

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, NOVEMBER 11, 2019– 6:30 PM**

The Plan Commission met in City Hall on Monday, November 11, 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. Steve Frazer also attended.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the October 7, 2019 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Plat of Marilyn Second Addition located on Veronica Court. This plat was rejected at the October 7, 2019 Plan Commission meeting and then revised as submitted. Director of Public Works Rubenzer noted that Veronica Court was now lined up with Veronica Street south of Wisconsin Street. In addition, a sixty-six foot right-of-way for Veronica Court was now proposed. Commissioner Smith noted that he would still vote nay to approval because even though the Veronica Court cul-de-sac met the minimum 50' radius set forth in Chapter 18.08(5) Subdivision and Platting/Dead End Streets, it did not meet the normal practice and desirable 60' radius. He suggested the Council revise the said ordinance to require a 60' radius for cul-de-sacs.
Motion by Tzanakis, seconded by Cihasky to recommend the Common Council approve the attached Plat of Marilyn Second Addition located on Veronica Court contingent on:
 - 1) Receipt of the appropriate Plat review fees.
 - 2) Submission and approval of a stormwater management plan.
 - 3) Submission of a copy of the recorded Plat to the City Engineers Office.

All present voting aye except Smith who voted nay. Motion carried.

3. The Plan Commission considered the attached Certified Survey Map of Lot #1 of Certified Survey Map #112 and part of the NW ¼ of the NE ¼ of Section 18, T28N, R8W submitted by Chippewa Surveying on behalf of Harvestime Church. Director of Public Works Rubenzer noted that the intent of the proposed Certified Survey Map was for Harvestime Church to purchase a parcel combined with their existing parcel and then have all their property on a single parcel. Even though the proposed parcel would have front and back frontages on two different streets and is an irregular shaped lot, it is part of a developed area and would not go against the intent of Chapter 18.08(5) Subdivision and Platting/Dead End Streets. He also noted that the NE corner and beginning of the Certified Survey Map should be noted as to what was found there.

Motion by Hubbard, seconded by Tzanakis to recommend the Common Council approve the attached Certified Survey Map of Lot #1 of Certified Survey Map #112 and part of the NW ¼ of the NE ¼ of Section 18, T28N, R8W submitted by Chippewa Surveying on behalf of Harvestime Church contingent on:

- 1) Receipt of the appropriate Certified Survey Map review fees.
- 2) Submission and approval of a stormwater management plan.
- 3) Submission of a copy of the recorded Certified Survey Map to the City Engineers Office.
- 4) Adding a description of what was found at the NE corner and beginning of the Certified Survey Map.

All present voting aye. Motion carried.

4. **Motion** by Hubbard, seconded by Tzanakis 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

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

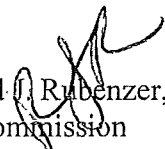
The Plan Commission met in City Hall on Monday, October 7, 2019 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Nate Flagstad representing Real Land Surveying, Steve Frazer of Frazer Construction, Michael and Trisha Houle of Valley Vineyard Church.

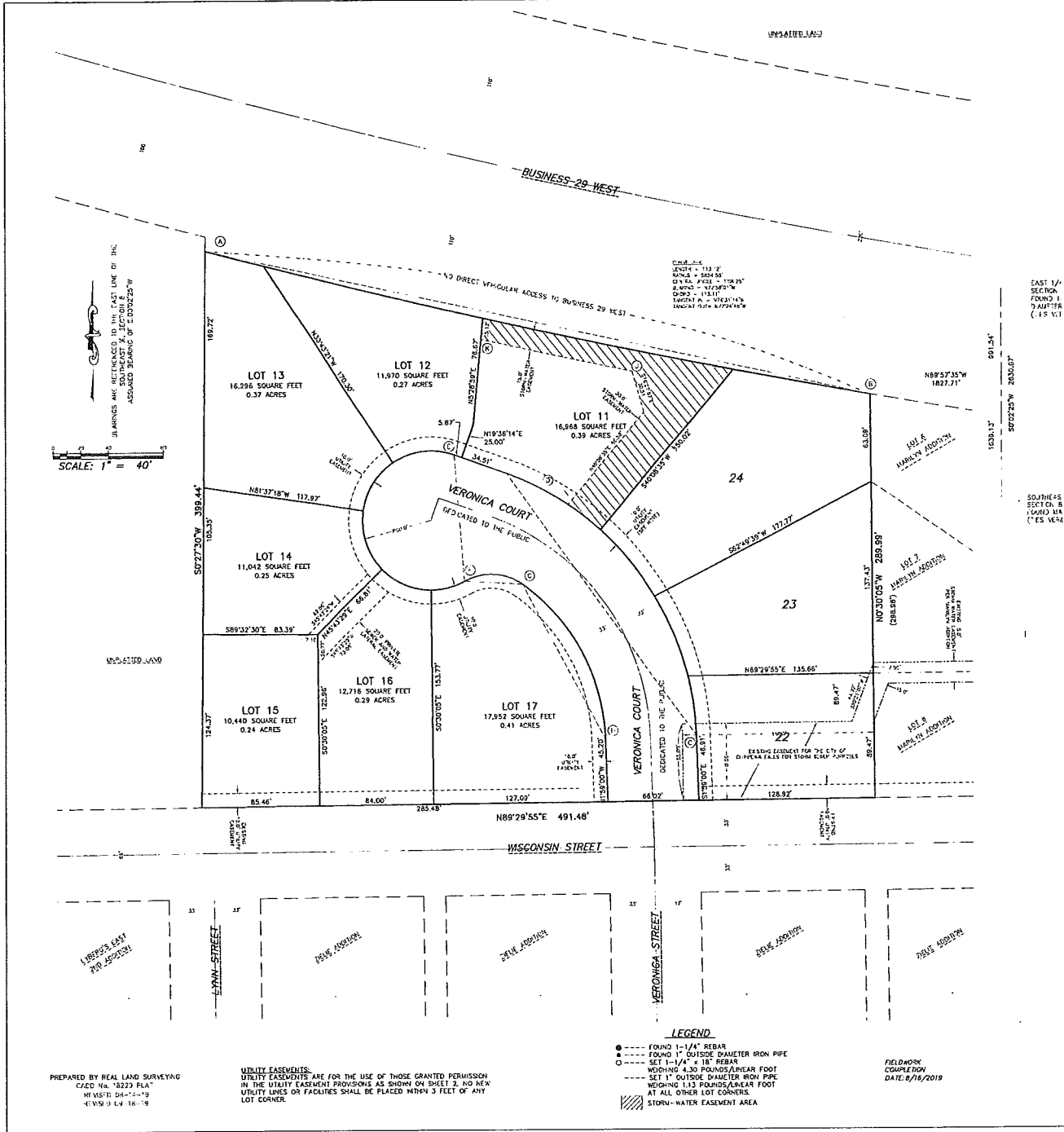
1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the September 9, 2019 Plan Commission meeting. **All present voting aye. Motion carried.**

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



THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID LOT 9 OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION.

THAT SAID LOT 9 IS A CORRECT REPRESENTATION OF ALL EXISTING BOUNDARIES OF THE LAND DESCRIBED AND THE SURVEYORS THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LOT 9 OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION.

PETER J. CATHMAN, PLS. No. 2273 DATED THIS _____ DAY OF _____, 2018

COUNCIL RESOLUTION, BEING THAT THE PLAN OF MARLIN AND ADDITION IN THE CITY OF CHEPPewa FALLS IS HEREBY APPROVED BY THE COMMON COUNCIL.

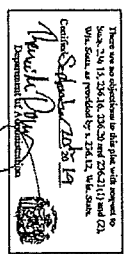
APPROVED: (DATE) _____ AND (NAME) _____

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

BRIGET GUNDS, CITY CLERK

STATE OF WISCONSIN
COUNTY OF CHEPPewa FALLS

(SIGNATURE): PATRICIA SQUAHL, COUNTY TREASURER



OWNER, CERTIFICATE OF MORTGAGE, BEING THAT I CAUSED THE LAND DESCRIBED BY THIS PLAN TO BE SURVEYED, DIVIDED, MAPPED AND BOUNDARIES AS REPRESENTED BY THIS PLAN, BEING THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID LOT 9 OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION.

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID LOT 9 OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION.

STEVE FRAZER, _____ DAY OF _____, 2018

PERSONALLY CAUSE BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED STEVE FRAZER, TO BE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.

BY COMMISSION EXPIRES: _____ NOTARY PUBLIC

STATE OF WISCONSIN
COUNTY OF CHEPPewa FALLS

I BRIGET GUNDS, BEING THE DUTY APPROPRIATE, ACTING AND QUALIFIED TREASURER OF THE CITY OF CHEPPewa FALLS, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL, CITY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION.

(SIGNATURE): BRIGET GUNDS, CITY TREASURER DATE _____

UTILITY FACILITY PROGRAM:
AN ORDINANCE FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY THE COMMON COUNCIL, CITY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION.

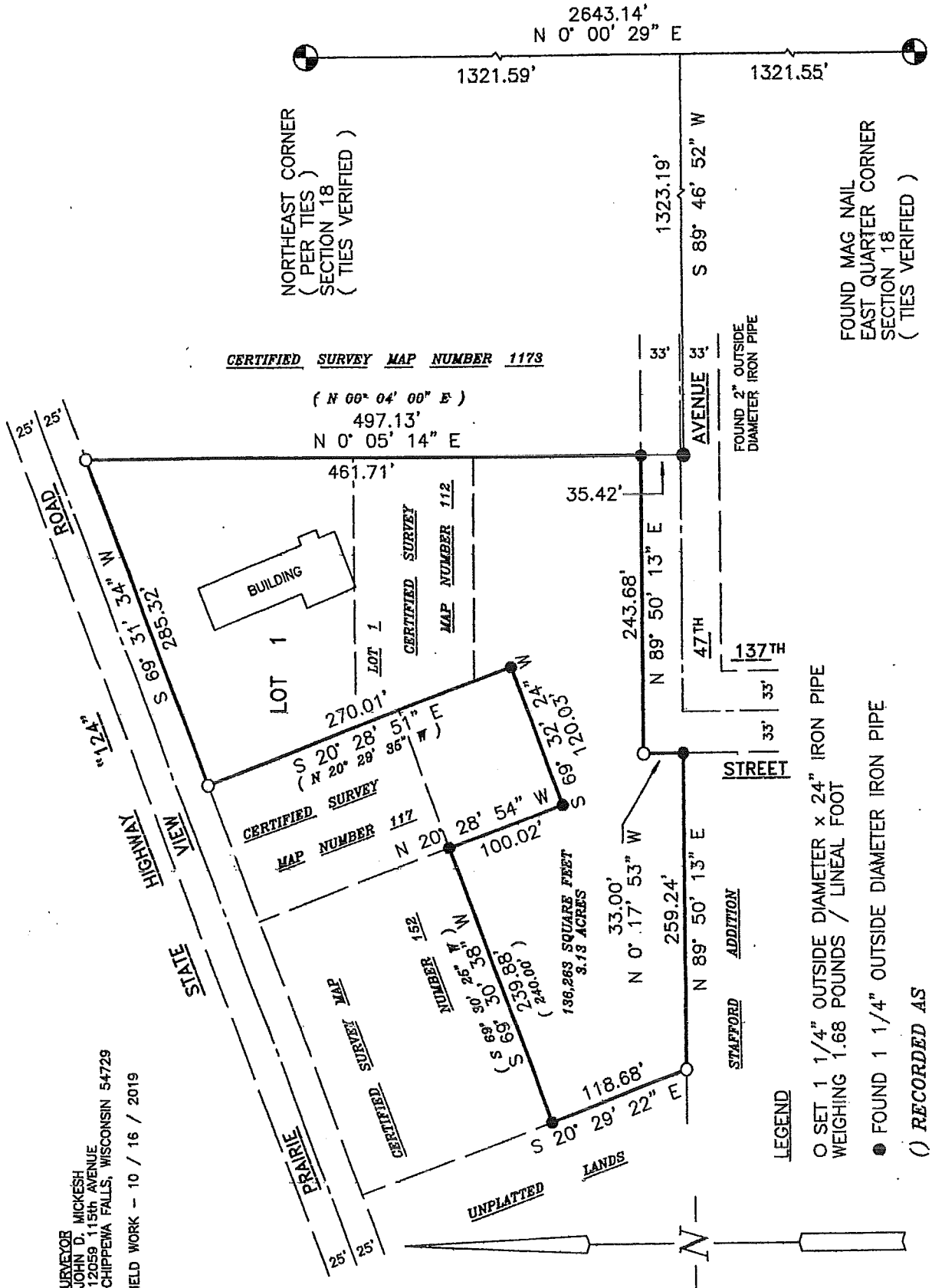
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCTION, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM THE TO THE FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND TELEPHONE, CABLE TELEVISION AND OTHER COMMUNICATIONS SERVICE. THE CITY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION, BEING ALL OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST, COUNTY OF CHEPPewa FALLS, WISCONSIN, BEING ALL OF LOT 9 OF MARLIN ADDITION.

MARILYN 2ND ADDITION
LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 8, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHEPPewa FALLS, CHEPPewa COUNTY, WISCONSIN
BEING ALL OF LOT 9 OF MARLIN ADDITION

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP
 NUMBER 112 AND PART OF THE NORTHWEST QUARTER
 OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP
 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS,
 CHIPPEWA COUNTY, WISCONSIN.



SURVEYOR
 JOHN D. MICKESH
 12059 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729
 FIELD WORK - 10 / 16 / 2019



- LEGEND
- SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 POUNDS / LINEAL FOOT
 - FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
 - () RECORDED AS

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18. ASSUMED BEARING OF N 0° 00' 29" E.

**BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP # 112 AND PART
OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS,
CHIPPEWA COUNTY, WISCONSIN.**

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 AE – 7 of the Wisconsin Administrative Code and the Subdivision Regulations of the City of Chippewa Falls and under the direction of Harvestime Church, 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 1 of Certified Survey Map # 112 and part of the Northwest Quarter of the Northeast Quarter of Section 18, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the Northeast corner of Section 18, thence S 0° 00' 29" W 1321.59 feet, thence S 89° 46' 52" W 1323.19 feet, thence N 0° 05' 14" E 35.42 feet to the point of beginning, thence continuing N 0° 05' 14" E 461.71 feet, thence S 69° 31' 34" W 285.32 feet, thence S 20° 28' 51" E 270.01 feet, thence S 69° 32' 24" W 120.03 feet, thence N 20° 28' 54" W 100.02 feet, thence S 69° 30' 38" W 239.88 feet, thence S 20° 29' 22" E 118.68 feet, thence N 89° 50' 13" E 259.24 feet, thence N 0° 17' 53" W 33.00 feet, thence N 89° 50' 13" E 243.68 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

CITY COUNCIL APPROVAL

Resolved that this Certified Survey Map in the City of Chippewa Falls is hereby approved.

Greg Hoffman, Mayor

Date

Bridget Givins, City Clerk

Date