

## **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, March 8, 2021 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. The Mayor and Plan Commission members may not be physically present at the meeting but may attend remotely. The meeting may be viewed via livestream at the [www.chippewafalls-wi.gov](http://www.chippewafalls-wi.gov) live stream link. **The meeting will be conducted via Webex. The meeting number is 133 274 6516 and the Meeting Password is Chippewa1. To participate by phone, please call 1 415 655 0002.** 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.**

1. Approve the minutes of the February 8, 2021 Plan Commission Meeting. (*Attachment*)
2. Consider Certified Survey Map of a three lot parcel located at the northwest corner of State Street and First Avenue submitted by Real Land Surveying on behalf of Chippewa Falls Trust. Make recommendation to the Common Council. (*Attachment*)
3. Adjournment

**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, 1<sup>st</sup> Floor, City Hall and also posted on the City Hall Bulletin Board on Tuesday, March 2, 2021 at 1:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, FEBRUARY 8, 2021 – 6:30 PM**

The Plan Commission met in City Hall on Monday, February 8, 2021 at 6:30 P.M. The meeting was live streamed from the council room in City Hall. Attending remotely 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. Commissioner Dennis Doughty was absent. Also attending remotely were City Planner Brad Hentschel, Assistant City Engineer Bill McElroy, P.E., Jay Plummer and Pat Rasmus representing CORBA, Jordon Crusing, A.E.C., Sean Bohan, A.E.C., Jim Rooney, Rooney Properties, Jeff Goldsmith, 1392 Jake Place, Mike McQuillan, 1378 Jake Place, Brianna Roth, 936 Bluff View Ct., Kellen O'Connell, 12370 70<sup>th</sup> Ave., Sarah Radcliffe, 1256 Hilary St.

1. **Motion** by Varga, seconded by Cihasky to approve the minutes of the January 11, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Jay Plummer and Pat Rasmus appeared in support of Conditional Use Permit Resolution No. 2021-02 to allow Chippewa Off Roads Bike Association (CORBA) to construct, operate and maintain bike and pedestrian paths in the conservancy zoning district located south of the Chippewa River in Riverside Industrial Park. Mr. Plummer gave a brief history of CORBA. Director of Public Works Rubenzer stated that CORBA had previously received City permission to construct the petitioned for bike and pedestrian trails in the Conservancy district when trails north of the Chippewa River were constructed. After CORBA brought the request to the December 7, 2020 Board of Public Works meeting, it was discovered that bike and pedestrian paths are a conditional use in a conservancy district. Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution No. 2021-02 to allow Chippewa Off Roads Bike Association (CORBA) to construct, operate and maintain bike and pedestrian paths in the conservancy zoning district located south of the Chippewa River in Riverside Industrial Park. Commissioners Cihasky, Varga and Arneberg all spoke in favor of the resolution. No one spoke against. Mayor Hoffman closed the public hearing.  
**Motion** by Cihasky, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2021-02 to allow Chippewa Off Roads Bike Association (CORBA) to construct, operate and maintain bike and pedestrian paths in the conservancy zoning district located south of the Chippewa River in Riverside Industrial Park. Mayor Hoffman requested a roll call vote. **Voting aye were Cihasky, Hubbard, Varga, Misfeldt, Tzanakis, Arneberg, Smith, Hull, Rubenzer and Hoffman. No one opposed. Motion passed on a 10-0 vote.**
  
3. The Plan Commission considered Planned Development Conditional Use Permit Resolution No. 2021-03 to allow Rooney Properties LLC to develop ten eight-plex townhomes, ten twelve-plex homes and thirty single family residential lots on 46.2 acres within parcel six, located south of Bridgewater Avenue, east of USH #53 and north of Elm Street in the Willow Creek Subdivision. Director of Public Works Rubenzer gave background information. The existing Park West single family subdivision was

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

established and developed in 2003-04. Willow creek Subdivision was initially platted and started in 2007. This was an approximately 190 acre development planned in seven phases. All 190 acres are zoned R 1-B Single Family Residential however a planned development conditional use permit allows for mixed units of residential development. Four phases have been completed north of Bridgewater Avenue with a fifth tentatively planned for 2021. Director of Public Works Rubenzer noted thirty-seven certified mail notices of the public hearing were sent to all adjacent property owners within 150 feet of the proposed development. Seven had not been picked up or signed for as of February 8, 2021. He noted that original requested accesses to the Park West Townhome 46.2 acre parcel were requested at existing Macomber Street through Jake Place and on Bridgewater Avenue. After initial discussion, Mr. Rooney changed the access request to Elm Street and Bridgewater Avenue so townhome traffic would not progress through existing Macomber Street and Jake Place subdivision. Rubenzer stated that as each phase of development occurred, traffic on the west hill increased. Additional west hill accesses in addition to Cedar St., Elm St., Stanley St., Grand Ave., Columbia St., Pine St. and Wagner St. have been investigated and pursued since the 60's and 70's. Bridgewater Avenue right-of-way for an interchange to USH #53 was approved by Wisconsin DOT but Chippewa Falls residents along Bridgewater Avenue rejected the proposal and it failed. A Regent Street access was also rejected by adjacent route residents on a couple occasions more recently. Elm Street/County Hwy N onto USH #53 was most recently investigated. WDOT informed the City that a study would need to be performed and there wasn't a good chance the access would be granted. If granted, the study would be very expensive. Jim Rooney and Sean Bohan presented the proposed Park West Townhome Development. Mr. Rooney stated that the original 190 acre 7-phase development was originally approved in 2007 and was a mixed use development of different housing types. He noted the Bayhome units preliminarily approved in 2007 had been changed to multi-family townhome units for Park West Townhomes proposal. He stated that they had revised access points from Macomber St. and Bridgewater Ave. to Elm St. and Bridgewater Ave. so townhome multi-unit traffic would NOT be traveling through the existing Macomber St. and Jake Place neighborhood. He stated that he has always been a big proponent of a County Hwy N/USH #53 interchange but that in meetings with WDOT, it was evident that chances of obtaining WDOT allowed access to USH #53 at County Hwy N were slim. He stated he planned to sell the 30 single family lot development to C&M Builders, but that a new single family phase north of Bridgewater Avenue would be proposed in the near future.

Mayor Hoffman opened a public hearing.

Jeff Goldsmith of 1392 Jake Place asked about stormwater standing in ponds and wetlands. Mr. Bohan stated wetland determinations had not yet been sent to WDNR but that he didn't anticipate wetlands in this Park West Townhome Development.

Commissioner Smith was concerned about additional stormwater coming under Elm Street. Mr. Bohan stated the pre-development and post-development runoff difference would be stored onsite, the stormwater plan would be in accordance with WDNR code and City Municipal Code and would store for peak runoff events of 2yr, 10yr, 25yr and 100yr storms.

Mike McQuillan of 1378 Jake Place spoke against citing concerns of having his house to close to the proposed single family homes.

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Brianna Roth of 936 Bluff View Court spoke against citing reasons of too much increase in traffic for the children in the neighborhood.

Kellen O'Connell of 12370 70<sup>th</sup> Avenue spoke against citing concerns of the amount of multi-family units and wanted high-end renters.

Sarah Radcliffe of 1256 Hilary Street spoke against stating the City needed more affordable housing to attract young families to the City.

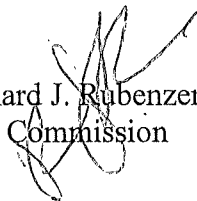
Commissioner Jerry Smith of 929 Bluff View Circle said he thought this was a good development but that he anticipated 75% of the townhome traffic would access Elm Street and this was an intersection that wouldn't support the traffic and that he wouldn't vote for the proposal.

Mayor Hoffman closed the public hearing.

**Motion** by Varga, seconded by Hubbard to approve Planned Development Conditional Use Permit Resolution No. 2021-03 to allow Rooney Properties LLC to develop ten eight-plex townhomes, ten twelve-plex homes and thirty single family residential lots on 46.2 acres within parcel six, located south of Bridgewater Avenue, east of USH #53 and north of Elm Street in the Willow Creek Subdivision. Mayor Hoffman requested a roll call vote.

**Voting aye were Varga, Hubbard, Cihasky, Misfeldt, Tzanakis, Arneberg, Hull Rubenzer and Hoffman. Voting nay was Smith. Motion was approved on a 9-1 vote.**

4. **Motion** by Tzankis, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:55 P.M.

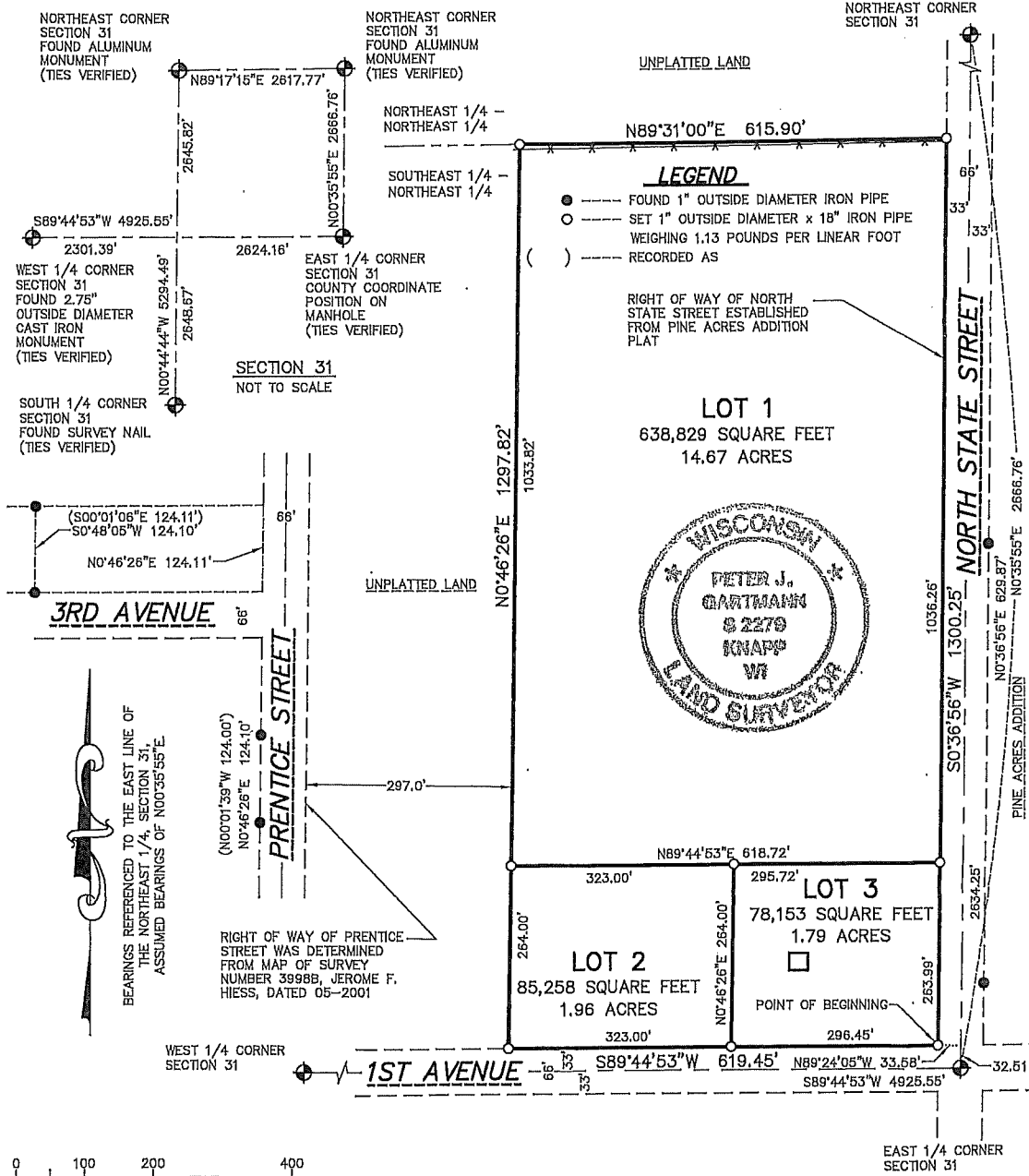
  
Richard J. Rubenzer, P.E., Secretary  
Plan Commission

# CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER \_\_\_\_\_

RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,  
SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN



0 100 200 400  
SCALE: 1" = 200'

FIELDWORK  
COMPLETION  
DATE: 2/24/2021

REAL LAND SURVEYING, LLC  
1360 INTERNATIONAL DRIVE  
SUITE 2  
EAU CLAIRE, WI 54701  
(715)514-4118  
rlslw.com  
CADD NUMBER: 21046

SHEET 1 OF 2 SHEETS

PAGE \_\_\_\_\_

**CHIPPEWA COUNTY CERTIFIED SURVEY  
MAP NUMBER \_\_\_\_\_**

RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,  
SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF CHIPPEWA FALLS TRUST, CHARLES SELLING, 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 SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

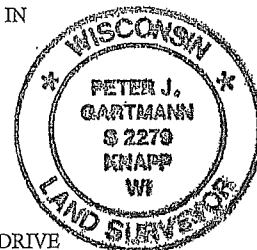
- COMMENCING AT THE EAST 1/4 CORNER OF SECTION 31;
- THENCE N00°35'55"E, ALONG THE EAST LINE OF THE NORTHEAST 1/4, SECTION 31, A DISTANCE OF 32.51 FEET;
- THENCE N89°24'05"W, A DISTANCE OF 33.58 FEET TO THE NORTH RIGHT OF WAY LINE OF 1ST AVENUE, ALSO BEING THE POINT OF BEGINNING;
- THENCE S89°44'53"W, ALONG THE SAID RIGHT OF WAY LINE, A DISTANCE OF 619.45 FEET;
- THENCE N00°46'26"E, A DISTANCE OF 1297.82, TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4;
- THENCE N89°31'00"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 615.90 FEET, TO THE WEST RIGHT OF WAY LINE OF NORTH STATE STREET;
- THENCE S00°36'56"W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1300.26 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, A-E 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.

 DATED THIS 28 DAY OF Feb, 2021  
PETER J. GARTMANN, P.L.S. 2279



PREPARED FOR:  
CHIPPEWA FALLS TRUST  
152 N INDIES DRIVE  
MARATHON, FL 33050

PREPARED BY:  
REAL LAND SURVEY  
1360 INTERNATIONAL DRIVE  
SUITE 2  
EAU CLAIRE, WI 54701

**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

SHEET 2 OF 2 SHEETS