

## 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, January 10, 2022 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 December 13, 2021 Plan Commission Meeting. *(Attachment)*
2. Consider Special Use Permit petition from U-Haul to use the property at 303 E. Prairie View Road for warehousing. Make recommendation to the Common Council. *(Attachment)*
3. Consider Conditional Use Permit petition from Kevin and Kristina Custer for a bed and breakfast and small gatherings at 522 Superior Street. *(Attachment)*
4. 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, January 5, 2022 at 11:00 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, DECEMBER 13, 2021-6:30 PM**

The Plan Commission met in City Hall on Monday, December 13, 2021 at 6:30P.M. Present were Commissioners Mike Tzanakis, Jerry Smith, Alderperson Jason Hiess, Vice-Chairperson Tom Hubbard, Dave Cihasky, Greg Misfeldt, Dan Varga, Beth Arneberg, Secretary Rick Rubenzer and Mayor Greg Hoffman. Absent was Dennis Doughty. Also attending was Assistant City Engineer Bill McElroy and those listed on the attendance sheet.

1. **Motion** by Hubbard, seconded by Misfeldt to approve the minutes of the November 8, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered the attached petition for annexation from Rooney Properties for three acres of former USH 53 right-of-way located in the Town of Wheaton. Director of Public Works Rubenzer provided background information including that this petition was previously before the Plan Commission but due to errors in the petition regarding the acreage, parcel description and current township no action was taken. The petition has since then been revised. The zoning of the parcel was discussed and it was noted that the surrounding zoning is R1-B single family. **Motion** by Smith, seconded by Hubbard to recommend the Common Council consider an ordinance to annex the former right-of-way from the Town of Wheaton and assign with R1-B single family zoning. **All present voting aye. Motion carried.**
  
3. The Plan Commission considered and discussed the request from Chippewa County Housing Authority to rezone parcel #22908-3233-60661807 located at 904 Therbrook Street from R-1C Single Family Residential to R-2 Two Family Residential District. Director of Public Works Rubenzer provided background information on the parcel including that the structure on the parcel had recently burned down and razed. Jessica Oleson-Bue from Chippewa County Housing Authority commented that the property was previously used as a multi-family triplex. Director of Public Works Rubenzer commented that often multi-family is located within a single family zoning due to being grandfathered in when the zoning code was adopted. Director of Public Works Rubenzer also commented that City Inspector Lasiewicz did not have any issue with the proposed rezoning. Commissioner Misfeldt commented that he was in favor of the rezoning and did not consider this as "spot zoning" since its previous use was multi-family. Commissioner Smith was concerned about parking in the area. Oleson-Bue responded that there is an existing two car garage off Badger Street and a one car concrete slab off Therbrook Street that the tenants could use. **Motion** by Misfeldt, seconded by Hubbard to recommend the Common Council schedule a public hearing to consider a petition from Chippewa County Housing Authority to rezone parcel #22908-3233-60661807 located at 904 Therbrook Street from R-1C Single Family Residential to R-2 Two Family Residential District. Said public hearing to be scheduled contingent upon:
  - 1). Proper notification of adjacent property owners and advertising in the Chippewa Herald.
  - 2.) Receipt of all rezoning advertising and administration fees.

Further discussion then began regarding the parcel with Alderperson Hiess commenting that while the use fits the neighborhood, he felt that it is still "spot zoning." He expressed concern about setting precedent for the future. Alderperson Hiess asked Oleson-Bue if Chippewa County Housing Authority would own and maintain the property and if they paid taxes to the City. Oleson-Bue replied that the Housing Authority would own and maintain the property and that they are part of a "Payment in Lieu of Taxes" (PILOT) program. These payments are made on an annual basis. In response to questions about the reasoning for multi-family over single family and if the housing would be income based, Oleson-Bue responded that the Housing Authority is trying to preserve as many housing units as possible within the City. Due to the fire, three housing units were lost and they would like to replace with at least two units. Oleson-Bue also indicated that the funding source they plan to utilize requires the tenant to have an income at or below 120 percent of the County median income. Oleson-Bue commented that the unit would not be subsidized. Mayor Hoffman commented that recently the Chippewa County Housing Authority has taken a loss on single family homes due to the current housing market and HUD restrictions and that this was further reasoning for building multi-family housing.

**Cihasky, Misfeldt, Tzanakis, Varga, Arneberg, Smith, Rubenzer, Hubbard & Hoffman voting Aye; Hiess voting Nay. The motion passed on a 9-1 vote.**

3. **Motion** by Cihasky, seconded by Varga to adjourn. **All present voting aye.**  
**Motion carried.** The Plan Commission adjourned at 7:15 P.M.



William McElroy, PE for  
Richard J. Rubenzer, P.E., Secretary  
Plan Commission



Date Filed: Dec. 14, 2021

Fee Paid: 25.00 Date: 12-14-2021 TR#: 64834

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**PETITION FOR A SPECIAL USE PERMIT**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.48, for the following described property:

Address of Property: 303 E Prairie View Rd., Chippewa Falls, WI 54729

Lot: 1 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel# 22808-1722-7080100

Legal Description: Please refer to the attached document.

NW NW LOT 1 + OUTLOT 1 OF CERT SUR MAP # 801 FW VZ P380 DOC #  
479186 EX PCL ON LEASE TO KMART + EX CSM #896

Zoning classification of property: C2 (General Commercial)

Purpose for which this Permit is being requested: Please refer to the attached Project Narrative.

Existing use of property within 300 feet of subject property: (List or attach map)  
Please refer to the attached map.

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

Please refer to the attached Project Narrative.

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Operational plans of the proposed use:

Hours of Operation: \_\_\_\_\_

Days of Operation: \_\_\_\_\_

Number of Employees: \_\_\_\_\_

Part-time

Full-time

Capacity:

Number of Units: \_\_\_\_\_

Size: \_\_\_\_\_

Number of Residents/Children: N/A

Ages: \_\_\_\_\_

Other: \_\_\_\_\_

Building plans:

Existing buildings: \_\_\_\_\_

Proposed buildings: N/A

Use of part of building: \_\_\_\_\_

Proposed additions: \_\_\_\_\_

Future additions: \_\_\_\_\_

Change in use: \_\_\_\_\_  
\_\_\_\_\_

Outside appearance: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of buildings: \_\_\_\_\_  
\_\_\_\_\_

Planting & Landscaping:

Type: N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Timetable: \_\_\_\_\_  
\_\_\_\_\_

Screening:

Type: N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fences:

Type: N/A \_\_\_\_\_  
Height: \_\_\_\_\_  
Location: \_\_\_\_\_  
\_\_\_\_\_

Earth Bank:

Planting: N/A \_\_\_\_\_  
\_\_\_\_\_

Maintenance: \_\_\_\_\_  
\_\_\_\_\_

Other: \_\_\_\_\_  
\_\_\_\_\_

Lights:

Number of lights: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Location: \_\_\_\_\_  
\_\_\_\_\_

Hours: \_\_\_\_\_  
\_\_\_\_\_

Type: \_\_\_\_\_  
\_\_\_\_\_

Signs:

Type: \_\_\_\_\_

Lighted: \_\_\_\_\_

Size: \_\_\_\_\_

Location: \_\_\_\_\_  
\_\_\_\_\_

Setbacks: \_\_\_\_\_

Drives:

Number of: Existing \_\_\_\_\_

Location: \_\_\_\_\_  
\_\_\_\_\_

Width: \_\_\_\_\_

Parking:

Number of stalls: Existing \_\_\_\_\_

Location of stalls: \_\_\_\_\_  
\_\_\_\_\_

Setbacks: \_\_\_\_\_

Surfacing: \_\_\_\_\_

Screening: \_\_\_\_\_

Drainage:

Storm sewer: \_\_\_\_\_

Rock beds: \_\_\_\_\_

Detention pond: \_\_\_\_\_

Retention pond: \_\_\_\_\_

**Submit site plan showing property line, buildings and other structures.**




List any additional information being submitted with this permit application: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:**


Owners/Addresses:

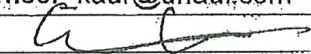
CHIPPEWA HOLDINGS, LLC  
2439 KUSBER ROAD  
HAMILTON, NJ 08690  
Phone #: 609.338.1546  
Email: MGALE@GENESIS-IP.COM  
Signature: 

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Petitioners/Addresses:

Matthew F. Braccia, Amerco Real Estate Company  
2727 N. Central Ave., Suite 500, Phoenix, AZ 85004  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: 

Gurnoor Kaur, Amerco Real Estate Company  
2727 N. Central Ave., Suite 500, Phoenix, AZ 85004  
Phone #: 602-263-6649  
Email: gurnoor\_kaur@uhaul.com  
Signature: 

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

# AMERCO<sup>®</sup>

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## REAL ESTATE COMPANY

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2727 North Central Avenue, 5-N • Phoenix, Arizona 85004  
Phone: 602.263.6649 • Fax: 602.277.5824 • Email: Gurnoor\_Kaur@uhaul.com

### **Project Narrative**

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Chippewa Falls's participation and counseling regarding a Special Use Permit for the property located at 303 E Prairie View Rd., Chippewa Falls, WI 54729. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed adaptive reuse of the above-mentioned property is abutting an existing U-Haul facility, at 409 E Prairie View Rd. U-Haul is proposing an expansion of its use onto this site, which will consist of warehousing. This development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

The property is currently zoned C-2 (General Commercial). The use of warehousing requires a Special Use Permit. U-Haul is proposing to apply for the permit to allow this use.

Custom site design for every U-Haul assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul is both a neighborhood asset and an economic success.

U-Haul looks forward to working with the City of Chippewa Falls as you consider the Special Use Permit; we are currently submitting.

Sincerely,

Gurnoor Kaur  
AMERCO Real Estate - Planner

SHEET NOTES:		REVISIONS:		PROFESSIONAL SEAL:		ARCHITECT LOGO:		AMERCO REAL ESTATE COMPANY		DATE: 10/1/2011		SHEET: SP1	
				NO ARCHITECTURAL OR ENGINEERING WORK FOR ANY OTHER PROJECTS				CORPORATION 277 WEST CENTER AVENUE FRANKLIN, WISCONSIN 53128 P: (608) 263-6502		U-Haul of Chippewa Falls 300 E Paula View Rd. Chippewa Falls, WI		DRAWN: [ ] CHECKED: [ ] DATE: 10/1/2011	



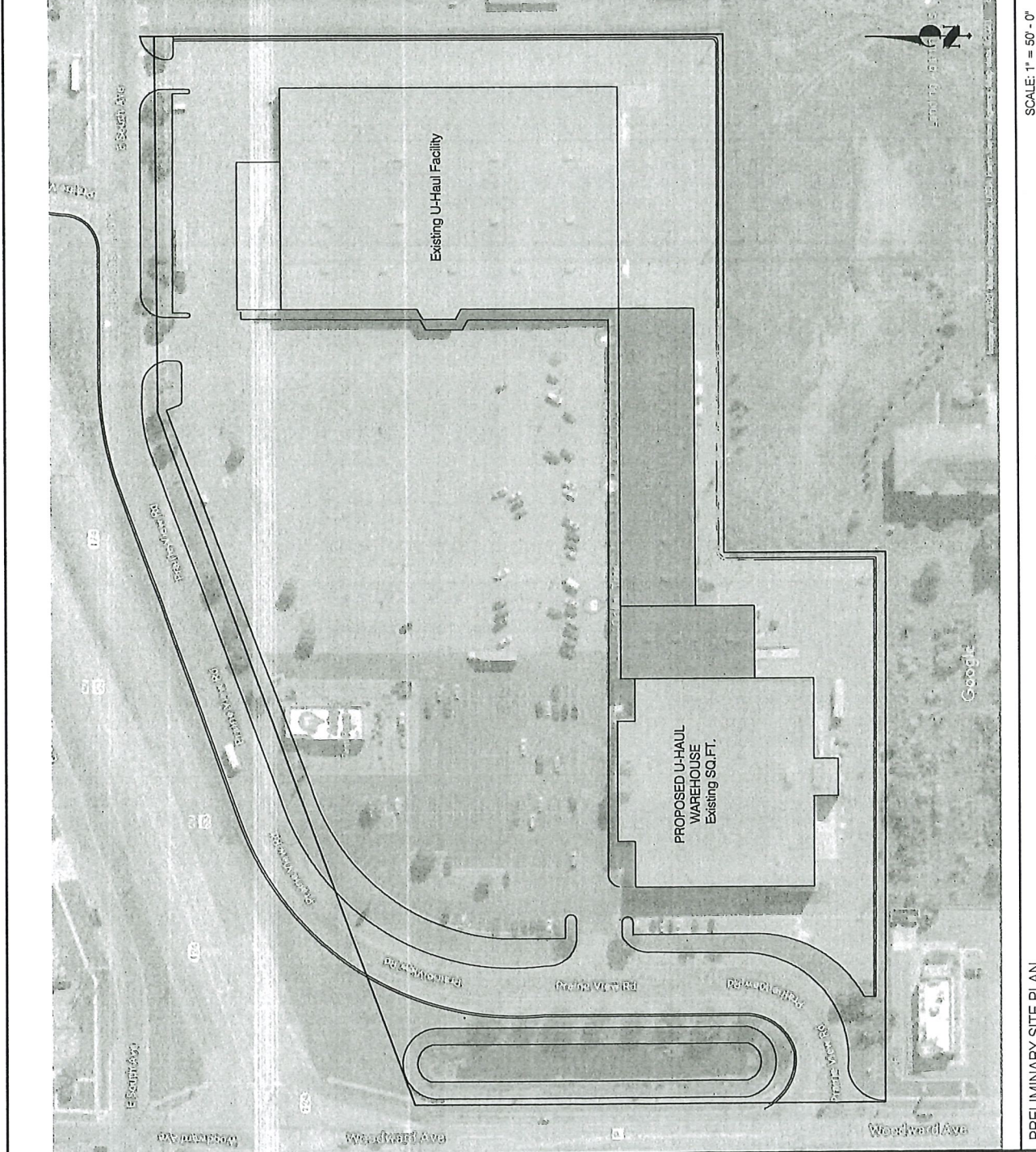
**SITE AERIAL** SCALE: N.T.S.

**Zoning Information**  
 Project Address: 300 E Paula View Rd., Chippewa Falls, WI  
 Municipality: City of Chippewa Falls, WI  
 Parcel No. / Area: A portion of 22809-1722-70801001B  
 Zone: C-3 (General Commercial)  
 Use: U-Box

**PRELIMINARY SITE PLAN**

SCALE: 1" = 50'-0"

**SITE DATA**



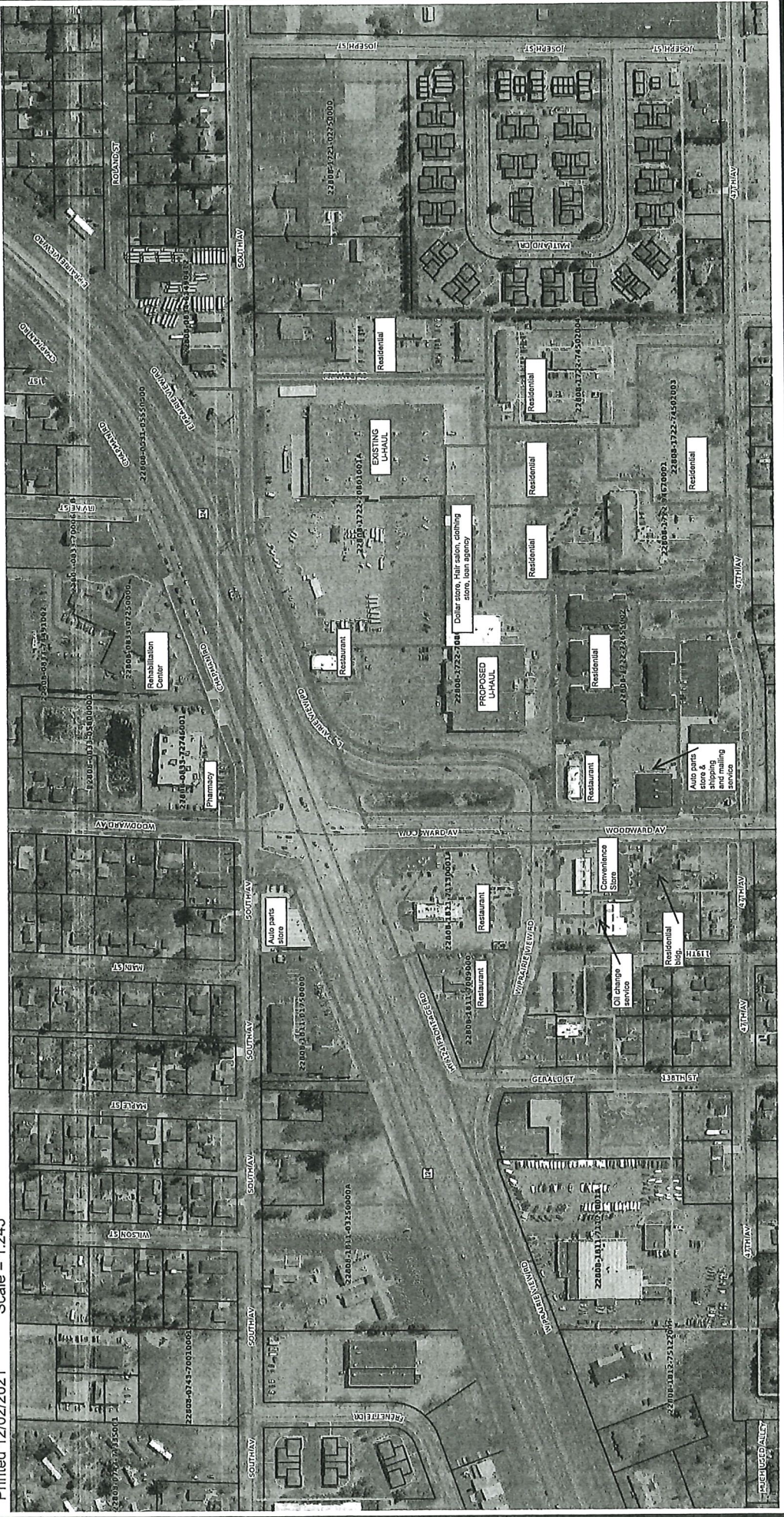
SCALE: 1" = 50'-0"

PRELIMINARY SITE PLAN



# Map

Printed 12/02/2021 Scale = 1:245'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Date Filed: Jan 4, 2022

Fee Paid: 25.00 Date: Jan 4, 2022 TR#: 64966

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**PETITION FOR A CONDITIONAL USE PERMIT**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.47, for the following described property:

Address of Property: 522 SUPERIOR ST. CHIPPEWA FALLS, WI 54729

Lot#: 1, 2, 3 (NE 22') Block#: 12 Subdivision: CARSON'S ADDITION Parcel# 22808-0631-60571201

Legal Description: CARSON'S ADDITION LOTS 1, 2 & NE 22' OF LOT 3 BLK 12

Zoning classification of property: R-2 TWO FAMILY RESIDENTIAL

Purpose for which this Permit is being requested: Property to be used as primary Residence and a Bed & Breakfast Inn, with occasional use hosting small gatherings in FRONT PARLOR ROOMS AND DINING ROOM ON MAIN FLOOR. ROOMS ON MAIN FLOOR.

Existing use of property within 300 feet of subject property: (List or attach map)

SINGLE & MULT-FAMILY RESIDENCES

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

There are enough parking spaces on the property to accommodate all guests staying at the Inn. Guests will not infringe on neighboring properties.

MIN. ~~APPROX.~~ 12 PARKING SPACES ON PROPERTY

Operational plans of the proposed use:

Hours of Operation: 24

Days of Operation: 7

Number of Employees: 1 (FAMILY) 1 ? (MYSELF)  
Part-time DAUGHTER Full-time

Capacity:

Number of Units: 6

Size: Bedroom

Number of Residents/Children: 3

Ages: 51, 48, 22

Other:

Building plans:

Existing buildings: ~~THE~~ HOUSE - ATTACHED GARAGE

Proposed buildings: N/A

Use of part of building: ~~N/A~~ USE 6 BEDROOMS AND PARLORS AND DINING ROOM ON MAIN FLOOR

Proposed additions: NONE

Future additions: NONE

Change in use: ~~NO~~ ALLOWING BEDROOMS ~~FOR RENT~~  
AND MAIN FLOOR SPACE FOR RENT

Outside appearance: N/A

Number of buildings: 1

Planting & Landscaping:

Type: GENERAL PERRENIALS

Timetable: ~~N/A~~ SPRING / SUMMER

Screening:

Type: EXISTING  
PRIVACY FENCE

Fences: EXISTING WOOD FENCE W/ LATTICE ON TOP

POSSIBLE FUTURE FENCE (3-4') ON NORTH SIDE OF HOUSE

Type: WOOD

Height: 6'

Location: BACK YARD ONLY

Earth Bank:

Planting: N/A

Maintenance: N/A

Other:

Lights:

Number of lights: 4 EXISTING EXTERIOR LIGHTS

Location: FRONT, SIDES, BACKYARD, GARAGE

Hours: ~~N/A~~ SECURITY LIGHTS 24/7 OR AS NEEDED.

Type: RESIDENTIAL OUTDOOR LIGHTING

Signs: (FUTURE SIGN FOR BUSINESS - NOT YET CREATED)

Type: WOOD

Lighted: YES - (UPLIGHTS)

Size: NOT LARGER THAN 4'x6' W/UPLIGHTS

Location: DN FRONT YARD

Setbacks: N/A

Drives:

Number of: 3 (see attached)

Location: 3 car garage, SIDE CARRAGE TURN, BACK

Width: 2 CARS WIDE, 3 CARS DEEP (SIDE) 12' WIDE (BACK) 12' WIDE

Parking:

Number of stalls: 3 INSIDE GARAGE

Location of stalls: INSIDE GARAGE,

Setbacks: \_\_\_\_\_

Surfacing: ~~CEMENT~~ CONCRETE

Screening: \_\_\_\_\_

Drainage:

Storm sewer: CITY SEWER & WATER

Rock beds: N/A

Detention pond: N/A

Retention pond: N/A



**Submit site plan showing property line, buildings and other structures.**

List any additional information being submitted with this permit application: \_\_\_\_\_

(ON ATTACHED MAP)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:**

Owner(s)/Address(es):

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

Petitioner(s)/Address(es):

Kristina & Kevin Custer  
1215 MANSFIELD ST  
CHIPPEWA FALLS, WI 54729

Phone #: 715-720-0878

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_

**Submit site plan showing property line, buildings and other structures.**

List any additional information being submitted with this permit application: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:**

Owner(s)/Address(es):  
522 Superior Street  
Chippewa Falls, WI 54729

Phone #: 715-379-6219  
Email: service@goldstartechstore  
Signature:   
Authentisign  
12/8/2021 12:44:18 PM CST

Petitioner(s)/Address(es):  
\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

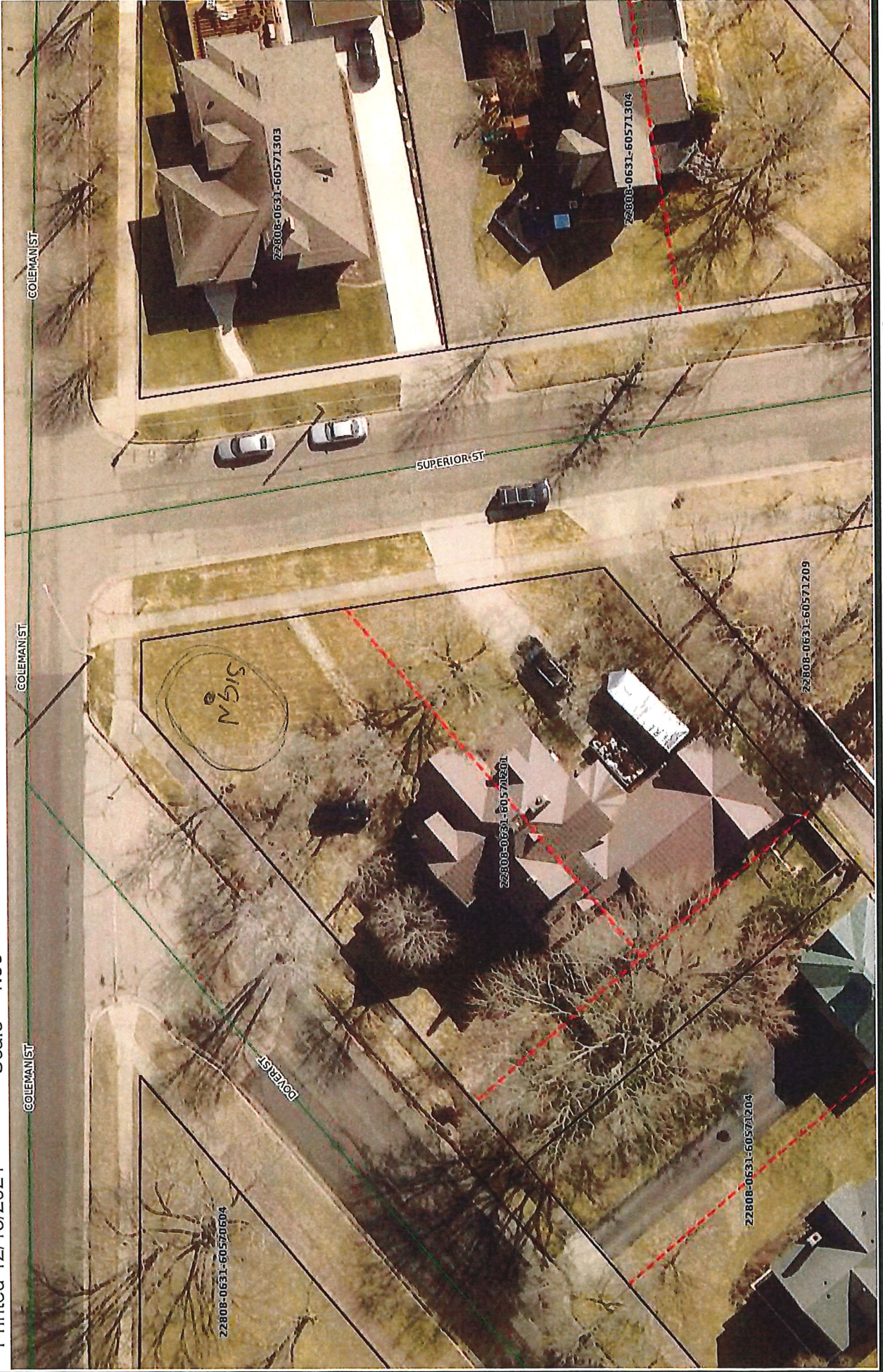
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

# 522 Superior St.

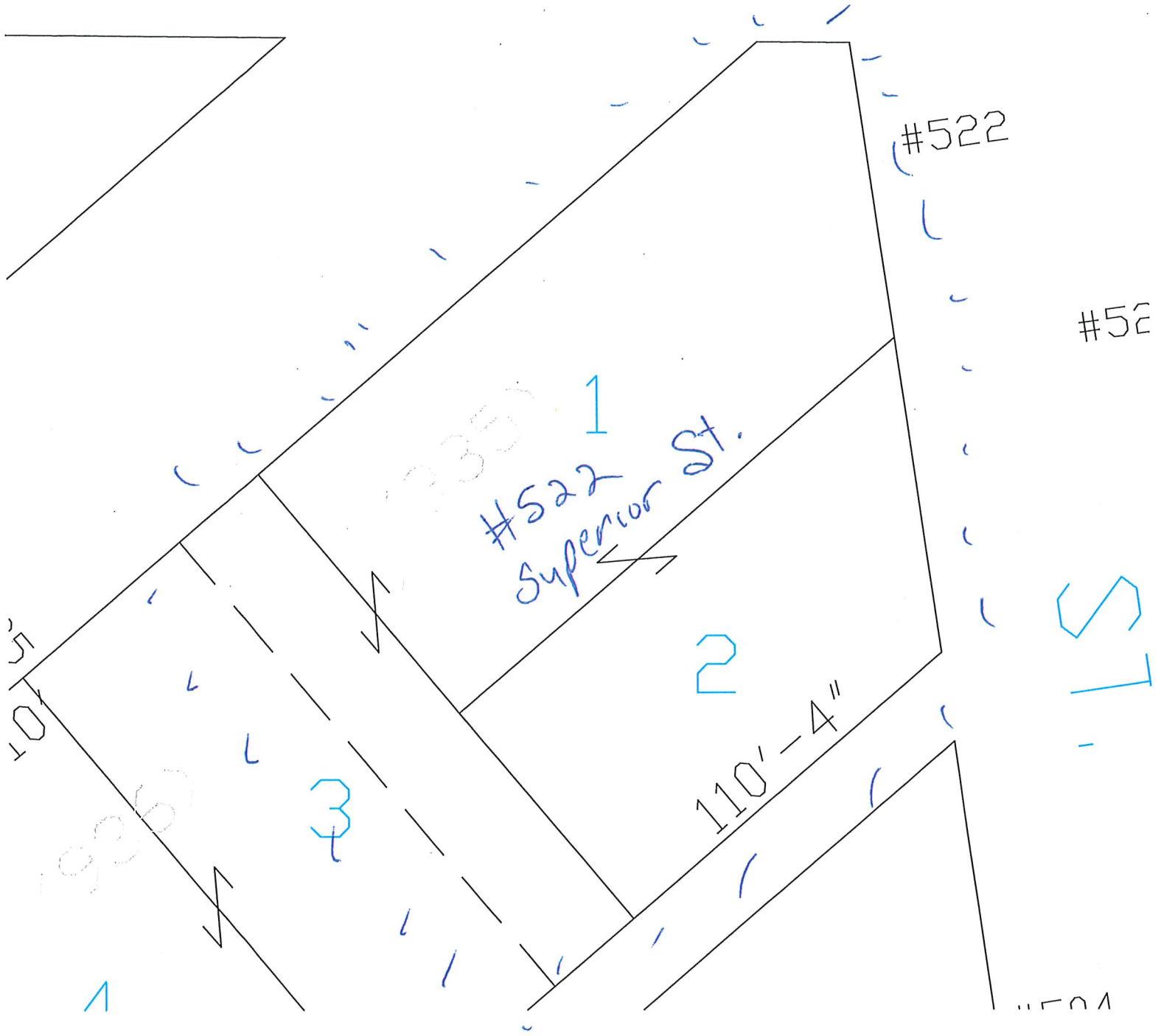
Printed 12/13/2021

Scale = 1:36'

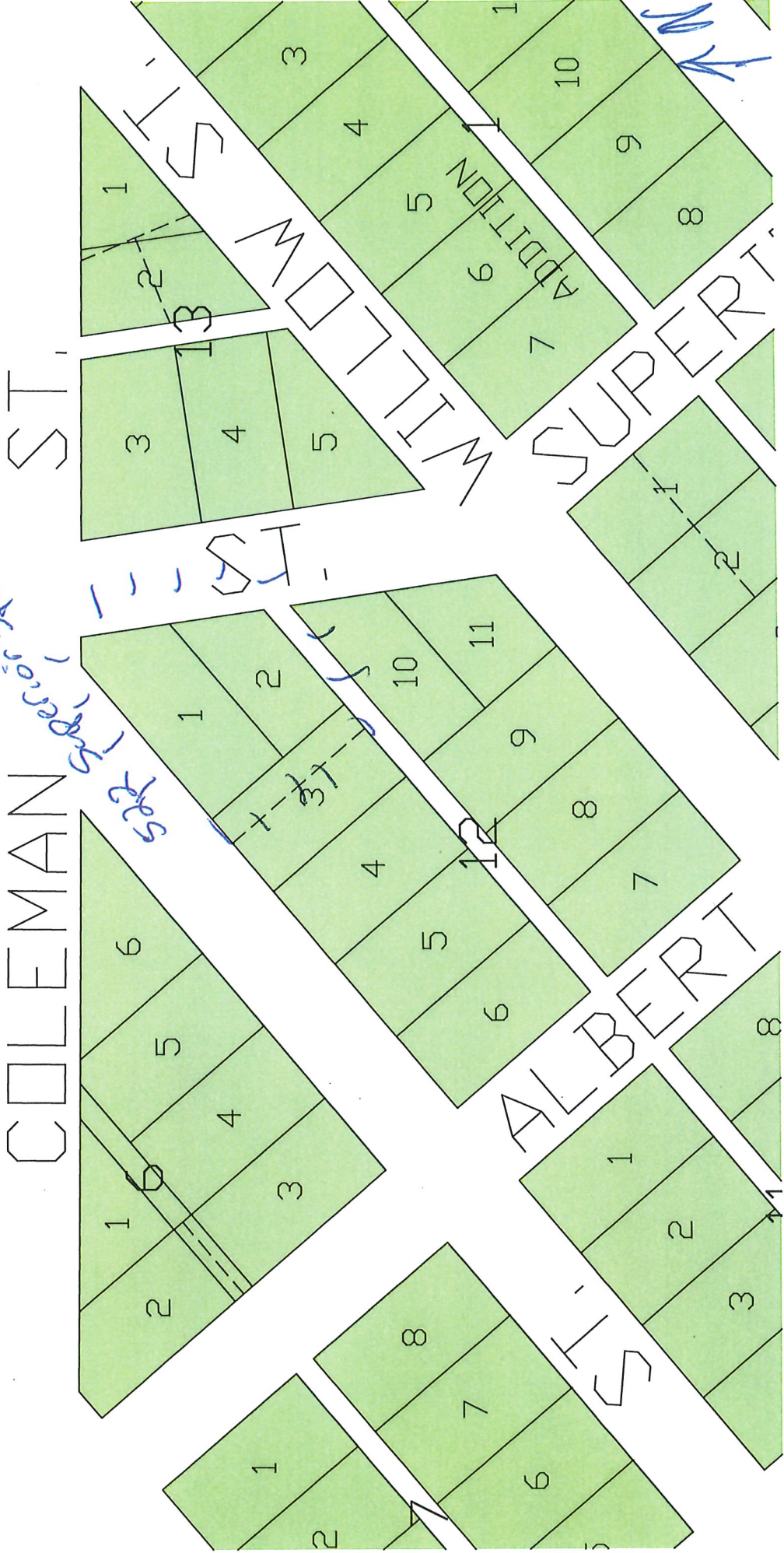
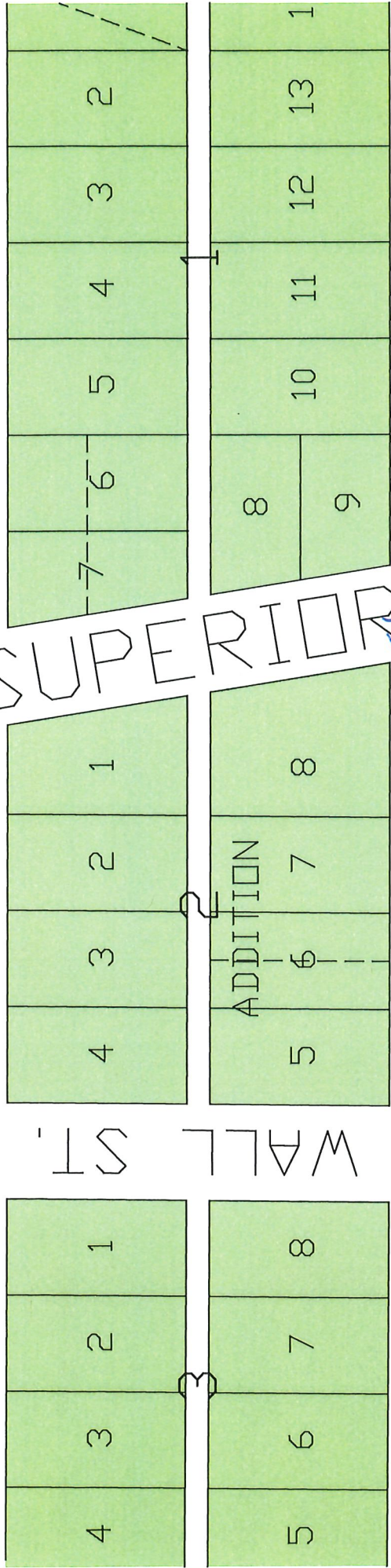


**Disclaimer:** This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Scale 1" = 30'



Scale 1" = 100'



32' Superior St



# Map

Printed 12/06/2021

Scale = 1:49'



**Disclaimer:** This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



(http://www.co.chippewa.wi.us/home)



(http://www.gcssoftware.com)

## Chippewa County, WI Web Portal

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2021 <input type="button" value="v"/>	Real Estate	22808-0631-60571201	211 - CITY OF CHIPPEWA FALLS	522 SUPERIOR ST	MATTHEW R & KAYLA L MEIER 522 SUPERIOR ST CHIPPEWA FALLS WI 54729
<b>Tax Year Legend:</b> <span style="margin-left: 20px;">↔\$ = owes prior year taxes</span> <span style="margin-left: 20px;">☒ = not assessed</span> <span style="margin-left: 20px;">⊘\$ = not taxed</span> <span style="margin-left: 20px;">Delinquent</span> <span style="margin-left: 20px;">Current</span>					

### Property Summary

<b>Parcel #:</b>	22808-0631-60571201
<b>Alt. Parcel #:</b>	211-0935
<b>Parcel Status:</b>	Current Description
<b>Creation Date:</b>	
<b>Historical Date:</b>	
<b>Acres:</b>	0.000 <i>.73</i>

### Property Addresses

Primary <input type="checkbox"/>	Address
<input checked="" type="checkbox"/>	522 SUPERIOR ST CHIPPEWA FALLS 54729

### Owners

Name	Status	Ownership Type	Interest
MEIER, MATTHEW R & KAYLA L	CURRENT OWNER		
BARKLEY, WILLIAM J & SHARON M	FORMER OWNER		

### Parent Parcels

No Parent Parcels were found

### Child Parcels

No Child Parcels were found

### Abbreviated Legal Description

(See recorded documents for a complete legal description)

CARSON'S ADDITION LOTS 1 2 & NE 22' OF LOT 3 BLK 12

### Public Land Survey - Property Descriptions

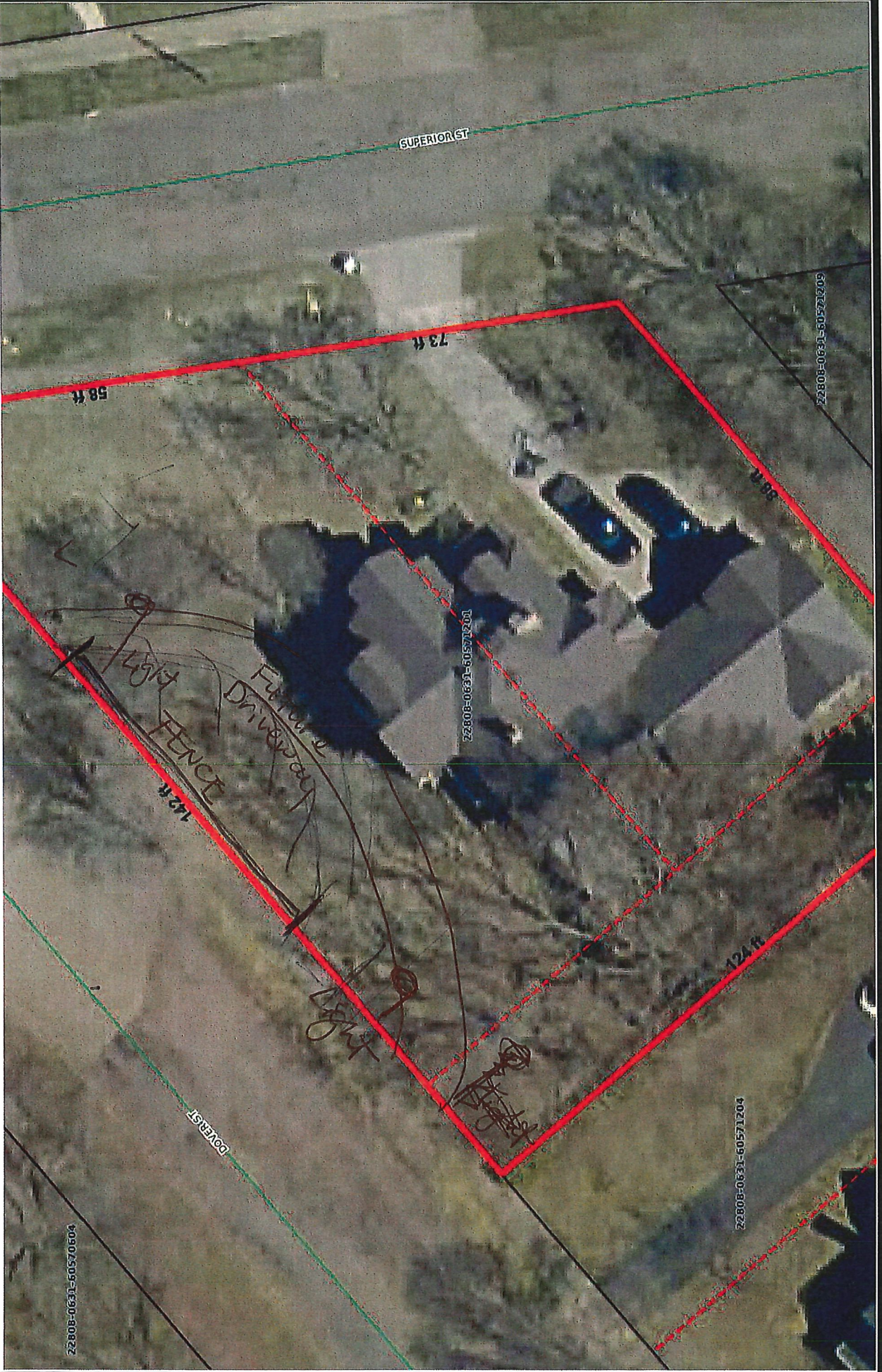
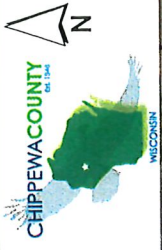
Primary <input type="checkbox"/>	Section <input type="checkbox"/>	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	06	28 N	08 W					LOT	1	CARSON'S ADDITION

# Map

Printed 12/06/2021

Scale = 1:24'

DRAWING FUTURE DRIVEWAY & FENCE  
W/ LIGHT POSTS AT EACH END.



**Disclaimer:** This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.