

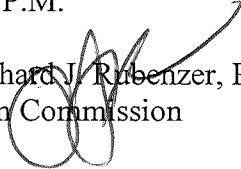
**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 9, 2014 – 6:30 PM**

The Plan Commission met in City Hall on Monday, June 9, 2014 at 6:30 P.M. Present were Commissioners Dave Cihasky, Dan Varga, Beth Arneberg, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Peter Pohl, Mike Tzanakis, Jerry Smith and Alderperson Chuck Hull. Also attending was John Mickesh of Chippewa Surveying.

1. **Motion** by Cihasky, seconded by Hubbard to approve the minutes of the May 12, 2014 Plan Commission meeting. **All present voting aye. Motion carried.**

2. John Mickesh of Chippewa Surveying presented Certified Survey Map #3657, of Lot #1 located in the NW ¼ of the SE ¼ of Section 29, T29N, R8W, in the City of Chippewa Falls, Chippewa County, Wisconsin. The subdivision is allowed under City of Chippewa Falls Municipal Code 18.22 (1)(b). Mr. Mickesh stated that Duane Sonnentag intends to construct an equipment and vehicle storage building on Lot #2 after subdivision and purchase. He continued that Chippewa County would only allow one driveway access to County Highway "S" and that he was working out the final details of where that shared driveway access would be located.
Motion by Hoffman, seconded by Varga to recommend the Common Council approve the resolution concerning Certified Survey Map #3657, of Lot #1 located in the NW ¼ of the SE ¼ of Section 29, T29N, R8W, in the City of Chippewa Falls, Chippewa County, Wisconsin. Said approval contingent upon receipt of the \$100 certified survey map review fee and final placement of the shared driveway easement on the Certified Survey Map. **All present voting aye. Motion carried.**

3. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:45 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.


**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 12, 2014 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 12, 2014 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Jerry Smith. Also attending: See attached attendance sheet.

1. **Motion** by Hubbard, seconded by Varga to approve, (with typo correction in motion of item #2), the minutes of the April 7, 2014 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Kelly Hayes appeared to support her petition, (attached), for a Community Based Residential Facility for elderly and developmentally delayed aged residents over the age of eighteen (18). This is a Special Use Permit in the O-1 office zoning district and is petitioned for parcel number 686 located at #603 Bay Street. Ms. Hayes presented the specific details of the proposal, (attached), for Linden House with the Plan Commission. Commissioner Varga noted that an existing garage had not been razed as listed as a condition of the existing Special Use Permit for the property. Rubenzer stated that since the State of Wisconsin licensed CRBF facilities, employee and building requirements would be set and enforced by the State. Details listed on the petition would be included on the permit. He continued that Inspector Lasiewicz had reviewed the petition and had no concerns about the use. After some additional discussion:
Motion by Hubbard, seconded by Tzanakis to recommend the Common Council conduct a public hearing for a Special Use Permit for a Community Based Residential Facility for elderly and developmentally delayed aged adults over eighteen (18) years old at #603 Bay Street, (parcel #686). Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notice to adjacent property owners.
All present voting aye. MOTION CARRIED.

3. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission adjourned at 6:48 P.M.


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

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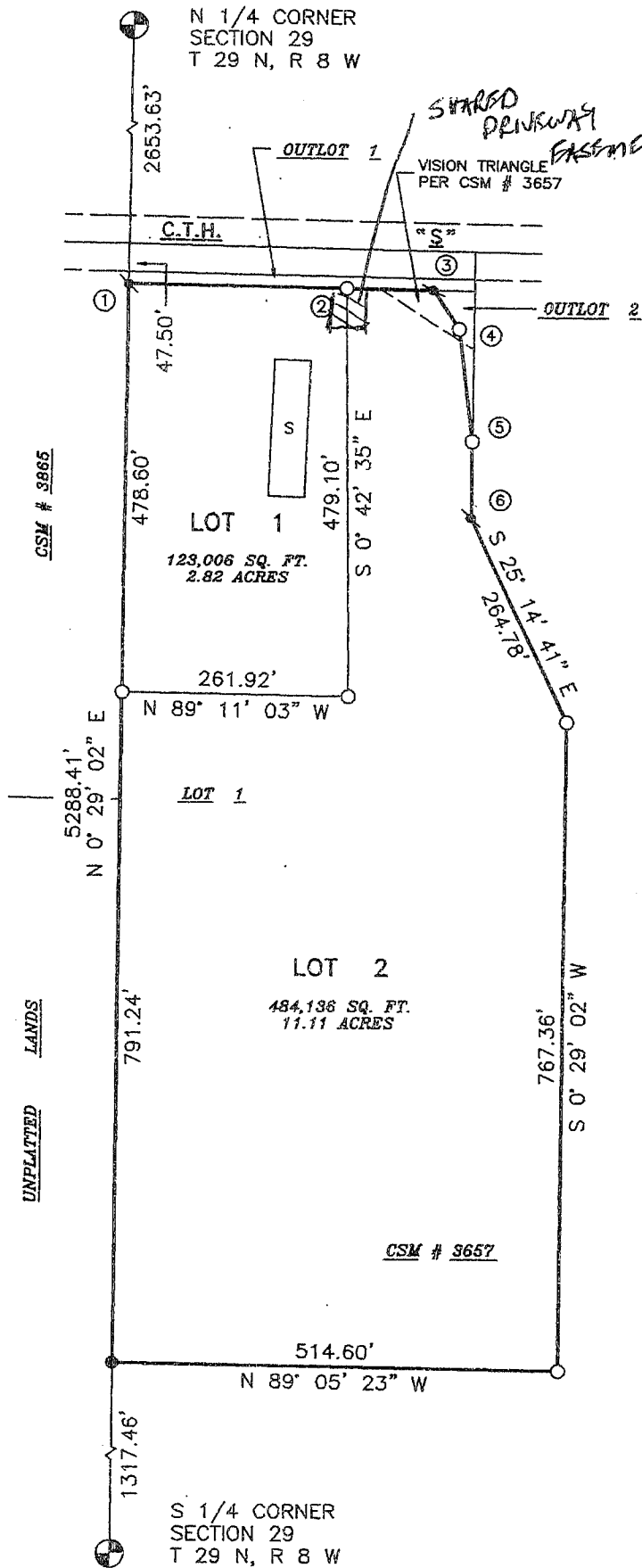
PLAN COMMISSION

ATTENDANCE:

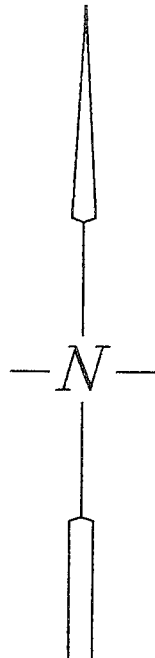
May 12, 2014

Name	Representing	Email	Phone
Holly Hayes		JPHayes15@gmail.com	
Andy Clay		ajclay333@Aol.com	715-579-3497
Mary Clay Sartorius, for Starting Points			715-579-3224
Mark Fouts	"	Mark@markfouts.com	828-227
Kevin Ferrara	"	KEVIN@BREVIER.com	

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP # 3657 IN THE NW 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 29, ASSUMED BEARING OF N 0° 29' 02\"/>



SCALE : 1" = 200'



LEGEND

- SET 1 1/4" x 24" IRON PIPE WEIGHING 1.68 LBS. / LINEAL FOOT
- ⊗ FOUND 3/4" REBAR
- FOUND 1 1/4" IRON PIPE

DATA TABLE

NO.	BEARING	DIST.
1-2	S 89° 15' 52" E	251.93'
2-3	S 89° 15' 52" E	100.00'
1-3	S 89° 15' 52" E	351.93'
3-4	S 34° 26' 57" E	53.94'
4-5	S 6° 54' 53" E	133.39'
5-6	S 0° 42' 28" W	89.72'

I, John D. Mickesh, Registered Land Surveyor, Hereby certify:

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations for the City of Chippewa Falls and under the direction of Louis P. Hebert Jr., 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 Certified Survey Map # 3657 and # 3438 in the NW ¼ of the SE ¼ of Section 29, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the S ¼ corner of Section 29, thence N 0° 29' 02" E along the west line of the SE ¼, 1317.46 feet to the point of beginning, thence N 0° 29' 02" E 1269.84 feet, thence S 0° 15' 52" E 351.93 feet, thence S 34° 26' 57" E 53.94 feet, thence S 6° 24' 42" E 200.24 feet, thence S 69° 30' 22" E 474.97 feet to the beginning of a meander line which lies 97 feet more or less from the waters edge of the Chippewa River, thence S 34° 54' 53" E 133.39 feet, thence S 0° 42' 28" W 89.72 feet, thence S 0° 29' 02" W 767.36 feet, thence N 89° 05' 23" W 514.60 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

City Council Resolution

Resolved that this Certified Survey Map in the City of Chippewa Falls, Louis P. Hebert Jr., owner, is hereby approved by the City Council.

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