

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

The Plan Commission met in City Hall on Monday, December 9, 2019 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dennis Doughty and Mike Tzanakis. City Planner Brad Hentschel also attended.

1. **Motion** by Varga, seconded by Hubbard to approve the minutes of the November 11, 2019 Plan Commission meeting. **All present voting aye. Motion carried.**

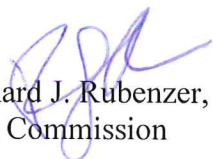
2. The Plan Commission considered the attached Chapter 18.08 of the Chippewa Falls Municipal Code. There was discussion at the November 11, 2019 Plan Commission meeting to consider revising 18.08 (5) Dead-End Streets so that the minimum turn around radius in cul-de-sacs is 60' instead of 50' as exists now due to the following reasons:
 - 1) Larger boulevard area for more snow storage and better stormwater runoff treatment.
 - 2) More boulevard space for hydrant and water valve locations.
 - 3) Larger turn around space for buses and snow removal equipment.Commissioner Cihasky added that all the "shall be avoided" wording in the second paragraph of 18.08 was wordy and should be avoided and revised.
Motion by Cihasky seconded by Smith to recommend the Common Council revise the second introductory paragraph and paragraph (5) Dead-End Streets of the City of Chippewa Falls Municipal Code 18.08 as shown on the attachment. **All present voting aye. Motion carried.**

3. The Plan Commission considered the attached Certified Survey Map of the Chippewa Riverfront provided by City Planner Hentschel and prepared by Chippewa Surveying. Director of Public Works Rubenzer noted that the volume and page should be added to previous existing Certified Survey Map references noted on the proposed Certified Survey Map and that all proposed Certified Survey Maps should comply with State Statute 236.
Motion by Hubbard, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map of the Chippewa Riverfront provided by City Planner Hentschel and prepared by Chippewa Surveying contingent on:
 - 1) Receipt of review fees.
 - 2) Addition of the volume and page of county register records onto previous Certified Survey Maps cited on the proposed Riverfront Certified Survey Map.
 - 3) Any other additions or revisions necessary for the proposed Riverfront Certified Survey Map to comply with State Statute 236.**All present voting aye. Motion carried**

4. City Planner Hentschel presented a draft version of the 2019 City of Chippewa Falls Bicycle and Pedestrian Plan. He gave background of the drafting of the City of Chippewa Falls Bicycle and Pedestrian Plan. A thirteen person steering committee of diverse backgrounds met to discuss the plan which was drafted by West Wisconsin Regional Plan

Commission. In a city wide survey of 345 respondents, the number one detriment (58 replies) to city walking was the lack of sidewalks. Of the city's approximately one hundred and eight miles of streets, 60% are without sidewalks. A healthy discussion about sidewalk replacement followed. Planner Hentschel then listed the development of the steering committee vision and goals. The goals were further broken down to safety, vibrancy, health and equity. The community was engaged through the aforementioned survey and two public open houses. A majority of the biking and walking concerns were surrounding schools and downtown. Planner Hentschel then discussed walk zones and walksheds around schools. **No action was taken.**

5. **Motion** by Misfeldt seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:25 P.M.


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

**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 V. Rubenzer, P.E., Secretary
Plan Commission

• **18.08 - RELATION TO ADJOINING STREET SYSTEM .**

The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or the proper projection where adjoining land is not subdivided) insofar as they may be deemed necessary for public requirement. The width of such streets in new subdivisions shall not be less than the minimum widths established herein.

The street and alley arrangements shall not be such as to cause hardship to owners of adjoining property in platting their own land and providing convenient access to it. **Intersections of two streets at more than one point, offset streets, and street jogs with center line offsets of less than 125' are not permitted unless a conditional use permit process is employed.** (Intersections of more than 2 streets at one point shall be avoided. Offset streets shall be avoided. Street jogs with center line offsets of less than 125 feet shall be avoided). The angle of intersection between minor and major streets should not vary by more than 10 degrees from a right angle. Streets obviously in alignment with existing streets shall bear the names of the existing streets. Proposed street names that are in conflict with existing street names shall not be approved.

(1)

STREET RIGHT-OF-WAY WIDTH. (Rep. & recr. #05-07) All streets shall not have less than a 66-foot street right-of-way width including cul-de-sacs or dead-end streets, except as listed below:

(a)

Flame Drive in Flame Addition, which shall be a 45-foot street right-of-way width.

(b)

Street right-of-way widths in Traditional Neighborhood Developments (TND's) shall be established by the Plan Commission using criteria set forth in Chippewa Falls Municipal Code [§17.26](#)(11).

(c)

Local streets in the Wissota Green TND shall have a minimum street right-of-way width of 52 feet.

(d)

One-way streets in the Wissota Green TND shall have a minimum street right-of-way width of 42 feet.

No half street dedications shall be accepted.

(2)

ALLEYS. (Rep. & recr. #05-07; Am. # 05-16) Alleys shall not be provided in a residential block except in Traditional Neighborhood Development districts where private alleys will be allowed. Alleys are required in the rear of all business lots unless other adequate provisions are made for service and deliveries and shall be at least 24 feet wide and shall be continuous through blocks. No dead-end alley nor any sharp change in their alignment shall be permitted, except in Traditional Neighborhood Development districts where dead end private alleys may be permitted if approved by the Plan Commission using the [§17.26\(6\)](#) process (P.U.D.) and the Common Council through approval of the preliminary plat.

(3)

GRADES. The grade of streets shall not exceed 8%, unless necessitated by topography and approved by the City Council.

(4)

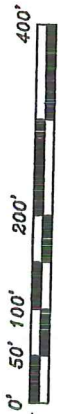
ALIGNMENT AND VISIBILITY. There shall be a minimum sight distance with clear visibility along the center line of all major streets of not less than 300 feet.

(5)

DEAD-END STREETS. (Am. #81-3) Cul-de-sacs, or streets designed to have one end permanently closed, shall not exceed 500 feet in length and shall terminate with a turn-around of not less than 60(50) feet in radius.

BEING ALL OF CERTIFIED SURVEY MAP NUMBER 957,
 PART OF CERTIFIED SURVEY MAP NUMBER 1438, PART
 OF GOVERNMENT LOT 3 AND PART OF GOVERNMENT
 LOT 4 IN SECTION 6, TOWNSHIP 28 NORTH, RANGE 8
 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY,
 WISCONSIN.

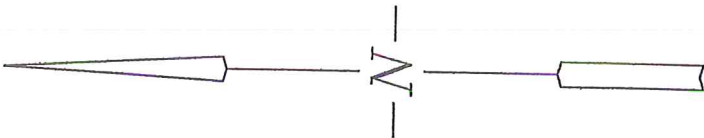
SCALE: 1" = 200'



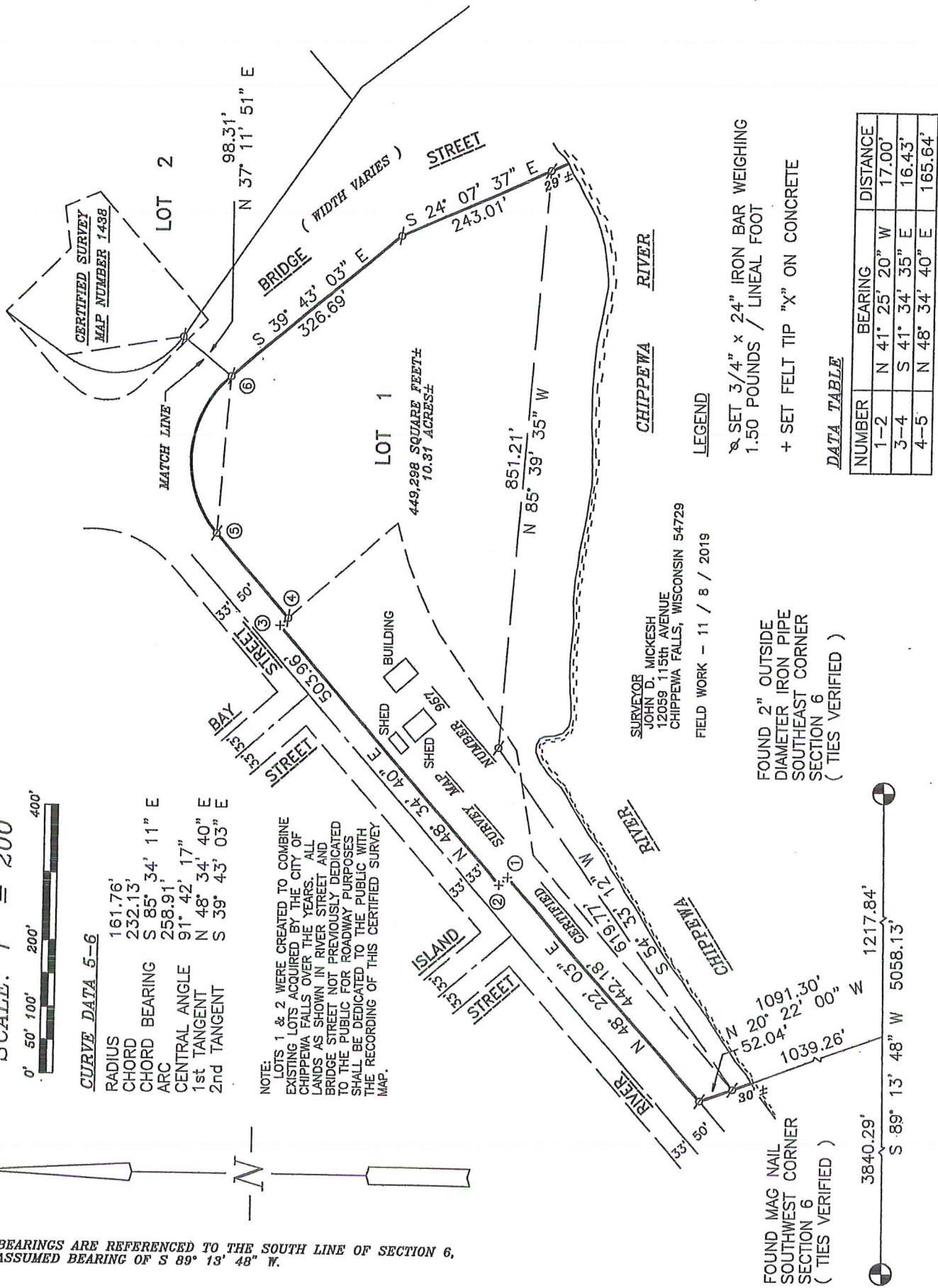
CURVE DATA 5-6

RADIUS 161.76'
 CHORD 232.13'
 CHORD BEARING S 85° 34' 11" E
 ARC 258.91'
 CENTRAL ANGLE 91° 42' 17"
 1st TANGENT N 48° 34' 40" E
 2nd TANGENT S 39° 43' 03" E

NOTE:
 LOTS 1 & 2 WERE CREATED TO COMBINE
 EXISTING LOTS ACQUIRED BY THE CITY OF
 CHIPPEWA FALLS OVER THE YEARS. ALL
 LANDS AS SHOWN IN RIVER STREET AND
 BRIDGE STREET NOT PREVIOUSLY DEDICATED
 TO THE PUBLIC FOR ROADWAY PURPOSES
 SHALL BE DEDICATED TO THE PUBLIC WITH
 THE RECORDING OF THIS CERTIFIED SURVEY
 MAP.



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF SECTION 6,
 ASSUMED BEARING OF S 89° 13' 48" W.



LEGEND

- ⊕ SET 3/4" x 24" IRON BAR WEIGHING 1.50 POUNDS / LINEAL FOOT
- + SET FELT TIP "X" ON CONCRETE

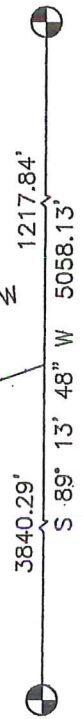
DATA TABLE

NUMBER	BEARING	DISTANCE
1-2	N 41° 25' 20" W	17.00'
3-4	S 41° 34' 35" E	16.43'
4-5	N 48° 34' 40" E	165.64'

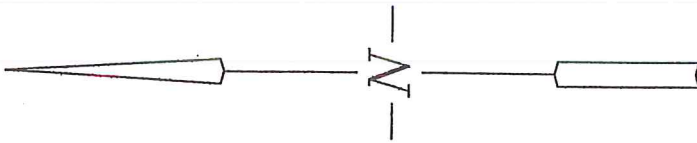
SURVEYOR
 JOHN D. MICKESH
 12059 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729
 FIELD WORK - 11 / 8 / 2019

FOUND 2" OUTSIDE
 DIAMETER IRON PIPE
 SOUTHEAST CORNER
 SECTION 6
 (TIES VERIFIED)

FOUND MAG NAIL
 SOUTHWEST CORNER
 SECTION 6
 (TIES VERIFIED)



BEING ALL OF CERTIFIED SURVEY MAP NUMBER 957,
 PART OF CERTIFIED SURVEY MAP NUMBER 1438, PART
 OF GOVERNMENT LOT 3 AND PART OF GOVERNMENT
 LOT 4 IN SECTION 6, TOWNSHIP 28 NORTH, RANGE 8
 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY,
 WISCONSIN.



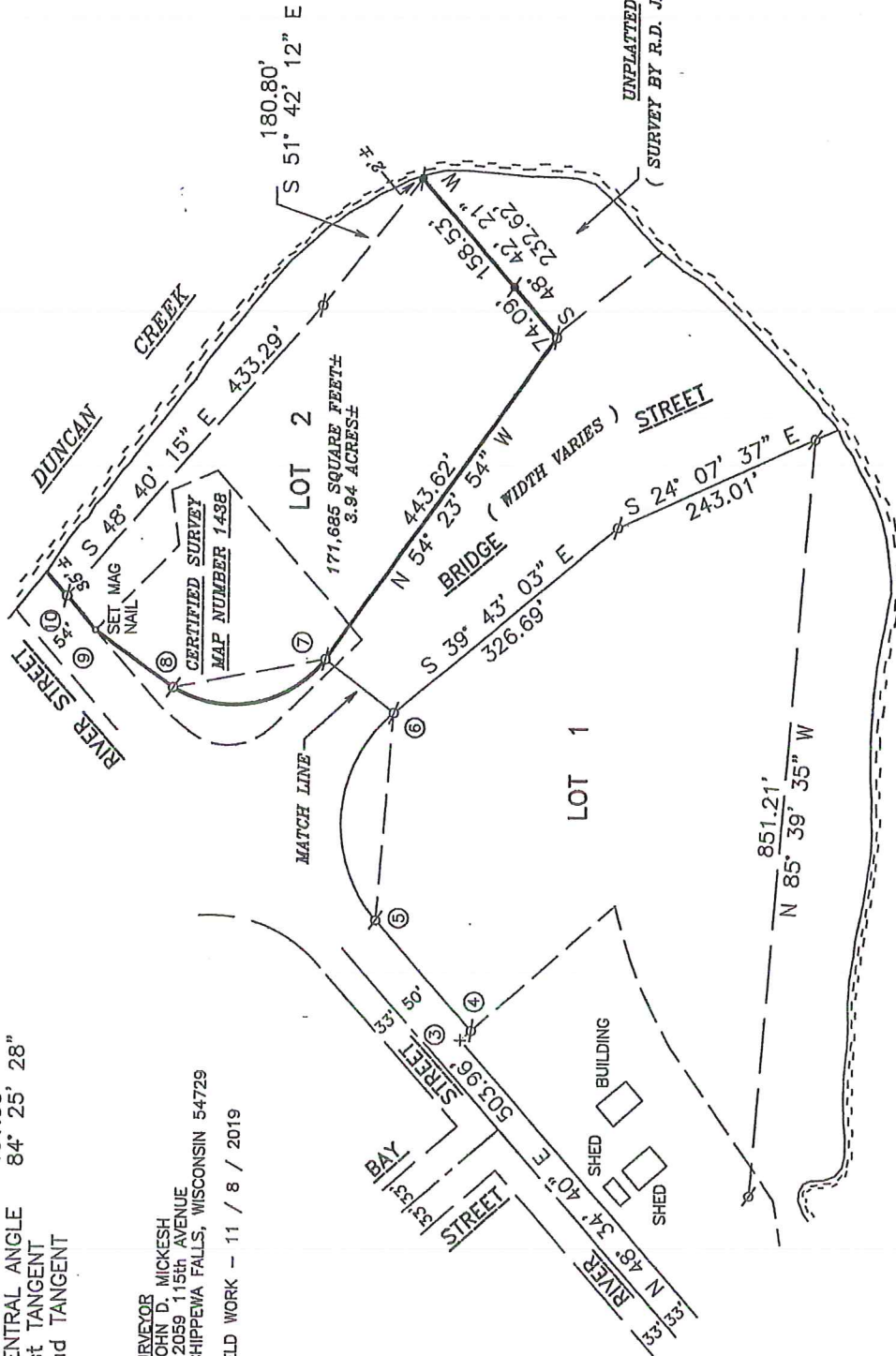
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF SECTION 6,
 ASSUMED BEARING OF S 89° 13' 48" W.

SCALE: 1" = 200'



CURVE DATA 7-8
 RADIUS 130.00'
 CHORD 174.69'
 CHORD BEARING N 10° 54' 26" W
 ARC 191.55'
 CENTRAL ANGLE 84° 25' 28"
 1st TANGENT
 2nd TANGENT

SURVEYOR
 JOHN D. MICKESH
 12059, 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729
 FIELD WORK - 11 / 8 / 2019



LEGEND

- ⊗ SET 3/4" x 24" IRON BAR WEIGHING 1.50 POUNDS / LINEAL FOOT
- + SET FELT TIP "X" ON CONCRETE
- ⊗ FOUND 3/4" IRON BAR

DATA TABLE

NUMBER	BEARING	DISTANCE
6-7	N 37° 11' 51" E	98.31'
8-9	N 35° 39' 22" E	109.36'
9-10	N 48° 37' 16" E	50.00'

BEING ALL OF CERTIFIED SURVEY MAP # 957 AND PART OF CERTIFIED SURVEY MAP # 1438, PART OF GOVERNMENT LOT 3 AND PART OF GOVERNMENT LOT 4 IN SECTION 6, 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 the Brad Hentschel – City of Chippewa Falls Planner, 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 # 957, Volume 3 Pages 269 - 270 and part of Certified Survey Map # 1438, Volume 6 Pages 9 – 10 and part of Government Lot 3 and part of Government Lot 4 in Section 6, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the Southeast corner of Section 6, thence S 89° 13' 48" W along the south line of the SE ¼, 1217.84 feet, thence N 20° 22' 00" W 1039.26 feet to the point of beginning, thence continuing N 20° 22' 00" W 52.04 feet, thence N 48° 22' 03" E 442.18 feet, thence N 41° 25' 20" W 17.00 feet, thence N 48° 34' 40" E 503.96 feet, thence S 41° 34' 35" E 16.43 feet, thence N 48° 34' 40" E 165.64 feet, thence along the arc of a curve to the right with a radius of 161.76 feet and whose chord bears S 85° 34' 11" E 232.13 feet, thence N 37° 11' 51" E 98.11 feet, thence along the arc of a curve to the right with a radius of 130.00 feet and whose chord bears N 10° 54' 26" W 174.69 feet, thence N 35° 39' 22" E 109.36 feet, thence N 48° 37' 16" E 50.00 feet to the beginning of a meander line which lies 35 feet more or less from the waters edge of Duncan Creek, thence S 48° 40' 15" E along the meander line, 433.29 feet, thence S 51° 42' 12" E 180.80 feet to the end of the meander line which lies 2 feet more or less from the waters edge of Duncan Creek, thence S 48° 42' 21" W 232.62 feet, thence N 54° 23' 54" W 443.62 feet, thence S 37° 11' 51" W 98.31 feet, thence S 39° 43' 03" E 326.69 feet, thence S 24° 07' 37" E 243.01 feet to the beginning of a meander line which lies 29 feet more or less from the waters edge of Chippewa River, thence N 85° 39' 35" W 851.21 feet, thence S 54° 33' 12" W 619.77 feet to the end of the meander line which lies 30 feet more or less from the waters edge of the Chippewa River and 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 Givens, City Clerk

Date