

## **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, August 9, 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 July 12, 2021 Plan Commission Meeting. *(Attachment)*
2. Consider Certified Survey Map of Lots 4, 5 and 6, Block 1 of Tropicana City Addition. 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.

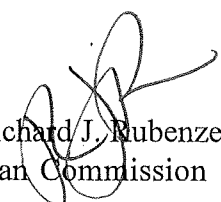
### **CERTIFICATION**

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 Wednesday, August 4, 2021 at 10:30 A.M. by Mary Bowe.

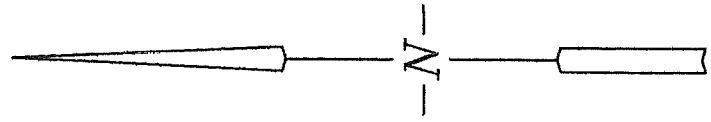
**MINUTES OF THE PLANCOMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JULY 12, 2021-6:30 PM**

The Plan Commission met in City Hall on Monday, July 12, 2021 at 6:30P.M. Present were Commissioners, Greg Misfeldt, Mike Tzanakis, Dennis Doughty, Beth Ameberg, Jerry Smith, Alderperson Jason Hiess, Vice-Chairperson Tom Hubbard, Secretary Rick Rubenzer and Mayor Greg Hoffman. Dave Cihasky and Dan Varga were absent. Also attending was Bill Proud representing A-1 Properties LLC.

1. **Motion** by Doughty, seconded by Smith to approve the minutes of the June 7, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Bill Proud of A-1 Properties LLC appeared to request that Special Use Permit Ordinance No. 2010-16 be amended to include additional uses of craft fairs, car shows, flea markets, mid-week farmer's markets and an outdoor drive-in theater along with a revised site plan. Mr. Proud gave the Plan Commission an update on the Wisconsin Renaissance Faire grounds and the Eagle Ridge Campground. He stated that the Olson's were interested in installing a movie theater screen and mobile projector. He noted that the campground had experienced significant growth the past few years and was up to sixty-six seasonal campers. Director of Public Works Rubenzer stated that changed conditions of Special Use Permit Ordinance No. 2010-16 were highlighted on the attached DRAFT Ordinance 2021-?. The plan Commission discussed each of the highlighted conditions. Director of Public Works Rubenzer stated that Police Chief Kelm, Clerk Givens, Inspector Lasiewicz and himself had reviewed the changes and that he didn't believe a new public hearing process should be required. He continued that Mr. Proud was working with Clerk Givens on alcohol and music permits for the site and that the revised Developer's Agreement would have the details and requirements for fencing, armbands and emergency operations plans. Commissioner Hiess asked about an additional ingress/egress access road. Mr. Proud responded that there was a connector road that had been constructed in 2021, that connected the campground with the Renaissance Faire site that would also provide an alternative access road.  
**Motion** by Smith, seconded by Hubbard to recommend the City Council consider the attached revised Special Use Permit 2010-16 with changes highlighted and corresponding revised site plan without the necessity of a new public hearing notice and hearing process. **All present voting aye. Motion carried.**
  
3. **Motion** by Hiess, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:56 P.M.

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

BEING ALL OF LOTS 4, 5 AND 6 OF BLOCK 1  
 OF TROPICANA CITY IN THE SOUTHEAST QUARTER  
 OF THE NORTHWEST QUARTER OF SECTION 1,  
 TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF  
 CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

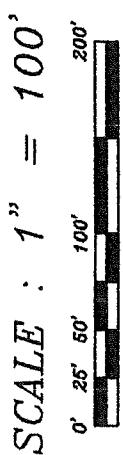


BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, ASSUMED BEARING OF S 89° 29' 40" W.

FOUND SURVEY NAIL  
 NORTH EAST CORNER  
 SECTION 1  
 ( TIES VERIFIED )

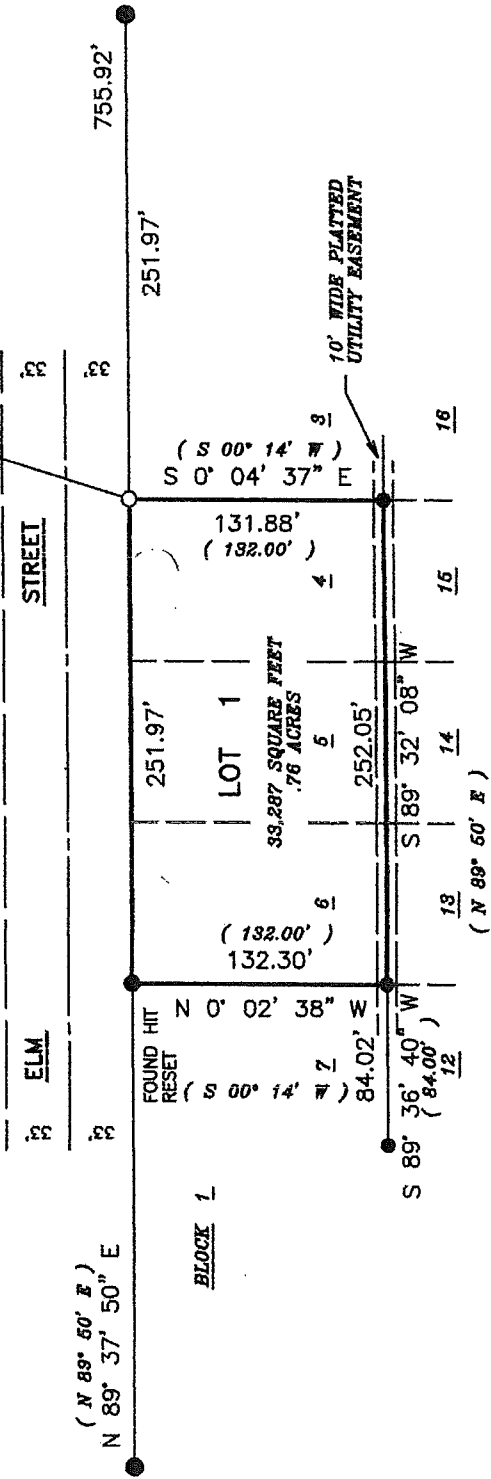
FOUND MAG NAIL  
 NORTH QUARTER CORNER  
 SECTION 1  
 ( TIES VERIFIED )

FOUND 1" OUTSIDE  
 DIAMETER IRON PIPE  
 NORTH WEST CORNER  
 SECTION 1  
 ( TIES VERIFIED )



- 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
  - FOUND 2" OUTSIDE DIAMETER IRON PIPE
  - ( ) RECORDED IN PLAT

S 17° 46' 49" W  
 1515.79'



SURVEYOR  
 JOHN D. MICKESH  
 12059 115th AVENUE  
 CHIPPEWA FALLS, WISCONSIN 54729  
 FIELD WORK - 7 / 12 / 2021

**BEING ALL OF LOTS 4, 5 AND 6 OF BLOCK 1 OF TROPICANA CITY,  
VOLUME 5 OF PLATS 18, DOCUMENT NUMBER 295537 IN THE SOUTHEAST  
QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 28  
NORTH, RANGE 9 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 Carl Niblett, 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 Lots 4, 5 and 6 of Block 1 of Tropicana City, Volume 5 of Plats 18, Document Number 295537 in the Southeast Quarter of the Northwest Quarter of Section 1, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin.

LOTS 4, 5 AND 6 OF BLOCK 1 OF TROPICANA CITY, VOLUME 5 OF PLATS 18, DOCUMENT  
NUMBER 295537, CITY OF CHIPPEWA FALLS, WISCONSIN.

Said parcel is subject to easements and restrictions of record.

**CITY COUNCIL APPROVAL**

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

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Greg Hoffman, Mayor

Date

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Bridget Givens, City Clerk

Date