

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, July 12, 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 June 7, 2021 Plan Commission Meeting. *(Attachment)*
2. Consider application for a Special Use Permit for Chippewa Renaissance Fair. 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, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday July 7, 2021 at 1:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 7, 2021-6:30 PM**

The Plan Commission met in City Hall on Monday, June 7, 2021 at 6:30P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Dennis Doughty, Beth Ameberg, Jerry Smith, Alderperson Jason Hiess, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Secretary Rick Rubenzer. Also attending was City Planner Brad Hentschel.

1. **Motion** by Tzanakis, seconded by Hubbard to approve the minutes of the April 12, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission discussed and considered the attached Amendment of the Official Map of the City of Chippewa Falls to remove the Tropicana Boulevard Corridor between Elm Street and Bridgewater Avenue. Commissioners Smith and Misfeldt voiced comments from neighbors regarding the proposed development and removal of Tropicana Boulevard resulting in loss of regulatory ability for intersection design and function. There is a desire to see the entire 124th Street (which is in the Town of Wheaton)/Tropicana improvement plan regarding sidewalks.
Motion by Misfeldt, seconded by Hubbard to recommend City Council conduct Public Hearing for consideration and removal of Tropicana Boulevard Corridor from Elm Street to Bridgewater Avenue from the Official Map of the City of Chippewa Falls. **All present voting aye, except for Smith who voted nay. Motion carried.**

3. City Planner Hentschel presented the attached proposal for amendment of project plans for Tax Incremental District #8, Tax Incremental District #13 and Tax Incremental District #14. He noted that the Joint Review Board had met June 7, 2021 and approved a three (3) year extension to Tax Incremental District #7. The proposed amendments were to make TIDs 8, 13 and 14 donor districts and to add eligible project expenditures outside but within a 1/2 mile buffer around TID 8 and TID 14.

Mayor Hoffman opened a public hearing to consider the proposed amendment of project plans for Tax Incremental Districts No. 8, 13 & 14. No one spoke for or against. Mayor Hoffman closed the public hearing.

4. **Motion** by Cihasky, seconded by Hubbard to approve PC TID Resolution No. 2021-01 Approving a Project Plan Amendment for Tax Incremental District No. 8, City of Chippewa Falls, Wisconsin. **All present voting aye, Motion carried.**

5. **Motion** by Hubbard, seconded by Smith to approve PC TID Resolution No. 2021-02 Approving a Project Plan Amendment for Tax Incremental District No. 13, City of Chippewa Falls, Wisconsin. **All present voting aye, Motion carried.**

6. **Motion** by Tzanakis, seconded by Varga to approve PC TID Resolution No. 2021-03 Approving a Project Plan Amendment for Tax Incremental District No. 14, City of Chippewa Falls, Wisconsin. **All present voting aye, Motion carried.**

7. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:18P.M.

RBH

Brad Hentschel, Acting Secretary
Plan Commission

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO CONSTRUCT & OPERATE A RENAISSANCE FAIRE
ON PARCEL #4710.1000 LOCATED NORTH OF NELSON ROAD,
WEST OF USH #53 AND SOUTH OF THE CHIPPEWA RIVER**

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

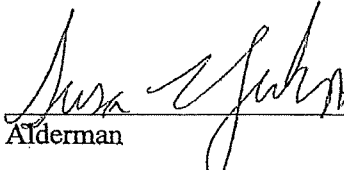
1. That a Special Use Permit is hereby issued, pursuant to Chapter 17.48 of the Municipal Code of Chippewa Falls, for the construction and operation of a Renaissance Faire on land south of the Chippewa River, west of Highway #53 and north of Nelson Road. (Tax Parcel # 4710.1000) This property is zoned A-1 Agricultural.
2. That the Special Use Permit hereby granted shall be expressly subject to and conditioned upon the following:
 - a) That 1,902 parking spaces be provided as shown on the attached site plan.
 - b) That campground spaces and locations be provided as shown on the attached site plan.
 - c) That vendor booths be provided as shown on the attached site plan
 - d) That satellite toilets be placed as regulated by the State of Wisconsin and as shown on the attached site plan.
 - e) That uses allowed be for a renaissance faire, banquets, weddings, western show, camping and other special events.
 - f) That a comprehensive sign plan be submitted to the Plan Commission and approved by the Common Council prior to the opening of the Renaissance Faire.
 - g) That the Renaissance Faire and other events be allowed to operate annually between the hours of 9A.M. and 1:00 A.M.
 - h) That the campground be allowed to operate year round.
 - i) That uses in the floodplain be limited to the uses defined in the City's Conservancy District Zoning (Municipal Code 17.36) except for the trail as shown on the attached site plan.
 - j) That a recorded Certified Survey Map (CSM) be submitted and approved.
 - k) That a Storm Water Management Plan be submitted and approved.
 - l) That the site plan displayed at the public hearing become part of this permit and be kept in the City Engineer's Office.
 - m) That security lighting consist of lights as shown on the attached site plan be allowed.
 - n) 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.
 - o) The Common Council may renew this permit as provided in Chapter 17.48(17) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin.

- p) That all changes or modifications to this permit shall be by the Common Council only after review and recommendation by the Plan Commission and after public notice and hearing as required for a Special Use Permit.
- q) That a Developer's Agreement be submitted to and negotiated with the City of Chippewa Falls Common Council and approval of said Developers Agreement is a condition of this permit.
- r) That a Traffic Control and Management Plan be submitted to and negotiated with the City of Chippewa Falls Common Council and approval of said Traffic Control and Management Plan is a condition of this permit.
- s) That a Security Plan be submitted to and negotiated with the City of Chippewa Falls Common Council and approval of said Security Plan is a condition of this permit.
- t) Plans are available for inspection in the City Inspector's and City Engineer's offices.

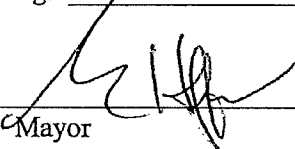
3. That this Ordinance shall take effect from and after its passage and publication.

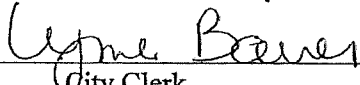
Dated this 6th day April, 2010

First Reading: APR 06 2010


Alderman

Second Reading: APR 20 2010

Approved: 
Mayor

Attest: 
City Clerk

Publication: _____