

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


The Plan Commission met in City Hall on Monday, October 7, 2019 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 Nate Flagstad representing Real Land Surveying, Steve Frazer of Frazer Construction, Michael and Trisha Houle of Valley Vineyard Church.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the September 9, 2019 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Marilyn 2nd Addition Plat (Veronica Court) prepared by Pete Gartmann on behalf of Steve Frazer. Director of Public Works Rubenzer handed out the attached aerial photo of Marilyn Court. He noted that the fifty foot radius of the Marilyn Court cul de sac was a challenge for snow storage due to a narrow boulevard area and also the narrow boulevard did not provide much room to install and maintain a hydrant. He stated that the fifty foot cul de sac radius is permitted by Chippewa Falls Municipal Code Chapter 18.08(5) Dead End Streets but that typical cul de sac plats were sixty foot radius unless allowed by a conditional use permit. The “straight” section of Veronica Court was proposed for a sixty foot right-of-way width. Chapter 18.08 (1) Street Right-of-Way Widths require a sixty-six foot wide right-of-way for all streets. Director of Public Works Rubenzer noted that the proposed Veronica Court did not align with existing Veronica Street south of Wisconsin Street. After considerable discussion;
Motion by Tzanakis, seconded by Cihasky to recommend the Common Council not approve the attached Marilyn 2nd Addition Plat (Veronica Court) prepared by Pete Gartmann on behalf of Steve Frazer as submitted. Further that the Plan Commission while wanting to maximize development square footage, did not want to allow a right-of-way less than sixty-six foot in width but would allow a fifty foot radius cul de sac as permitted in Municipal Code 18.08(5). Mayor Hoffman requested a roll call vote. **Voting aye were Tzanakis, Cihasky, Misfeldt, Doughty, Arneberg, Smith and Hull. Voting nay were Varga, Rubenzer, Hubbard and Hoffman. Motion carried on a 7-4 vote.**

3. The Plan Commission considered a request from Valley Vineyard Church to construct a 20’x30’ garage and additional classrooms at its existing 910 Bridgewater Avenue location. Director of Public Works Rubenzer explained that the attached existing Conditional Use Permit Resolution No. 2011-02 permitted the church to operate at its present Bridgewater Avenue location in the old Premier Fitness building. The said building was lost in a fire in 2016. Since the church building that exists today was considerably smaller in footprint than the Premier Fitness building and the use remained the same, no new conditional use permit notice and hearing was required post fire. The Plan Commission discussed the request and came to a consensus that;
Motion by Misfeldt, seconded by Hubbard to amend Conditional Use Permit Resolution No. 2011-02 by adding the attached new site plan and garage plans and to not require Valley Vineyard Church to go through another notice and public hearing process because the new footprint is smaller than originally approved and the use remains the same. **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 7:08 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

DATE: Oct-7, 2019

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Nate Flagstad	Real land survey	1360 International Dr EC	715-514-9116	nflagstad@rsls-aec.com
Steve Frazer	Frazer cons.	4833 / 60th St	715 828 4969	Steve.Frazer@live.com
Trisha Hoube	Valley Vineyard Church	910 Bridgewater Ave Chippewa Falls	715-828-3074	trisha@cfvalleyvineyard.org
Michael Hoube	Valley Vineyard Church	910 Bridgewater Ave Chippewa Falls	715-828-6479	michael@cfvalleyvineyard.org


**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, SEPTEMBER 9, 2019– 6:30 PM**

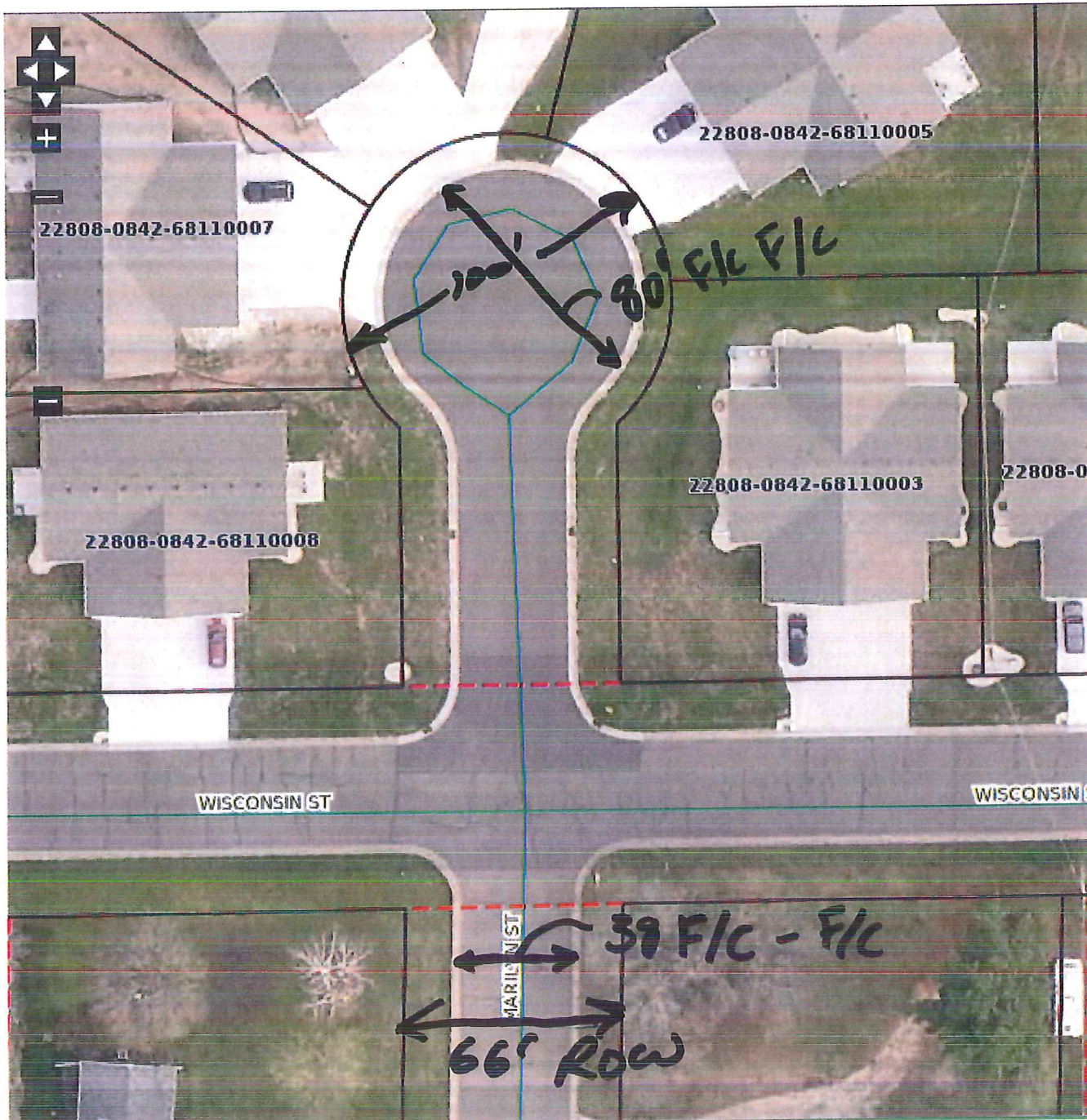
The Plan Commission met in City Hall on Monday, September 9, 2019 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman, Commissioners Dave Cihasky and Jerry Smith. Also attending were Barb Tzanakis, Mark Birrittella representing Notre Dame Parish Mike Cohoon and Ruth Rosenow.

1. **Motion** by Tzanakis, seconded by Hull to approve the minutes of the July 29, 2019 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Mike Cohoon, Ruth Rosenow and Mark Birrittella appeared to support the attached petition for a Special Use Permit to operate up to two tiny houses on Parcel #0009, Notre Dame Parish located at 117 Allen Street in the City of Chippewa Falls. Director of Public Works Rubenzer handed out a draft Special Use Permit Ordinance which was based on previous tiny houses Special Use Permit Ordinances. The Plan Commission and Mr. Cohoon revised the draft ordinance as attached. Mr. Cohoon updated the Plan Commission that this would be the fifth tiny houses location if approved and that the overall goal was for ten locations. Commissioner Doughty asked if the Special Use Permit would become void if a tiny house was not located on the approved parcel within a year of approval of the Special Use Permit Ordinance. Director of Public Works Rubenzer will check.
Motion by Tzanakis, seconded by Varga to recommend the Common Council conduct a public hearing to consider a Special Use Permit to operate up to two tiny houses on Parcel #0009, Notre Dame Parish located at 117 Allen Street in the City of Chippewa Falls. Said public hearing to be scheduled upon receipt of the \$300 advertising and administrative fee and proper notification of all adjacent property owners. **All present voting aye. Motion carried.**

3. **Motion** by Varga, seconded by Hull to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:42 P.M.


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



**AMENDED BY THE PLAN COMMISSION ON OCTOBER 7, 2019
CITY OF CHIPPEWA FALLS PLAN COMMISSION RESOLUTION
GRANTING A CONDITIONAL USE PERMIT
TO OPERATE A CHURCH IN THE EXISTING BUILDING AT
#910 BRIDGEWATER AVENUE (Parcel #4767)**

WHEREAS, on October 7, 2019, the Plan Commission amended Conditional Use Permit Resolution No. 2011-02 by adding an updated site plan showing a 20'x30' garage and classroom additions; and

WHEREAS, At its April 11th, 2011 meeting, the City of Chippewa Falls Plan Commission received and considered a petition for a Conditional Use Permit from Pastors Mike and Trisha Houle on behalf of the Valley Vineyard Church; and

WHEREAS, the said petition was a request to operate a non-denominational Christian Church in the existing building at #910 Bridgewater Avenue and located on Parcel # 4767; and

WHEREAS, Parcel #4767 on which #910 Bridgewater Avenue is located is presently zoned as R-1B Single Family Residential Zoning District; and

WHEREAS, Use of a parcel as a church is a conditional use in a R-1B Single Family Residential Zoning District as set forth in City of Chippewa Falls Municipal Code Chapter 17.21(8)(b); and

WHEREAS, the Plan Commission has reviewed and evaluated the request of Valley Vineyard Church for a Conditional Use Permit to operate a Church on Parcel #4767; and

WHEREAS, the Plan Commission conducted a public hearing on Monday, May 9, 2011 at 7:30 P.M. to hear all concerns about requested Conditional Use Permit Resolution #11-02 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.

WHEREAS, the Plan Commission finds the following facts:

- a) Using parcel #4767 as a non-denominational Christian Church would not be detrimental to the health, welfare, and character of the existing neighborhood.
- b) Such other findings of fact related to the proposed amendment, which are made after hearing on the record.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that pursuant to Chapter 17.21(8)(b) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, that a Conditional use Permit is hereby issued for Valley Vineyard Church to operate on parcel #4767 located at #910 Bridgewater Avenue under the following conditions:

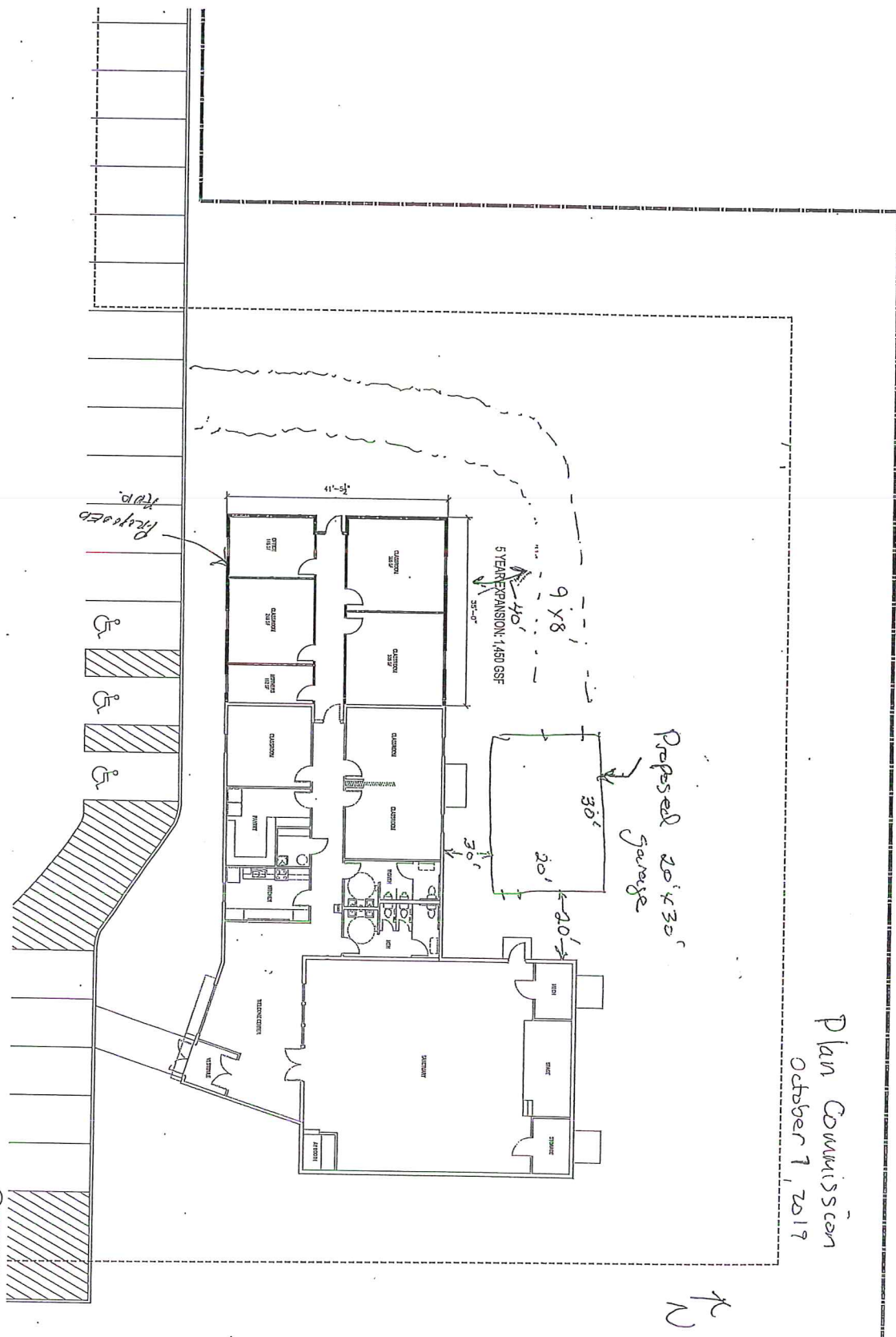
1. That Valley Vineyard Church be permitted to be operate in the existing building on Parcel #4767 located at #910 Bridgewater Avenue.
2. That the 65 existing parking spaces be provided in accordance with Chapter 17.41 Parking Space Requirements, of the Zoning Code.
3. That the hours of operation be Wednesday evenings and all day Sundays for Services and at any other time for other church related activities.
4. That a 3 foot high decorative wood fence be permitted along the east side of the parcel as shown on the attached site plan.
5. That one 10'x 7' sign be allowed to replace the existing onsite sign and placed according to the attached site layout.
6. That the approved site plan, which is attached hereto, and made an integral part of the Conditional Use Permit be maintained in both the City of Chippewa Falls Engineering Department Office and the City of Chippewa Falls Building and Inspection Office.
7. Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
8. 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 at these premises.
9. 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.
10. Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Hubbard

SECONDED: Chesky

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on May 9, 2011, by a vote of 9 ayes, 0 nays, and 0 abstentions.

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



Plan Commission
October 1, 2019

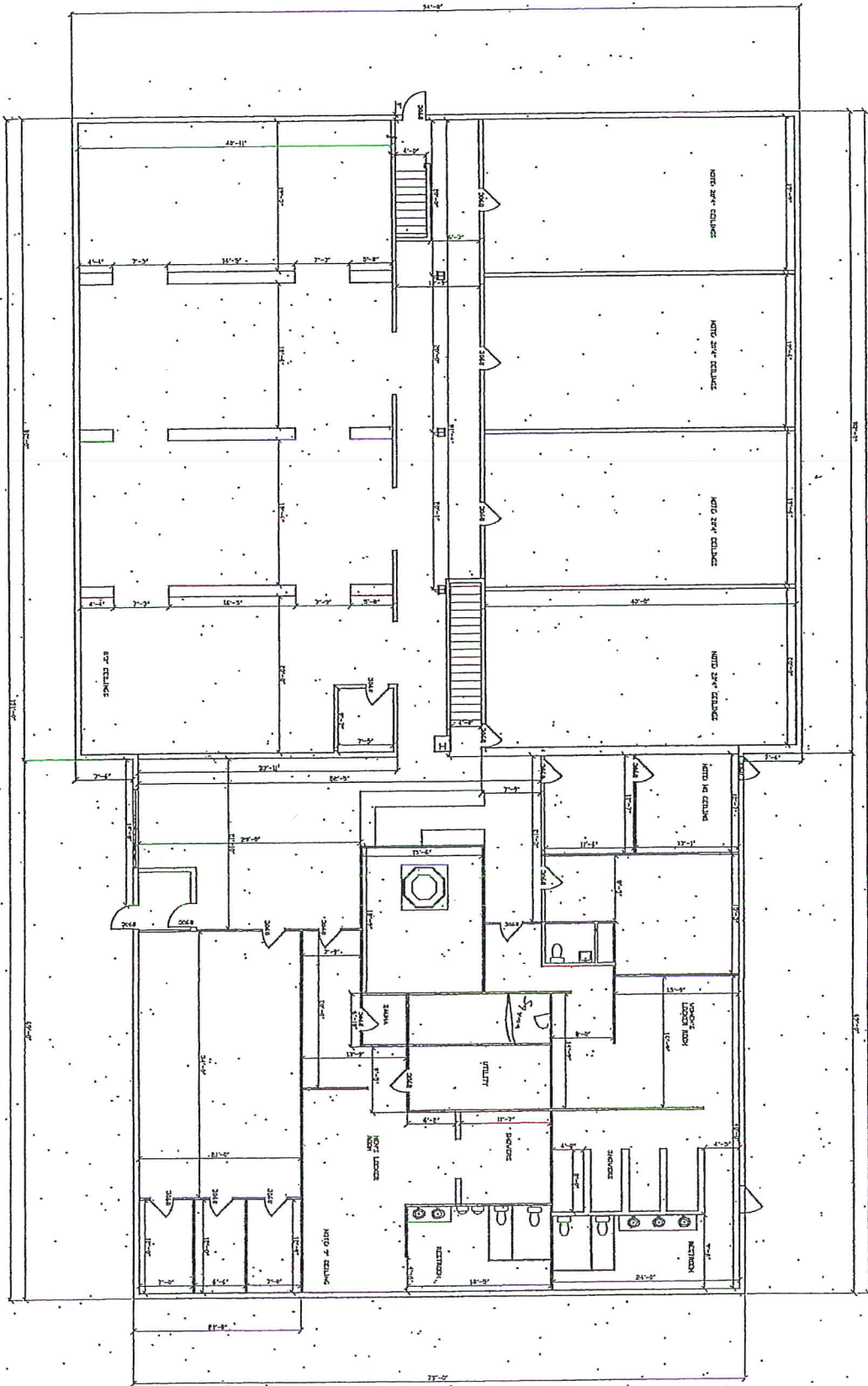
NOT FOR
CONSTRUCTION
09/01/2016
1697

A002

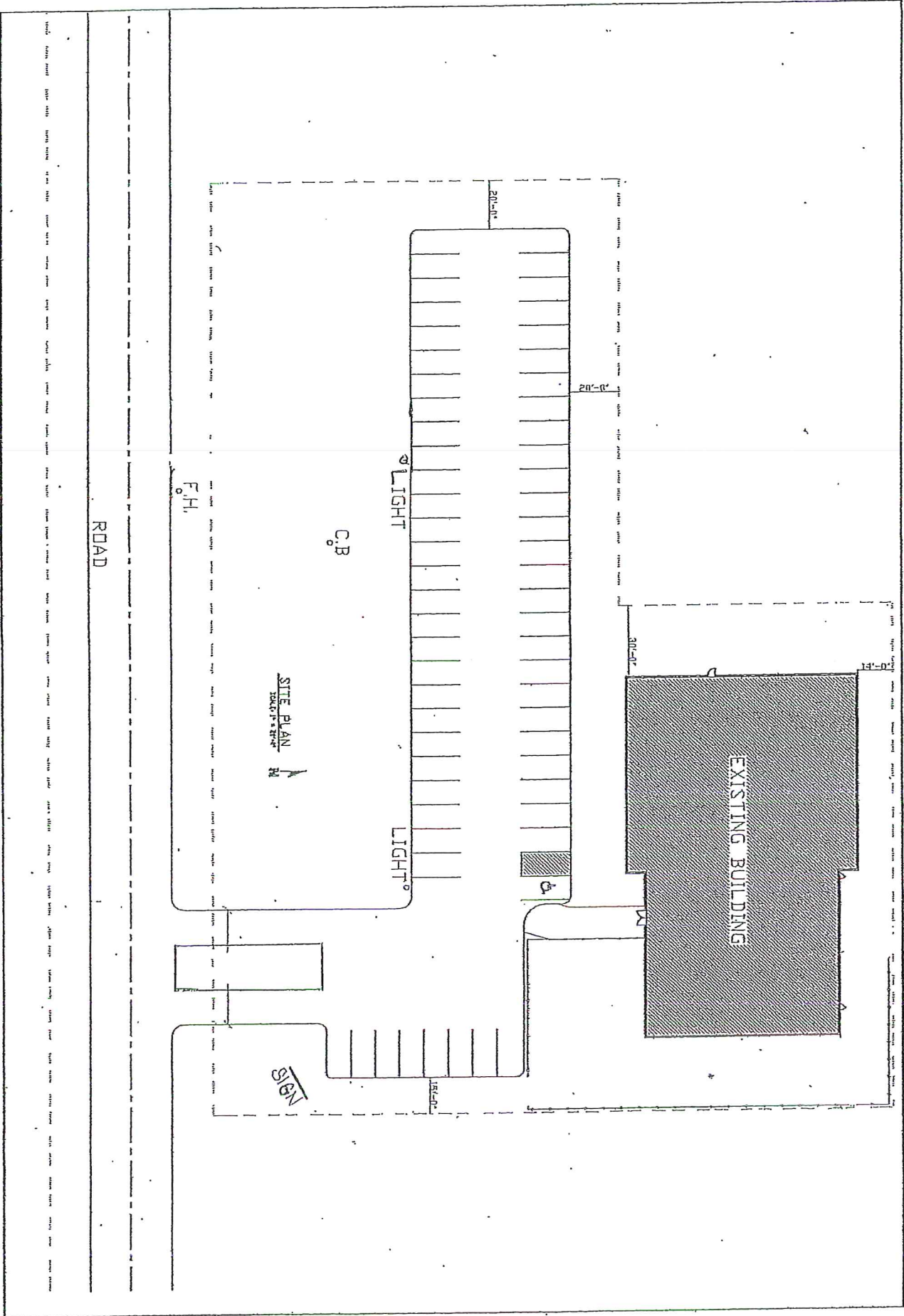
REFERENCE FLOOR PLAN
5 YEAR PLAN
LONG RANGE PLANNING

VALLEY VINEYARD CHURCH
CHIPPEWA FALLS, WISCONSIN

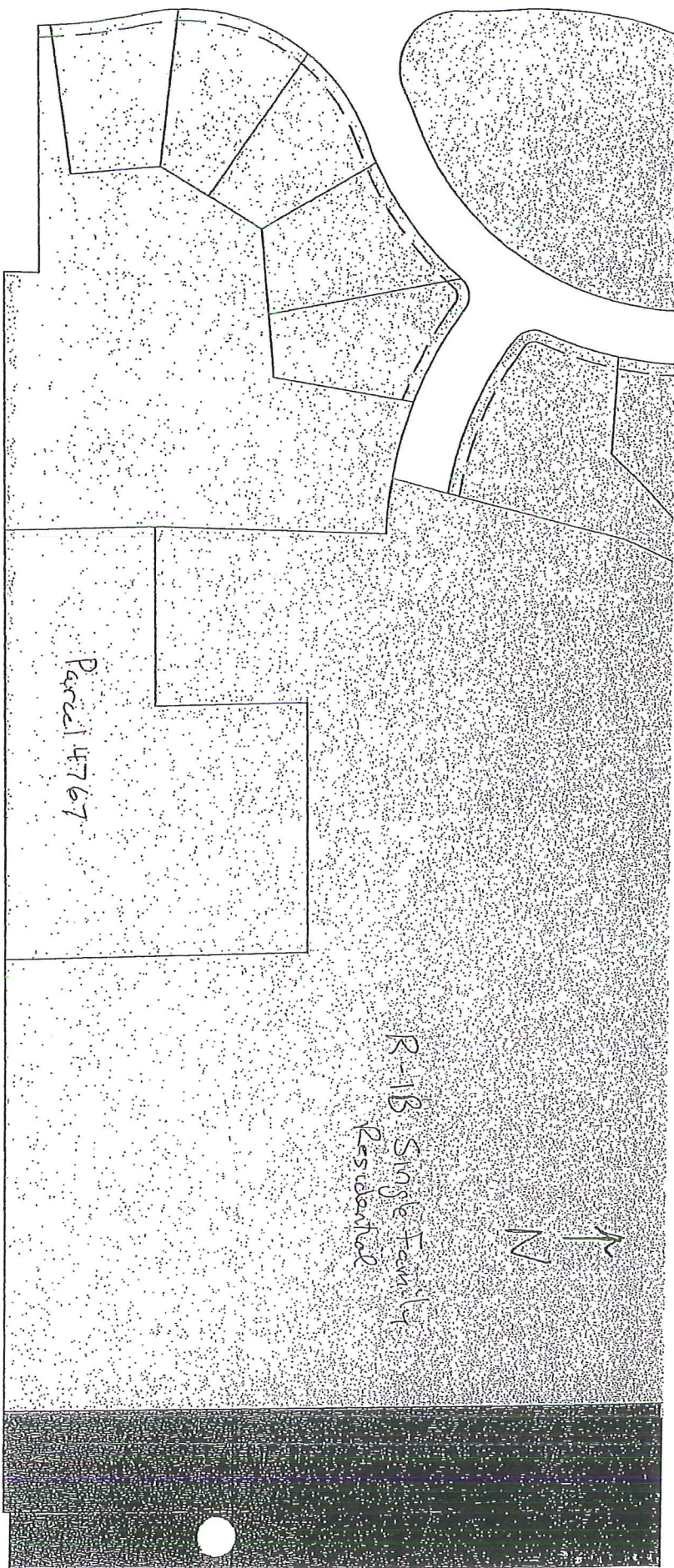




EXISTING FLOOR PLAN
 SCALE 1/8" = 1'-0"



WILLOW CREEK PKWY



R-1B Single Family Residential



Parcel 4767

Bridgewater Avenue

