

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, June 7, 2021 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. 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 April 12, 2021 Plan Commission Meeting. *(Attachment)*
2. Consider Amendment of Official Map of the City of Chippewa Falls to remove the Tropicana Boulevard Corridor between Elm Street and Bridgewater Avenue. Make recommendation to the Common Council. *(Attachment)*
3. Public Hearing regarding the proposed amendment of project plans for Tax Incremental Districts No. 8, 13 & 14 (See Public Hearing Notice which was published on May 28, 2021. *(Attachment)*
4. Consideration and possible on "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 8, City of Chippewa Falls, Wisconsin".
5. Consideration and possible on "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 13, City of Chippewa Falls, Wisconsin".
6. Consideration and possible on "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 14, City of Chippewa Falls, Wisconsin".
7. 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, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, June 2, 2021 at 10:00 A.M. by Mary Bowe.

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, May 10, 2021 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. 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.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, MAY 10, 2021

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

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, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Tuesday, May 4, 2021 at 1:00 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 12, 2021 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 12, 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, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Dennis Doughty and Beth Arneberg, were absent. Also attending remotely were Alderperson Jason Hiess and Pete Gartmann of Real Land Surveying.

1. **Motion** by Misfeldt, seconded by Tzanakis to approve the minutes of the March 8, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached plat of Amber Farm located near the 190th Street and 70th Avenue intersection in the Town of Lafayette, Chippewa County and submitted by Real Land Surveying. Director of Public Works Rubenzer stated that this plat was located within the cities three mile extra territorial zoning review limits. He continued that County Surveyor Samuel Wenz had reviewed the plat and that Real Land Surveying had made the appropriate revisions.
Motion by Rubenzer, seconded by Tzanakis to recommend the Common Council approve the attached plat of Amber Farm located near the 190th Street and 70th Avenue intersection in the Town of Lafayette, Chippewa County and submitted by Real Land Surveying upon;
 - 1) Receipt of the \$190 plat review fee.
 - 2) Receipt and approval of any necessary stormwater management plan.**All present voting aye. Motion carried.**

3. The Plan Commission discussed and considered the attached Certified Survey Map of Park West Townhomes located West of Jake Place, North of Elm Street/County N, East of US Highway 53 and South of Bridgewater Avenue in the City of Chippewa Falls and submitted by Real Land Surveying. Commissioner Cihasky had concerns that no street right-of-way or easements were shown. Director of Public Works Rubenzer stated utility easements were as shown and that all streets and driveways in the Certified Survey Map were PRIVATE drives. He continued that Chippewa County had approved the private drive entrance/intersection onto County N at its intersection with Tropicana Boulevard on the south side of County N and that “easements” weren’t required for private streets and driveways. Commissioner Smith listed concerns about traffic. Surveyor Pete Gartmann stated that this was only a subdivision of property and compared it to a mall parcel where each driveway would not be shown as right-of-way or an easement. Director of Public Works Rubenzer stated the conditional use permit for Park West Townhomes was approved in February 2021 by the Plan Commission and also that there WOULD be an ingress/egress onto Bridgewater Avenue. He displayed project plans to the Plan Commission. Commissioner Misfeldt listed a concern that Lot #2 would be developed with twin homes instead of single family homes as shown in the development plans at the Conditional Use Permit hearing in February 2021 and that the adjacent neighbors would perceive this as a “bait and switch”. He stated that fifty twin homes would increase

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


project density on Lot #2 compared with the thirty single family units proposed in the approved Conditional Use Permit. Director of Public Works Rubenzer stated that a separate conditional use permit process and public hearing would be conducted when development of Lot #2 was being proposed but that wasn't on the agenda for this meeting.

Motion by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map of Park West Townhomes located West of Jake Place, North of Elm Street/County N, East of US Highway 53 and South of Bridgewater Avenue in the City of Chippewa Falls and submitted by Real Land Surveying conditioned on ;

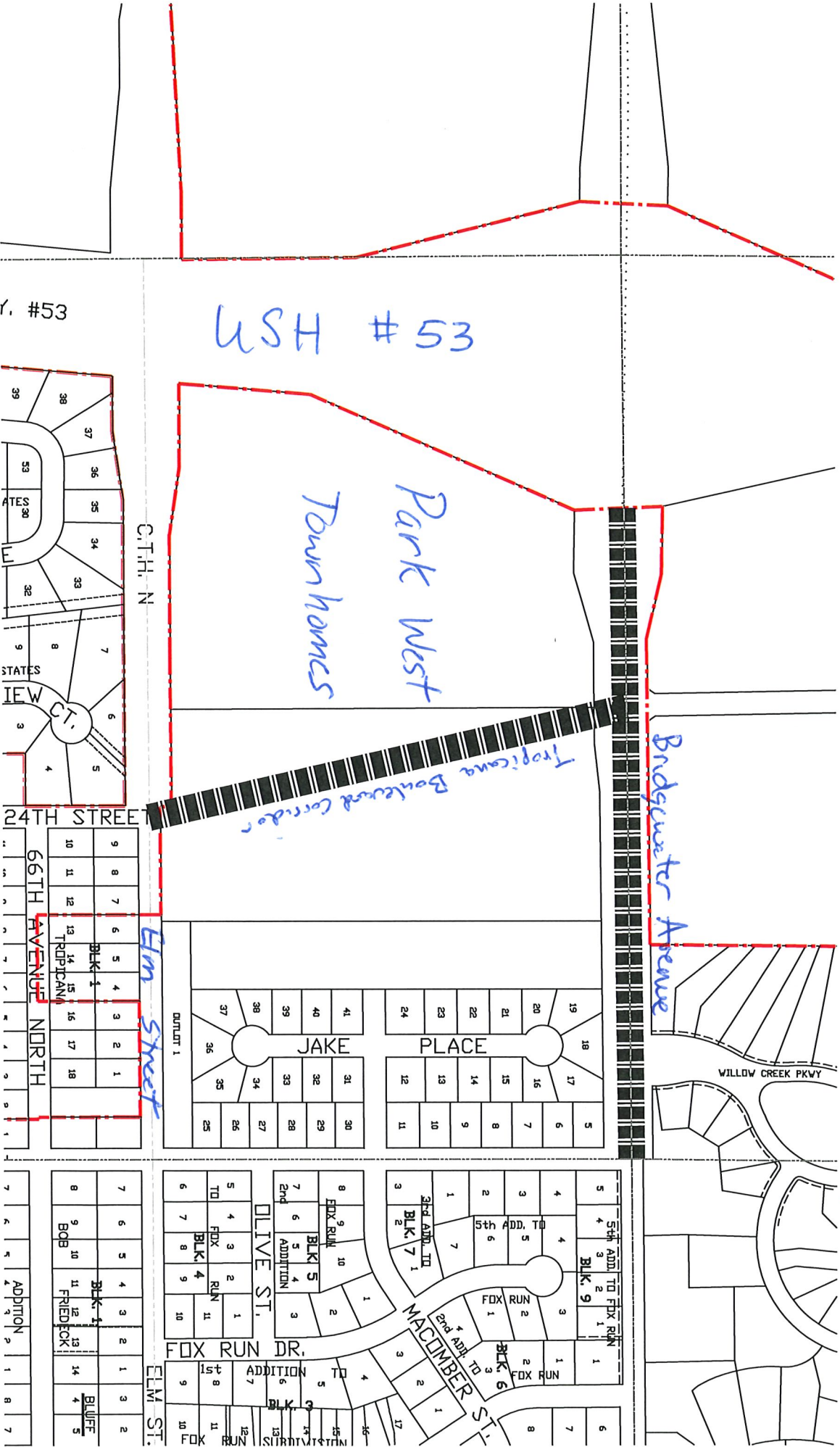
- 1) Receipt of the appropriate certified survey map review fees.
- 2) Compliance with the conditions set forth in the approved Conditional Use Permit for Park West Townhomes.
- 3) Any revisions after review of County Surveyor Samuel Wenz.

All present voting aye. Motion carried.

4. **Motion** by Smith, 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

No Scale
↑ N



USH #53

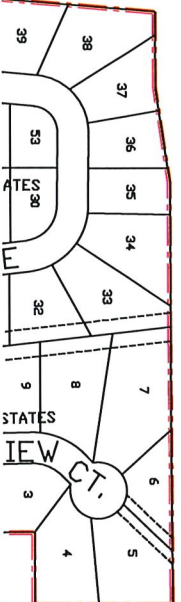
Park West
Townhomes

Tropicana Boulevard Corridor

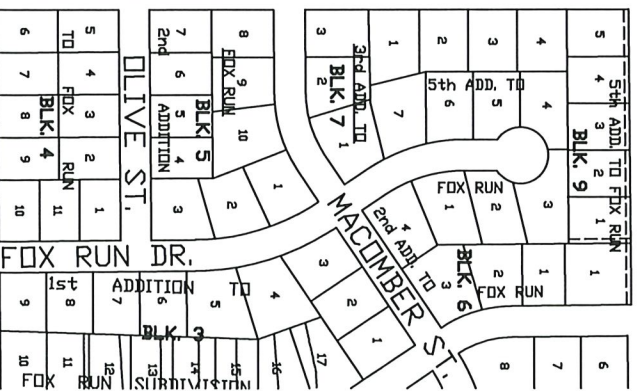
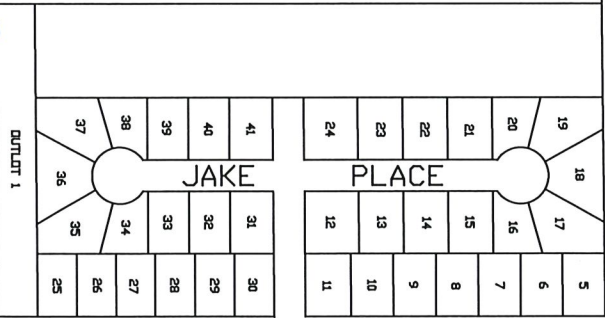
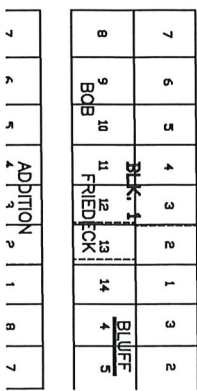
Bridgewater Avenue

C.T.H. N

Y. #53



24TH STREET



Bluffs Estates

NOTICE OF PUBLIC HEARING
REGARDING AN AMENDMENT TO THE OFFICIAL MAP OF THE CITY OF
CHIPPEWA FALLS, WISCONSIN TO REMOVE THE TROPICANA BOULEVARD
CORRIDOR FROM ELM STREET TO BRIDGEWATER AVENUE IN THE PARK
WEST TOWNHOME SUBDIVISION

Notice is hereby given that the Common Council of the City of Chippewa Falls, Wisconsin will conduct a Public Hearing in the Council Chambers, 2nd Floor, City Hall, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at 6:30 PM on Tuesday, July 20, 2021 regarding a proposed amendment to the Official Map of the City of Chippewa Falls to remove the Tropicana Boulevard Corridor from Elm Street to Bridgewater Avenue in the Park West Townhome Subdivision from the Official Map of the City of Chippewa Falls.

On June 7, 2021, the Plan Commission recommended that the Tropicana Boulevard Corridor from Elm Street to Bridgewater Avenue in the Park West Townhome Subdivision be removed from the Official Map of the City of Chippewa Falls.

Following the Public Hearing, the Common Council will consider adoption of Ordinance No. 2021- thereby removing Tropicana Boulevard Corridor from Elm Street to Bridgewater Avenue in the Park West Townhome Subdivision from the Official Map of the City of Chippewa Falls.

Additional information may be obtained by contacting the City Engineer's Office at 715.726.2736.

Bridget Givens
City Clerk

2 column legal box ad

PUBLISH: Friday, June 25, 2021
and
Friday, July 2, 2021

**AN ORDINANCE AMENDING THE OFFICIAL MAP
OF THE CITY OF CHIPPEWA FALLS, WISCONSIN
BY REMOVING THE TROPICANA BOULEVARD CORRIDOR
FROM ELM STREET TO BRIDGEWATER AVENUE IN THEPARK WEST TOWNHOME
SUBDIVISION FROM THE OFFICIAL MAP OF THE CITY OF CHIPPEWA FALLS**

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN, AS FOLLOWS:

1. That, pursuant to Chapter 62.23(6) Wisconsin Statutes, action from the City of Chippewa Falls Plan Commission was requested. At its regular meeting on June 7, 2021 the Chippewa Falls Plan Commission recommended that the Tropicana Boulevard Corridor from Elm Street to Bridgewater Avenue in the Park West Townhome Subdivision be removed from the Official Map of The City of Chippewa Falls.
2. That, pursuant to Chapter 62.23(6) Wisconsin Statutes, the ordinance establishing the Official Map of The City of Chippewa Falls on December 20, 1966 be and is hereby amended by removing the Tropicana Boulevard Corridor from Elm Street to Bridgewater Avenue in the Park West Townhome Subdivision
3. That Ordinance No. 2021-xx hereby repeals any and all previous ordinances in conflict with said Ordinance No. 2021-xx.
4. That this Ordinance take effect from and after its passage and publication.
5. That the City Clerk record a certified copy of this Ordinance with the Chippewa County Register of Deeds as required in chapter 8.14(4) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin.

Dated this 20th Day of July, 2021.

FIRST READING: July 6, 2021

Chuck Hull, Council President

SECOND READING: July 20, 2021

PUBLIC HEARING: July 20, 2021

APPROVED: _____
Gregory Hoffman, MAYOR

ATTEST: _____
Bridget Givens, CITY CLERK

PUBLISHED: _____

RECORDED WITH THE CHIPPEWA COUNTY REGISTER OF DEEDS: _____/_____/2021

RESOLUTION NO. _____

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 8
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 8 (the "District") was created by the City on July 16, 2002 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.
- b. Allow excess revenue to be transferred to Tax Incremental District No. 7 (the "Recipient District") as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 7, 2021 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

1. The boundaries of Tax Incremental District No. 8 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this ____ day of _____, 2021.

Plan Commission Chair

Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 8
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

RESOLUTION NO. _____

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 13
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 13 (the "District") was created by the City on April 7, 2015 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Allow excess revenue to be transferred to Tax Incremental District No. 7 (the "Recipient District") as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 7, 2021 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

1. The boundaries of Tax Incremental District No. 13 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this ____ day of _____, 2021.

Plan Commission Chair

Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 13
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

RESOLUTION NO. _____

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 14
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 14 (the "District") was created by the City on July 28, 2015 as an industrial district; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.
- b. Allow excess revenue to be transferred to Tax Incremental District No. 7 (the "Recipient District") as permitted under Wisconsin Statutes Section 66.1105(6)(f)2.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 7, 2021 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

1. The boundaries of Tax Incremental District No. 14 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this ____ day of _____, 2021.

Plan Commission Chair

Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 14
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY