

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 27, 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 May 9, 2022 Plan Commission Meeting. (*Attachment*)
2. Consider Rezoning petition from Craig Wurzer to rezone 606 First Avenue from C-4 Highway Commercial to R-3A Multi Family Residential. Make recommendation to the Common Council. (*Attachment*)
3. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 16 (See the Public Hearing Notice which was published on June 10, 2022 and June 17, 2022.) (*Handout*)
4. Public Hearing regarding the proposed amendment of project plan for Tax Incremental District No. 10 (See the Public Hearing Notice which was published on June 10, 2022 and June 17, 2022.) (*Handout*)
5. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 16, City of Chippewa Falls, Wisconsin". (*Attachment*)
6. Consideration and possible action on "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 10, City of Chippewa Falls, Wisconsin". (*Attachment*)
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 Tuesday, June 21, 2022 at 10:30 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, June 13, 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.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, JUNE 13, 2022

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, June 7, 2022 at 10:00 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 9, 2022 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 9, 2022 at 6:30 P.M.

Attending were Commissioners Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Secretary Rick Rubenzer, Commissioners Dave Cihasky, Greg Misfeldt and Dennis Doughty were absent. Also attending were acting secretary Assistant City Engineer Bill McElroy, Paul Lasiewicz, Brad Hentschel and those on the attached attendance sheet

1. **Motion** by Hubbard seconded by Tzanakis to approve the minutes of the April 11, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. City Inspector Paul Lasiewicz gave background information regarding the Planned Development Conditional Use Permit in that it was needed due to a shared driveway with the parcel to the west and to allow parking within the front yard setback. City Planner Hentschel added that the shared driveway will reduce the total amount of access points onto CTH I and that the right of way was wider at CTH I to accommodate the bike trail so vision triangles were not affected by parking within the setback. City Planner Hentschel indicated the County Highway Department did not have issues with the shared access. Commissioner Hiess asked if the lot utilized the regional storm pond. Assistant City Engineer McElroy indicated that the regional pond was being used for peak flow and infiltration and that the stormwater quality was achieved on-site with vegetated swales. Mayor Hoffman opened the public hearing at 6:34 PM to consider Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 allowing zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls. No public comments were made and Mayor Hoffman closed the public hearing at 6:35 PM.

3. **Motion** by Hiess, seconded by Hubbard to approve the Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 allowing zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls. Trowbridge asked if any other conditional use permits have been issued in the Lake Wissota Business Park for parking within the setback. City Planner Hentschel indicated that he was not aware of any, but this is the first development in the business park along CTH I. **All present voting aye. Motion carried.**

4. Assistant City Engineer McElroy gave background information on the CSM in where it is located within the City and the review comments given by County Surveyor Wenz. The review comments had not yet been addressed by Everyday Surveying and Engineering LLC. Commissioner Hiess asked why outlot 1 was an outlot. Dan Knowlton from Everyday Surveying and Engineering LLC indicated it was for future use with the lot to the east.

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

Motion by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached certified survey map from Professional Land Surveyor Jeffrey Stockburger of Everyday Surveying and Engineering LLC on behalf of Craig Wurzer for a parcel north of First Avenue and approximately three hundred feet west of State Avenue contingent on the following:

- a. All comments from County Surveyor Wenz are satisfactorily addressed
- b. All fees are paid

All present voting aye, except for recusal by Hiess.

5. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:42 P.M.



William McElroy, P.E., Acting Secretary
Plan Commission
(In absence of Secretary Richard Rubenzer)

PLAN COMMISSION ATTENDANCE SHEET

DATE: 5/9/2022

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Lisa Ryland	Harcort/SS Holdings	1450 River Edge Dr	715-215-1403	
Dan Knowlton	Everyday Surveying and Eng	1818 Brackett Ave Fair Claire	715-831-0684	

Date Filed: June 13, 2022

Fee Paid: 25.00 Date: 6-13-2022 TR#: 66084

Fee Paid: 300.00 Date: 6-13-2022 TR#: 66085

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 606 First Avenue, Chippewa Falls, WI
Lot: 3 Block: N/A Subdivision: C.S.M. #5369 in Volume 26
Parcel#: 22908-~~4466-9000~~ 3114-75369003

Legal Description: Lot 3, Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

Present zoning classification of property: C-4 Highway Commercial

Zoning classification requested: R-3A Multi-family

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: Lot 2, Certified Survey Map Number 5369, Volume 26, Page 54-55

Existing use of all buildings on such land:
Abandoned building used for previous driving range.

Principal use of all properties within 300 feet of such land:

Lands to the North: Vacant land zoned R-1B Single Family

Lands to the West: Vacant land zoned R-3A

Lands to the South: Office Building zoned O-1 Office

Lands to the East: Single Family Homes zoned Town of Eagle Point Residential

Purpose for which such property is to be used:

Lands will have two 12-unit multi-family buildings and one 8-unit multi-family building.

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter:

The north side of First Avenue consists of existing and proposed residential developments. The petitioner feels residential use of this property is preferable to having a commercial development at the northwest intersection of First Avenue and State Street.

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:

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

Owner(s)/Address(es):

Chippewa Falls Trust
P.O. Box 87
Spring Valley WI 54767
Phone #: 715) 419-3959
Email: chad.raasch@gmail.com

Signature:  Trustee

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

Craig Wurzer, C&E Wurzer Builders
1750 Hallie Road
Chippewa Falls, WI 54729
Phone #: 715-271-4828
Email: CRAIGWURZER@GMAIL.COM

Signature: _____

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

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: _____

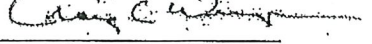
Phone #: _____

Email: _____

Signature: _____

Petitioner(s)/Address(es):

Craig Wurzer, C&E Wurzer Builders
1750 Hallie Road
Chippewa Falls, WI 54729
Phone #: 715-271-4828
Email: CRAIGWURZER@GMAIL.COM

Signature: 

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

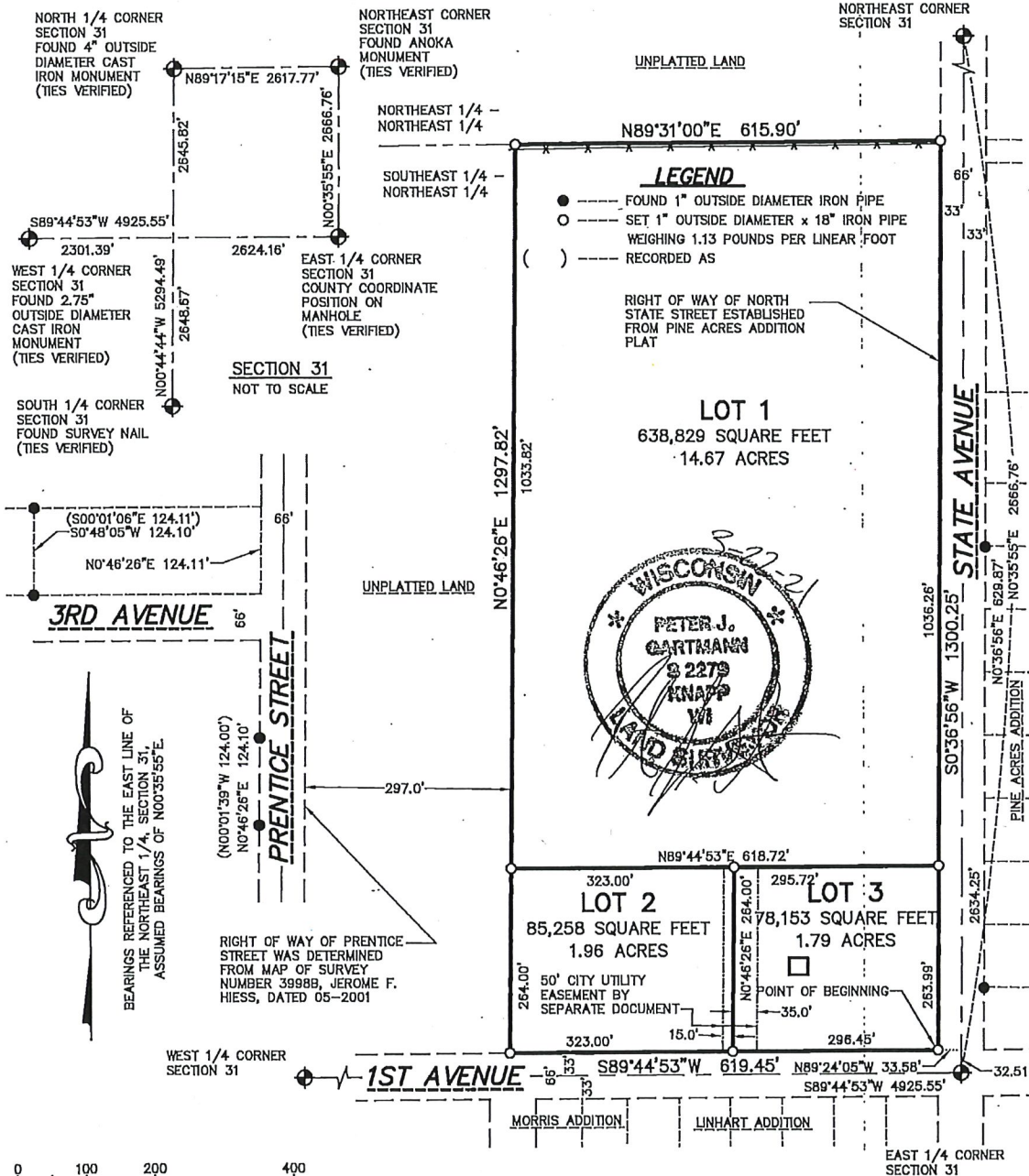
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Tx:4371811

CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER 5369

915263
RECORDED ON
03/24/2021 02:02 PM
MELANIE K. MCMANUS
REGISTER OF DEEDS
REC FEE: 30.00
TRANSFER FEE:
FEE EXEMPT:
CHIPPEWA COUNTY, WI
PAGES: 2

RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS PAGE 54-55
Melanie K. McManus
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)514-4116
rlslwi.com
CADD NUMBER: 21046

SHEET 1. OF 2 SHEETS

PAGE 54

CHIPPEWA COUNTY CERTIFIED SURVEY

MAP NUMBER 5369

RECORDED IN VOLUME 26 OF CERTIFIED SURVEY MAPS PAGE 54-55

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 STATE AVENUE;
- 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 22nd DAY OF March, 2021
PETER J. GARTMANN, P.L.S. 2279


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



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

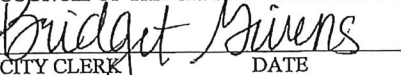
CITY COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED.


MAYOR

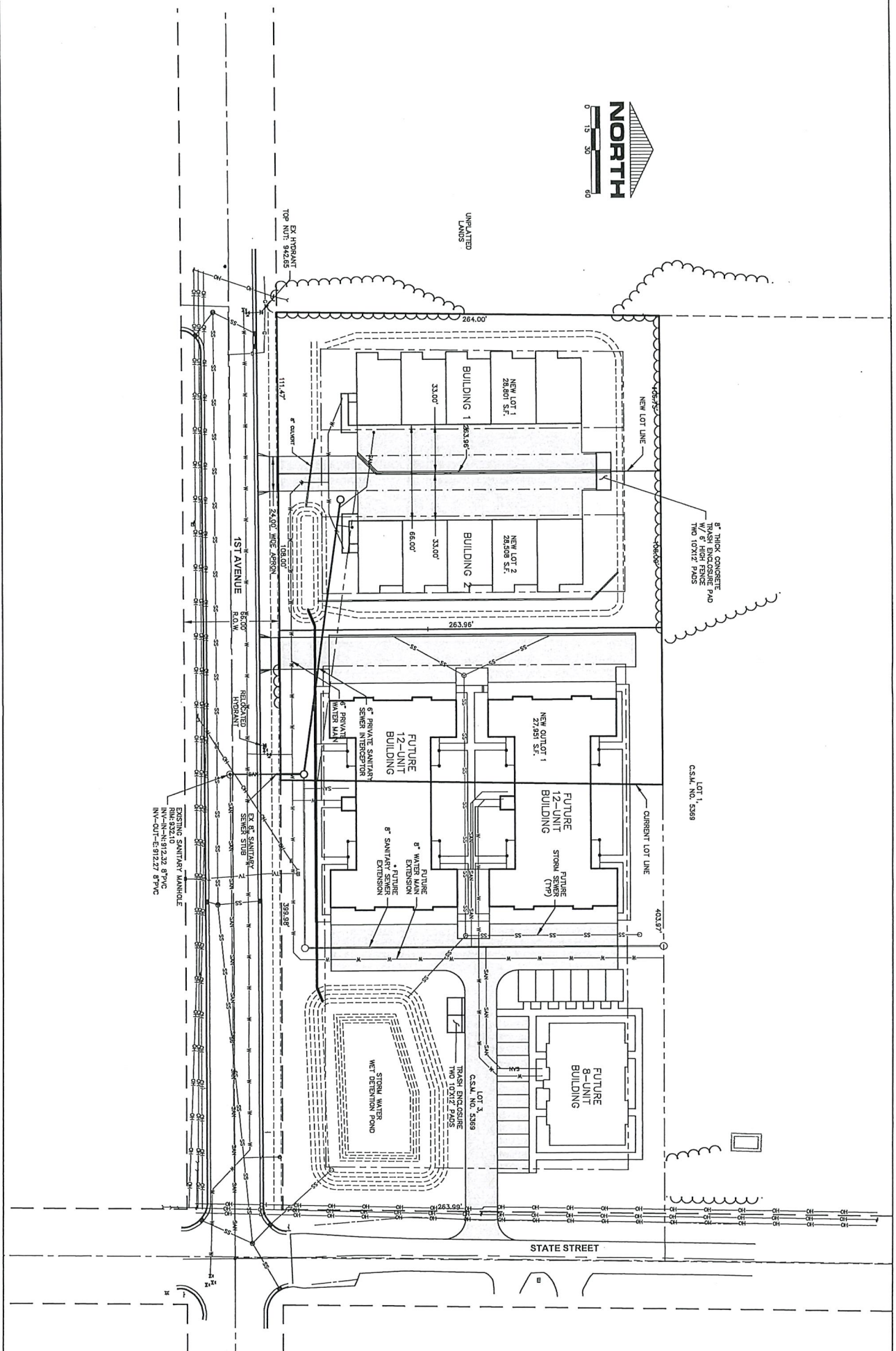
MAR 24 2021
DATE

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

MAR 24 2021
DATE

SHEET 2 OF 2 SHEETS



SHEET NO. C102A	1ST AVENUE APARTMENTS SITE PLAN - OVERALL CITY OF CHIPPEWA FALLS, WI		JOB NO. 21013	EVERYDAY SURVEYING & ENGINEERING 1818 BRACKETT AVENUE • EAU CLARE, WI 54701 PH: (715) 831-0654 • EMAIL: INFO@ESE.CO	
	CHK BY: MAE	DWG NAME: SITE PLAN			
	DATE: 08-08-22	APPROV: XX-XX-XX			

RESOLUTION NO.2022-01

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 16,
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. 16 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 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 27, 2022 held a public hearing concerning the project plan and boundaries and proposed creation of the District, 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. It recommends to the Common Council that Tax Incremental District No. 16 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2022.

Plan Commission Chair

Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 16
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

RESOLUTION NO. 2022-02

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 10
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. 10 (the "District") was created by the City on May 3, 2005 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. 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 27, 2022 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. 10 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 _____, 2022.

Plan Commission Chair

Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 10
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY