

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, November 7, 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 October 10, 2022 Plan Commission Meeting. (*Attachment*)
2. Consider two lot Certified Survey Map on Parcel #22808-0722-50040450, located at 975 West River Street, on behalf of Chippewa Falls Suds Hub LLC, prepared by Chippewa Surveying. 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 Tuesday, November 1, 2022 at 1:00 P.M. by Mary Bowe.

**MINUTES OF THE PLANCOMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 10, 2022-6:30 PM**

The Plan Commission met in City Hall on Monday, October 10, 2022 at 6:30P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Ross Wilson, Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Mayor Greg Hoffman was absent. Also attending were City Inspector Paul Lasiewicz, Dan Toycen of Toycen Ford Inc. and those on the attached attendance sheet.

The Plan Commission welcomed new Commissioner Ross Wilson and each member introduced themselves.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the September 12, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered Conditional Use Permit Resolution No. 2022-07 allowing Shakina Investments, LLC to remodel the commercial space on the first floor of the existing building into a single unit two bedroom apartment on parcel #22808-0613-60060801 located at 502 Bay Street, Chippewa Falls. Director of Public Works Rubenzer stated that the parcel was zoned C-3 Central Business District and first floor residential space is a conditional use in the district. Eric Stephenson of Shakina Investments, LLC appeared in support of the Conditional Use Permit Resolution. He said he has contractors already to begin pending approval of the Conditional Use Permit Resolution. Vice-Chairperson Hubbard opened a public hearing to consider Conditional Use Permit Resolution No. 2022-07 allowing Shakina Investments, LLC to remodel the commercial space on the first floor of the existing building into a single unit two bedroom apartment on parcel #22808-0613-60060801 located at 502 Bay Street, Chippewa Falls at 6:34pm. No one spoke. Vice-chairperson Hubbard closed the public hearing at 6:35pm.
Motion by Hiess, seconded by Varga to approve Conditional Use Permit Resolution No. 2022-07 allowing Shakina Investments, LLC to remodel the commercial space on the first floor of the existing building into a single unit two bedroom apartment on parcel #22808-0613-60060801 located at 502 Bay Street, Chippewa Falls. Commissioner Cihasky asked if there was adequate parking. Inspector Lasiewicz noted there was plenty of parking and that he didn't have any concerns with the resolution. **A roll call vote was taken. Voting aye were Hiess, Varga, Cihasky, Misfeldt, Wilson, Tzanakis, Arneberg, Trowbridge, Rubenzer and Hubbard. No one voted nay. The motion was approved unanimously with a 10-0 vote.**

3. Jerry Ripley, PLS of Ayres Associates and Dan Toycen appeared in support of the attached Preliminary Plat of Toycen's Addition, being a parcel of land in the NE ¼ of the SW ¼ and a part of the NW ¼ of the SE ¼ of Section 8, T28N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin for parcels west of Chippewa Crossing Boulevard and along Chippewa Mall Drive extended easterly. Commissioner Hiess

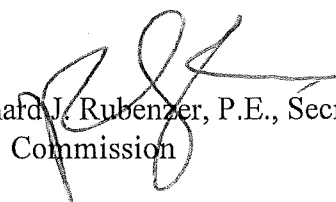
asked about storm pond ownership, labeling of utility easements and rezoning of western lots. Director of Public Works Rubenzer stated that the preliminary plat had been forwarded to County Surveyor Wenz for review and comment.

Motion by Misfeldt, seconded by Hiess to recommend the Common Council approve the attached Preliminary Plat of Toyce's Addition, being a parcel of land in the NE ¼ of the SW ¼ and a part of the NW ¼ of the SE ¼ of Section 8, T28N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin contingent on;

- 1) receipt of the appropriate plat review fees.
- 2) review of the plat by County Surveyor Wenz with corresponding revisions made to the plat.
- 3) submission and approval of a stormwater management plan with any revisions necessitated by the stormwater plan review.
- 4) recording of the final approved plat.
- 5) providing the Chippewa Falls Engineering Department with a copy of the recorded original final plat.

All present voting aye. Motion carried.

4. **Motion** by Varga, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:46 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

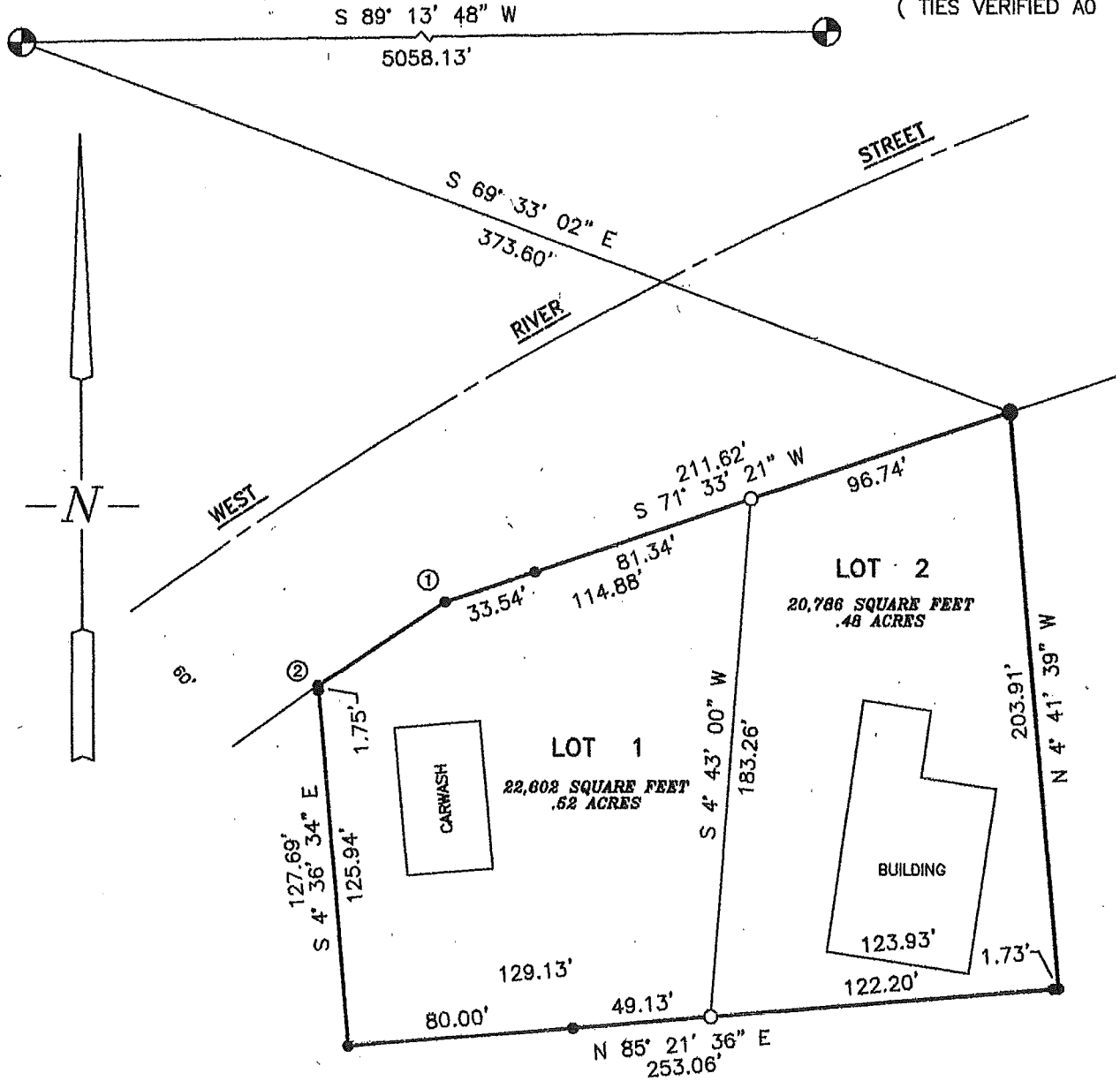
DATE: October 10, 2022

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Jerry Rospky	Aynor		715 215 2306	
Christopher Badtke	Aynor		715 831 7676	
Eric Stephenson	Shakima Investments, LLC		715.404.5878	

BEING PART OF GOVERNMENT LOT 4 IN SECTION 7, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

FOUND MAG NAIL
NORTHWEST CORNER
SECTION 7
(TIES VERIFIED)

FOUND 2" OUTSIDE
DIAMETER IRON PIPE
NORTHEAST CORNER
SECTION 7
(TIES VERIFIED AD



SCALE : 1" = 60'



SURVEYOR
JOHN D. MICKESH
12059 115TH AVENUE
CHIPPEWA FALLS, WISCONSIN 54729
FIELD WORK - 9 / 21 / 2022

LEGEND

○ SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE
WEIGHING 1.68 POUNDS / LINEAL FOOT

- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/2" OUTSIDE DIAMETER IRON PIPE

N-NORTH S-SOUTH E-EAST W-WEST

CURVE DATA 1-2

RADIUS	1380.82'
CHORD	53.84'
CHORD BEARING	S 56° 48' 48" W
ARC	53.99'
CENTRAL ANGLE	2° 14' 25"
1st TANGENT	S 57° 56' 00" W
2nd TANGENT	S 55° 41' 36" W

**BEING PART OF GOVERNMENT LOT 4 IN SECTION 7, TOWNSHIP
28 NORTH, RANGE 8 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 the Chippewa Falls Suds Hub LLC, 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 part of Government Lot 4 in Section 7, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the Northwest corner of Section 7, thence S 69° 33' 02" E 373.60 feet to the point of beginning, thence S 71° 33' 21" W 211.62 feet, thence along the arc of a curve to the left with a radius of 1380.82 feet and whose chord bears S 56° 48' 48" W 53.99 feet, thence S 4° 36' 34" E 127.69 feet, thence N 85° 21' 36" E 253.06 feet, thence N 4° 41' 39" W 203.91 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

CITY COUNCIL APPROVAL

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

Greg Hoffman, Mayor

Date

Bridget Givins, City Clerk

Date