

**MINUTES OF THE PLANCOMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, NOVEMBER 7, 2022-6:30 PM**

The Plan Commission met in City Hall on Monday, November 7, 2022 at 6:30P.M. Present were Commissioners Greg Misfeldt, Ross Wilson, Dan Varga, Beth Arneberg, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Chad Trowbridge, Dave Cihasky and Mike Tzanakis. John Mickesh of Chippewa Surveying Inc. also attended.

1. **Motion** by Hubbard, seconded by Misfeldt to approve the minutes of the October 10, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

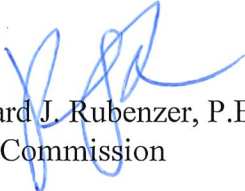
2. The Plan Commission considered the attached two lot Certified Survey Map on Parcel #22808-0722-50040450, located at 975 West River Street, on behalf of Chippewa Falls Suds Hub LLC, prepared by Chippewa Surveying Inc. Director of Public Works Rubenzer stated that Chippewa County Surveyor Sam Wiess had reviewed the Certified Survey Map and provided eight comments and revisions to Chippewa Surveying. John Mickesh appeared on behalf of Chippewa Surveying and stated that the revisions would be made.

**Motion** by Hiess seconded by Hubbard to recommend the Common Council approve the attached 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 Inc. contingent on:

- 1) Receipt of Certified Survey Map review fees.
- 2) All revisions being made and comments being addressed.

**All present voting aye. Motion carried.**

3. **Motion** by Hiess, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:38 P.M.

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

**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 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 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

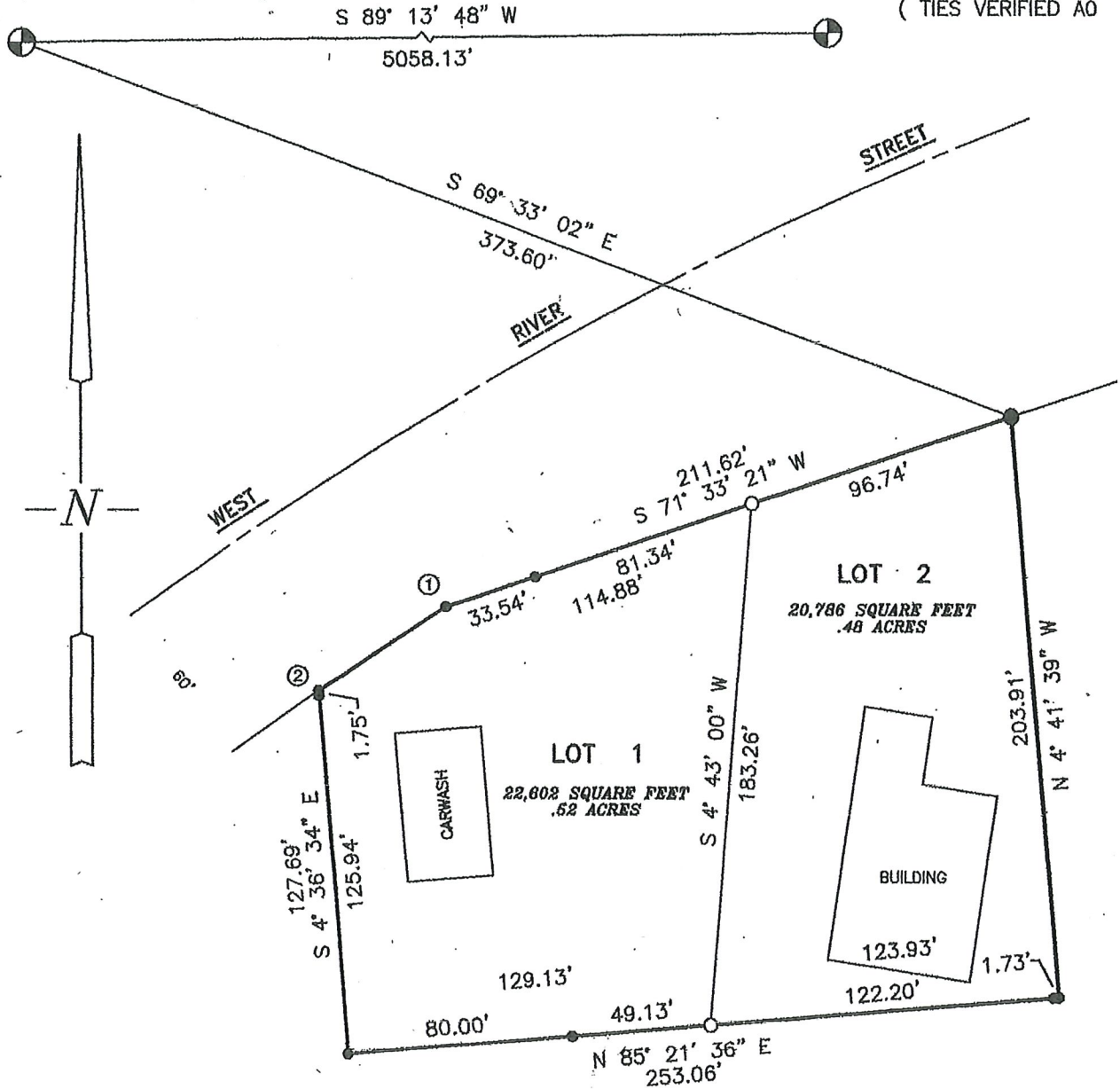
DATE: October 10, 2022

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Jerry Ropley	Aynes		715 215 2306	
Christopher Beattie	Aynes		715 831 7626	
Eric Stephenson	Shelkin 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 AO )



SCALE : 1" = 60'  
0' 15' 30' 60' 120'

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**

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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 Givins, City Clerk

Date