIE ADDITION, A DISTANCE OF 85.55 FEET;
- THENCE CONTINUING N.01°14'32"E., ALONG SAID WEST LINE OF THE REPLAT OF ZIELIE ADDITION, A DISTANCE OF 254.92 FEET TO THE SOUTH RIGHT OF WAY OF GARDEN STREET;
- THENCE N.89°34'01"E., ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 8.81 FEET;
- THENCE 117.05 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, RADIUS OF 167.00 FEET, CENTRAL ANGLE OF 040°09'34", AND A CHORD BEARING AND DISTANCE OF S.70°21'12"E., 114.67 FEET;
- THENCE S.50°16'25"E., ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 59.16 FEET TO THE WESTERLY RIGHT OF WAY OF CHIPPEWA CROSSING BOULEVARD;
- THENCE 182.75 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY, RADIUS OF 533.00 FEET, CENTRAL ANGLE OF 019°38'41", AND A CHORD BEARING AND DISTANCE OF S.12°26'45"W., 181.85 FEET;
- THENCE S.89°33'35"W., ALONG THE SOUTH LINE OF LOT 5 OF THE REPLAT OF ZIELIE ADDITION, A DISTANCE OF 128.64 FEET;
- THENCE CONTINUING S.01°14'32"W., ALONG SAID WEST LINE OF THE REPLAT OF ZIELIE ADDITION, A DISTANCE OF 85.55 FEET;
- THENCE N.89°15'41"E., ALONG THE NORTH LINE OF LOT 3 OF THE REPLAT OF ZIELIE ADDITION, A DISTANCE OF 128.62 FEET TO SAID WESTERLY RIGHT OF WAY LINE ;
- THENCE S.01°09'17"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 127.57 FEET;
- THENCE S.89°33'33"W., A DISTANCE OF 128.79 FEET TO THE POINT OF BEGINNING.

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.

PETER J. GARTMANN, P.L.S. 2279 _____ DATED THIS _____ DAY OF _____, 2019

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER _____

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

LOCATED IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼,
SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

INCLUDING ALL OF LOTS 3, 5, AND 6 AND PART OF LOT 2, REPLAT OF ZIELIE ADDITION

CITY COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED.

MAYOR

DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY
OF CHIPPEWA FALLS

CITY CLERK

DATE

Prepared For:
Mark Mueller
5734 189th Street
Chippewa Falls, WI 54729

Prepared By:
Real Land Surveying
1360 International Drive
Eau Claire, WI 54701

**CITY OF CHIPPEWA FALLS PLAN COMMISSION PLANNED UNIT
DEVELOPMENT CONDITIONAL USE PERMIT RESOLUTION
NO. 2018-05 ALLOWING CONSTRUCTION OF SIX EIGHT-PLEX BUILDINGS,
HEREAFTER REFERRED TO AS DUTCHMARR 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, WISCONSIN**

WHEREAS, at its August 13, 2018 meeting, the Plan Commission heard a request from Craig Wurzer of C & E Wurzer Builders and Mark Erickson of Everyday Engineering to construct six eight-plex buildings, hereafter referred to as Dutchmarr 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; and

WHEREAS, said lots are zoned R-3-8 Multi-Family 8-Plex Residential District; and

WHEREAS, as per City of Chippewa Falls Municipal Code 17.23.8(3), the minimum required lot area for two bedroom units is 3000 square feet per unit; and

WHEREAS, Mr. Wurzer has proposed a lot area of forty-eight 2900 square foot per two bedroom unit; and

WHEREAS, Mr. Wurzer has proposed to vary from Chippewa Falls Municipal Code 17.17(2) setbacks and 17.17(3)1 side to side requirements; and

WHEREAS, the Plan Commission has evaluated the request for a Planned Unit Development Conditional Use Permit to construct six eight-plex buildings, hereafter referred to as Dutchmarr 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; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, September 10, 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 six eight-plex buildings, hereafter referred to as Dutchmarr 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 under the following conditions:

- a) Six eight-plex buildings, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,900 square feet), are allowed to be constructed according to the attached plans and details.
- b) That the eight-plex buildings 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/Final Development Plan, Eight-Plex Development Standards, Typical Photos, Elevations, and Floor Plans, and zoning map become part and parcel of PD CUP No.2018-05 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.
- e) That the attached Organizational Resolutions and Declarations of the Condominium Association be recorded at the Chippewa County Register of Deeds, with a copy provided to the City Engineer's Office.
- f) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- g) 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.
- h) 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.
- i) 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: Tzanakis

SECONDED: Vanza

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on September 10, 2018, by a vote of 10 ayes, 0 nays and _____ abstentions.

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