

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, OCTOBER 9, 2023-6:30 PM**

The Plan Commission met in City Hall on Monday, October 9, 2023 at 6:30P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Ross Wilson, Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Secretary Bill McElroy and Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Alderperson Jason Hiess was absent. Also attending were City Inspector Paul Lasiewicz, City Planner Brad Hentschel, Director of Public Works/Utility Manager Brandon Cesafsky, Fire Chief Jason Thom, and those on the attached attendance sheet.

1. **Motion** by Trowbridge, seconded by Hubbard to approve the minutes of the September 11, 2023 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered a request from Adam Trenda to rezone parcel #22808-1811-75794002, Lot #2, CSM #5794 from P-1 Public and Institutional to R-1C Single Family Residential. McElroy provided background that this parcel was recently before the Plan Commission for a Certified Survey Map. City Inspector Lasiewicz noted that the parcel meets all standards for R-1C zoning. The application is attached as *Attachment A*.  
**Motion** by Tzanakis, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider the petition from Adam Trenda to rezone parcel 22808-1811-75794002, Lot #2 CSM #5794 from P-1 Public and Institutional to R-1C Single Family Residential. Said public hearing to be scheduled upon receipt of the \$300 administration and publication fees, proper notification of adjacent property owners and publication in the Chippewa Herald. **All present voting aye. Motion carried.**
  
3. The Plan Commission considered Planned Development Conditional Use Permit Resolution No. 2023-02 allowing Jon Kemper, Karen Knight and Jean Kellogg to revise the lot lines at parcels 22808-0744-62470103 and 22808-0744-62470104, located at 727 and 733 Maple Street creating a substandard lot at 727 Maple Street. McElroy provided background information indicating that the Planned Development Conditional Use Permit was needed due to the existing lot line going through one of the existing structures. A maintenance agreement for the carport connecting the two structures and a shared driveway agreement are required as conditions of the resolution. Cihasky commented regarding fire danger since the two structures are connected via the carport.

Mayor Hoffman opened a public hearing to consider Planned Development Conditional Use Permit Resolution No. 2023-02 allowing Jon Kemper, Karen Knight and Jean Kellogg to revise the lot lines at parcels 22808-0744-62470103 and 22808-0744-62470104, located at 727 and 733 Maple Street creating a substandard lot at 727 Maple Street at 6:38 PM. No one spoke. Mayor Hoffman closed the public hearing at 6:38 PM.

**Motion** by Varga, seconded by Misfeldt, to approve Planned Development Conditional Use Permit Resolution No. 2023-02 allowing Jon Kemper, Karen Knight and Jean Kellogg to revise the lot lines at parcels 22808-0744-62470103 and 22808-0744-62470104, located at 727 and 733 Maple Street creating a substandard lot at 727 Maple Street. Commissioner Cihasky requested an amendment to include a condition for a Building Code Review regarding the carport by Inspector Lasiewicz. Varga and Misfeldt agreed to amend the motion as such. The amended Planned Development Conditional Use Permit No. 2023-02 is attached as **Attachment B**. **All present voting aye. Motion carried.**

4. The Plan Commission considered Conditional Use Permit Resolution No. 2023-03 allowing KYMA Battery Technologies to operate a battery assembly and repurposing facility at 1400 Halbleib Road, parcel 22908-2943-73878001A. Lesley Blaine and Chris Gregory of KYMA Battery Technologies appeared to provide several amendments to the proposed resolution that was included with the agenda. The preliminary conditional use permit from the agenda is included as **Attachment C**. KYMA Battery Technologies' proposed amendments to the preliminary resolution are attached as **Attachment D**. Ms. Blaine and Mr. Gregory felt that a conditional use permit was not necessary and did not want their company to be bound by it. Misfeldt noted that some of the conditions, such as the fire department reviewing the site, are required through other statutes and ordinances.

Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution No. 2023-03 allowing KYMA Battery Technologies to operate a battery assembly and repurposing facility at 1400 Halbleib Road, parcel 22908-2943-73878001A at 7:08 PM. Les Harrison spoke expressing concerns about heavy metals entering the groundwater and the air quality if there ever was a fire. Charlie Walker spoke indicating it was his interpretation that the existing conditional use permit was expired and evidence of hazard was needed for a conditional use permit to be required. City Inspector Paul Lasiewicz and City Planner Brad Hentschel reiterated to Walker that these issues were discussed at previous meetings and the potential explosive nature of the lithium ion batteries as presented by KYMA Battery Technologies was the reasoning for requiring a conditional use permit. City Attorney Ferg had previously agreed to this interpretation. Lesley Blaine followed up with additional information regarding the nature of lithium ion batteries. She stated that lithium ion batteries have very different characteristics than traditional lead acid batteries. If lead acid batteries leak, it is liquid. Lithium ion batteries do not contain liquid and if they leak it is a gas. Lithium ion phosphate has a higher safety factor and is less likely for thermal runaway. Ms. Blaine indicated that the lithium ion batteries they are using are not classed as an explosive material. Bob Oliver spoke requesting the Plan Commission be reasonable in permitting. Battalion Chief of EMS, Justus Busse, spoke indicating that state statute requires that the businesses are inspected twice per year. He also indicated that the Fire Department does not perform environmental clean-up. All clean up is to be done by certified companies in cooperation with the County and State. Mayor Hoffman closed the public hearing at 7:25 PM.

After the conclusion the public hearing, the Plan Commission discussed each condition of the preliminary resolution. The Plan Commission made several amendments to the resolution as shown in the attached final conditional use permit 2023-03 (*Attachment E*).

**Motion** by Hubbard, seconded by Tzankis to approve Conditional Use Permit Resolution No. 2023-03 allowing KYMA Battery Technologies to operate a battery assembly and repurposing facility at 1400 Halbleib Road, parcel 22908-2943-73878001A with the amendments as discussed and shown in the attached final conditional use permit resolution (*Attachment E*). **A roll call vote was taken. Voting aye were Hubbard, Tzankis, Cihasky, Misfeldt, Wilson, Varga, Arenberg, Trowbridge, and Hoffman. Voting nay was McElroy. The motion was approved with a 9-1 vote.**

5. **Motion** by Misfeldt, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 8:25 PM.

*William McElroy*

William McElroy, P.E., Secretary  
Plan Commission

## PLAN COMMISSION ATTENDANCE SHEET

DATE: 10/9/2023

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Scott Olson	IAS	425 Cashman Ln. CF	715-523-6500	solson@integrateddesign.com
MICHAEL FISCHER	N/A	8433 163rd St CF	702-240-3848	myka1ryan@gmail.com
Lo Harrison	N/A	8429 163rd St CF	715-944-9421	los007@chtr.net
Justus Buss	CFPD			
KORRY BOOS	CFPD			
Anna Under	CONF	770 Kellogg #2	715-723-7150	AnnaUnder@chtr.net
Beverly Wild	Wild	14452 CTY 5		/
Rae [Signature]	Airport Council			
Wesley Blaine	KYMA	3983 County Highway P.	715-215-2176	
CHRYL GREATER	KYMA	344 LINCOLN AV2. 240 CLARK.	715-215-2175	
Jill Johnson	NA	1187 Evergreen Ln. #1 CF 54729	262-353-8676	travelingje@yahoo.com





**ATTACHMENT A**

Date Filed: 9/28/2023

Fee Paid: 25.00 Date: 10-2-2023 TR#: 69227

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

**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: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel# \_\_\_\_\_

Legal Description: LOT 2 OF CERTIFIED SURVEY MAP No. 5794 AS RECORDED IN VOLUME 29 OF CERTIFIED SURVEY MAPS ON PAGE 87 AS Document No. 943886 BEING A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

Present zoning classification of property: PI (PUBLIC INSTITUTE)

Zoning classification requested: RESIDENTIAL RIC

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: \_\_\_\_\_

Existing use of all buildings on such land: N/A

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

Purpose for which such property is to be used: RESIDENTIAL, BUILD A HOUSE

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: WOULD LIKE TO REZONE TO MATCH NEIGHBORS SURROUNDING THE PROPERTY. I ALSO BELIEVE THE LOT IS TOO SMALL TO DO ANYTHING WITH AS A PI ZONED

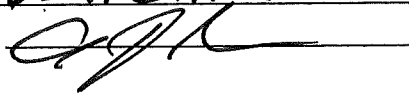
**Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.**

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:

MAILING ADDRESS  
↓

Owner(s)/Address(es):

Adam TRENOA  
5811 LAUDER ST  
FMB, FL 33931  
Phone #: 651-983-9400  
Email: AT0247@AOL.com  
Signature: 


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

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

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

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

Petitioner(s)/Address(es):

Adam TRENOA  
412 BRIDGEWATER AVE  
CHIPPEWA FALLS WI 54729  
Phone #: 651-983-9400  
Email: AT0247@AOL.com  
Signature: 

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

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

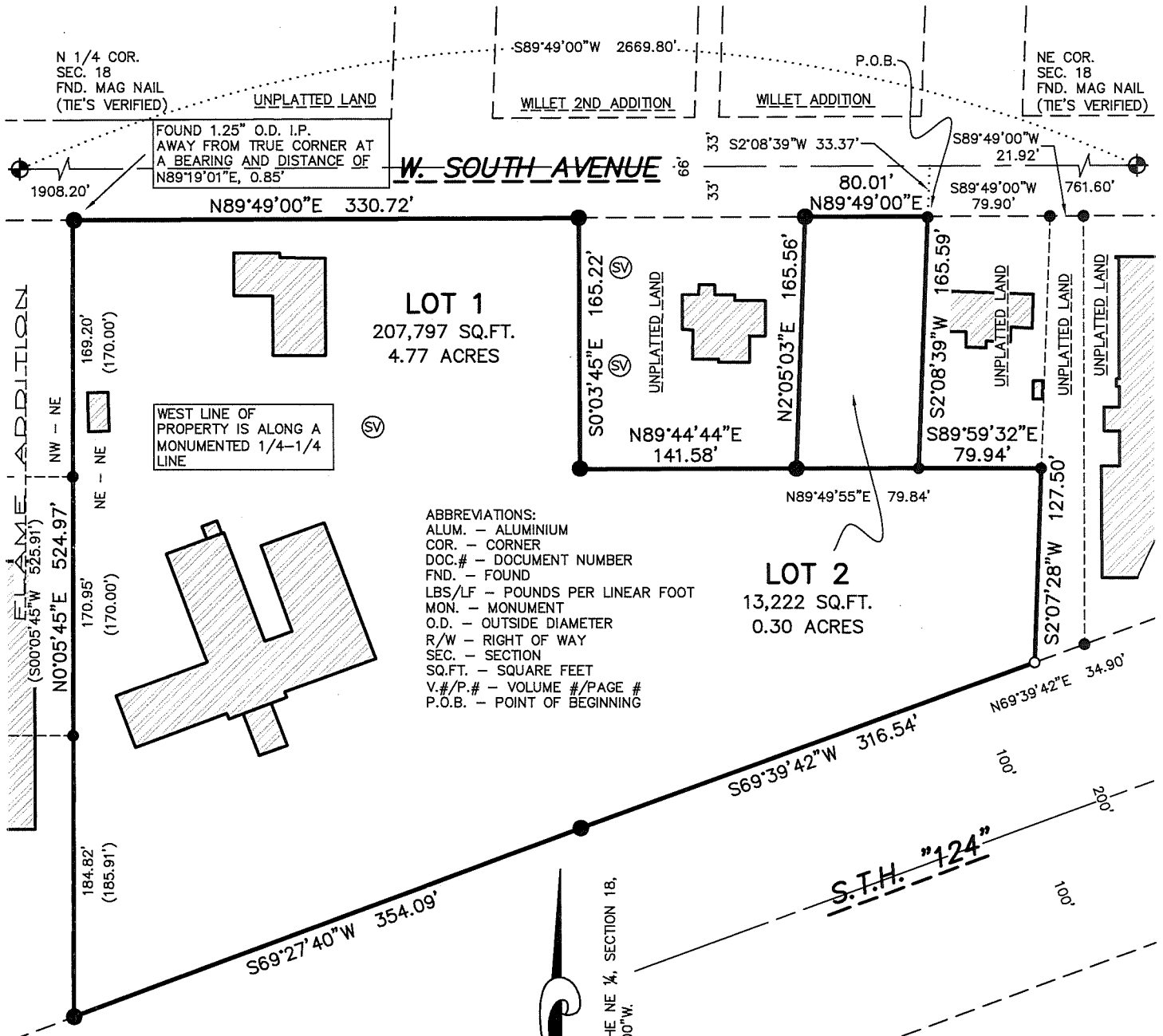
\_\_\_\_\_  
\_\_\_\_\_

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

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

RECORDED IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

**IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,  
SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN**

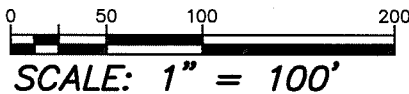


ABBREVIATIONS:  
 ALUM. - ALUMINIUM  
 COR. - CORNER  
 DOC.# - DOCUMENT NUMBER  
 FND. - FOUND  
 LBS/LF - POUNDS PER LINEAR FOOT  
 MON. - MONUMENT  
 O.D. - OUTSIDE DIAMETER  
 R/W - RIGHT OF WAY  
 SEC. - SECTION  
 SQ.FT. - SQUARE FEET  
 V.#/P.# - VOLUME #/PAGE #  
 P.O.B. - POINT OF BEGINNING

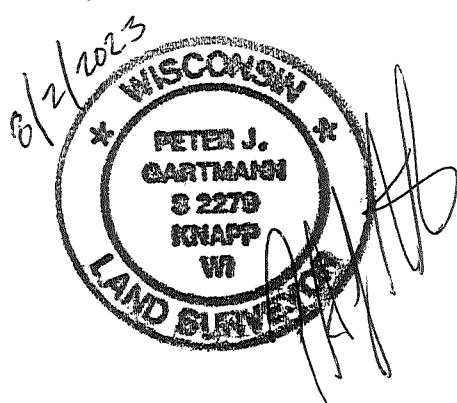
WEST LINE OF PROPERTY IS ALONG A MONUMENTED 1/4-1/4 LINE

**LEGEND**

- --- FOUND 1" IRON PIPE
- --- FOUND 2" OUTSIDE DIAMETER IRON PIPE
- --- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT
- ( ) --- RECORDED AS
- ▭ --- EXISTING BUILDING
- (SV) --- SEPTIC VENT



BEARINGS REFERENCED TO THE NORTH LINE OF THE NE 1/4, SECTION 18, ASSUMED BEARINGS OF S89°49'00"W.



REAL LAND SURVEYING, LLC  
 1356 INTERNATIONAL DRIVE  
 EAU CLAIRE, WI 54701  
 (715)514-4116  
 rlswi.com  
 CADD #: 23195 CSM

FIELDWORK COMPLETION  
 DATE: 7/5/2023

**CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,  
SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

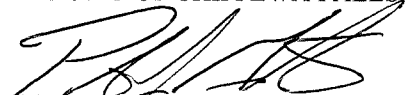
I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF CROSSROADS CHURCH INC., I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHEAST CORNER OF SECTION 18;
- THENCE S89°49'00"W ALONE THE NORTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 761.60 FEET;
- THENCE S02°08'39"W, A DISTANCE OF 33.37 FEET TO THE SOUTHERLY LINE OF W. SOUTH AVENUE R/W ALSO BEING THE POINT OF BEGINNING;
- THENCE CONTINUING ON S02°08'39"W, A DISTANCE OF 165.59 FEET;
- THENCE S89°59'32"E, A DISTANCE OF 79.94 FEET;
- THENCE S02°07'28"W, A DISTANCE OF 127.50 FEET TO THE NORTHERLY R/W LINE OF S.T.H. "124";
- THENCE S69°39'42"W, ALONG THE SAID R/W LINE, A DISTANCE OF 316.54 FEET;
- THENCE S69°27'40"W, ALONG THE SAID R/W LINE, A DISTANCE OF 354.09 FEET;
- THENCE N00°05'45"E, A DISTANCE OF 524.97 FEET TO THE SOUTHERLY R/W OF W. SOUTH AVENUE;
- THENCE N89°49'00"E, ALONG SAID R/W, A DISTANCE OF 330.72 FEET;
- THENCE S00°03'45"E, A DISTANCE OF 165.22 FEET;
- THENCE N89°44'44"E, A DISTANCE OF 141.58 FEET;
- THENCE N02°05'03"E, A DISTANCE OF 165.56 FEET TO THE SOUTHERLY R/W LINE OF W. SOUTH AVENUE;
- THENCE N89°49'00"E, ALONG THE SAID R/W LINE, A DISTANCE OF 80.01 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, AE-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.

  
PETER J. GARTMANN, P.L.S. 2279

DATED THIS 2<sup>nd</sup> DAY OF August, 2023

PREPARED FOR:  
CROSSROADS CHURCH INC  
209 W SOUTH AVE.  
CHIPPEWA FALLS, WI 54729

Prepared By:  
Real Land Surveying  
1356 International Drive  
Eau Claire, WI 54701



**CITY COUNCIL RESOLUTION:**

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

\_\_\_\_\_  
MAYOR 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 DATE



# Map



Printed 10/04/2023

Scale = 1:92'



**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.







**Planned Development Conditional Use Permit Resolution 2023-02**

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**CITY OF CHIPPEWA FALLS PLAN COMMISSION  
RESIDENTIAL PLANNED DEVELOPMENT CONDITIONAL USE PERMIT  
RESOLUTION 2023-02 FOR KAREN KNIGHT, JON KEMPER AND JEAN KELLOGG  
TO REVISE THE LOT LINES AT PARCELS 22808-0744-62470103 AND 22808-0744-  
62470104 LOCATED AT 727 AND 733 MAPLE STREET CREATING A  
SUBSTANDARD LOT AT PARCEL 22808-0744-62470103**

**WHEREAS**, on September 11, 2023 the City of Chippewa Falls Plan Commission heard a request from Jon Kemper, Karen Knight and Jean Kellogg to revise the lot lines at 727 and 733 Maple Street creating a substandard lot at 727 Maple Street due to the existing residential structure at 733 Maple Street being over the existing lot line; and

**WHEREAS**, an existing a carport is currently connected to the two existing residential structures and a driveway from Maple Street serves both parcels; and

**WHEREAS**, parcels 22808-0744-62470103 and 2808-0744-62470104 are zoned R-1C Single Family Residential; and

**WHEREAS**, the City of Chippewa Falls Plan Commission has reviewed and evaluated the request of Karen Knight, Jon Kemper, and Jean Kellogg to revise the lot lines at parcels 22808-0744-62470103 and 22808-0744-62470104 located at 727 and 733 Maple Street creating a substandard lot at parcel 22808-0744-62470103 in accordance with Chippewa Falls Municipal Code 17.22 (3) R-1C Single Family Residential Lot Size; and

**WHEREAS**, the City of Chippewa Falls Plan Commission conducted a public hearing on Monday, October 9, 2023 at 6:30 P.M. to hear all concerns about requested Residential Planned Development Conditional Use Permit Resolution No. 2023-02 after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

**WHEREAS**, the Plan Commission finds the following facts:

- a) Revising the lot lines at parcels 22808-0744-62470103 and 22808-0744-62470104 creating a substandard lot at parcel 22808-0744-62470103 would not be detrimental to the health, welfare, and character of the existing residential zoned neighborhood.
- b) Such other findings of fact related to the proposed permit, which are made after hearing on the record.

**Planned Development Conditional Use Permit Resolution 2023-02**

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**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that pursuant to Chapter 17.22(3) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, that a Residential Planned Development Conditional Use Permit is hereby issued to Karen Knight, Jon Kemper and Jean Kellogg to revise the lot lines at parcels 22808-0744-62470103 and 22808-0744-62470104 located at 727 and 733 Maple Street creating a substandard lot at parcel 22808-0744-62470103 under the following conditions:

- a. That a front width of 48.42 feet be allowed.
- b. A maintenance agreement for the carport that is attached to the residential structures at 727 Maple Street and 733 Maple Street be in effect.
- c. A shared driveway agreement between the property owners be in effect.
- d. That this permit shall run with the land and apply to all present and future owners as long as permitted uses in the R-1C Single Family Residential District are employed and the carport maintenance agreement and shared driveway agreement are in effect between the future owners.
- e. The structure will have a building code review performed by City Inspector Paul Lasiewicz in regards to the carport structure and fire hazard. The applicant will comply with all code requirements in the review.
- f. That the map of survey, carport maintenance agreement and shared driveway agreement are made an integral part of this permit and are available in the City of Chippewa Falls Engineering Department and the City of Chippewa Falls Building and Inspection office.
- g. Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- h. That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.
- i. Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- j. Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.

**MOTION:** \_\_\_\_\_

**SECONDED:** \_\_\_\_\_

## Planned Development Conditional Use Permit Resolution 2023-02

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I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on October 9, 2023 by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, and \_\_\_\_\_ abstentions.

**ATTEST:** \_\_\_\_\_  
William McElroy, PE, Secretary  
Plan Commission

We the applicants of the Planned Development Conditional Use Permit Resolution 2023-02 agree to abide by all of the conditions set forth in this resolution.

**Applicant (Signature):** \_\_\_\_\_ **Applicant (Print):** \_\_\_\_\_

**Applicant (Signature):** \_\_\_\_\_ **Applicant (Print):** \_\_\_\_\_

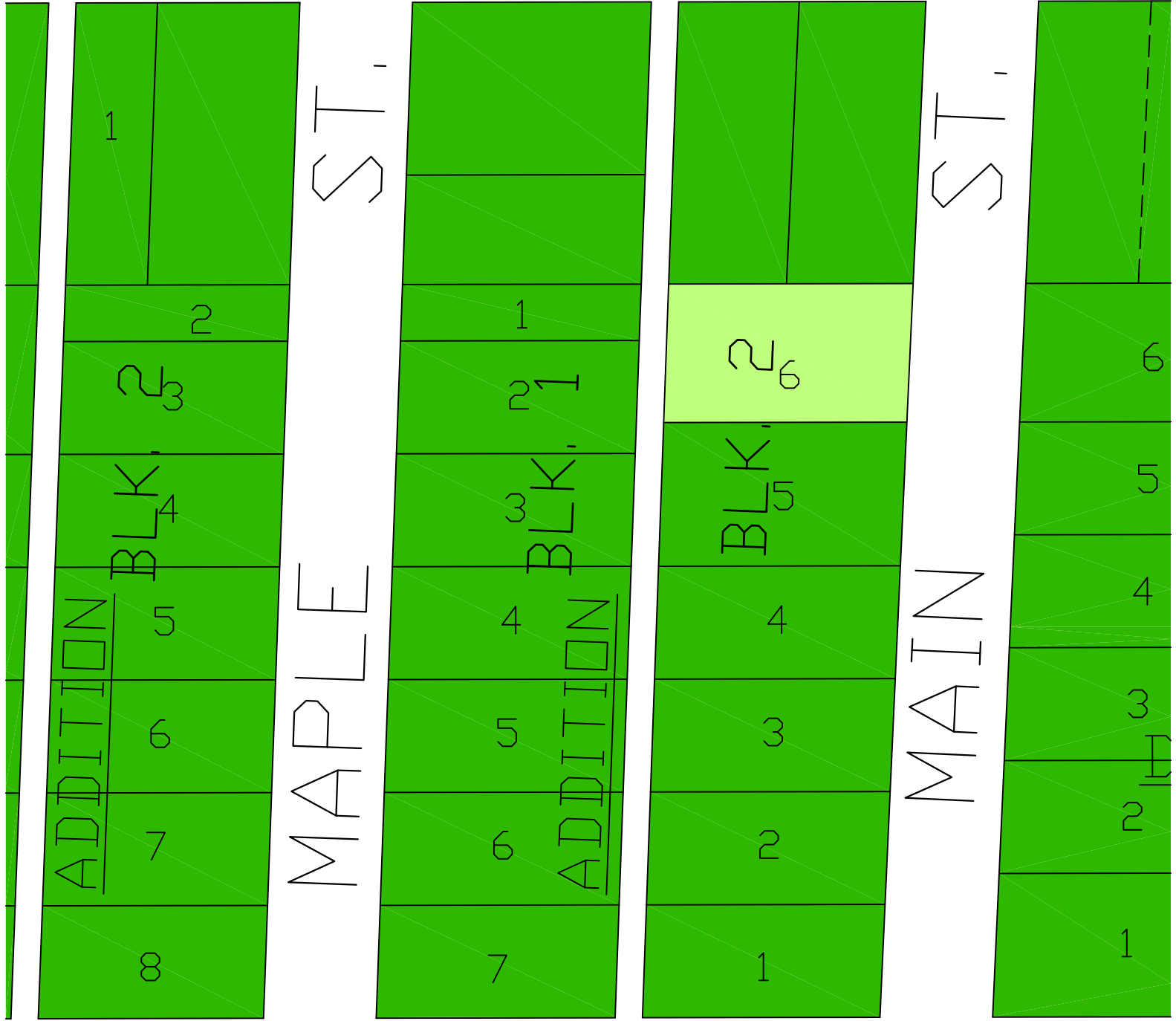
**Applicant (Signature):** \_\_\_\_\_ **Applicant (Print):** \_\_\_\_\_

All Fees Paid: \_\_\_\_\_ (Initial by Public Works)

**Surrounding  
Zoning**

Dark Green= R-1C Single Family  
LightGreen= R-2 Two Family

WISCONSIN ST.

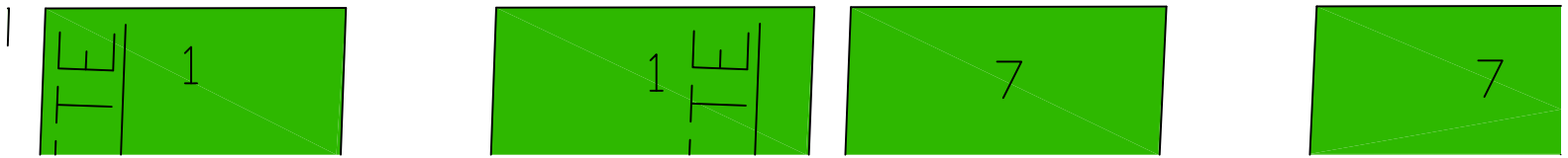


MAPLE ST.

MAIN ST.

GARDEN ST.

ST.



**NOTICE OF PUBLIC HEARING  
CONDITIONAL USE PERMIT**

Notice is hereby given that the Plan Commission of the City of Chippewa Falls will conduct a public hearing in the Council Chambers, Municipal Building, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at **6:30 P.M. on Monday, October 9, 2023** regarding:

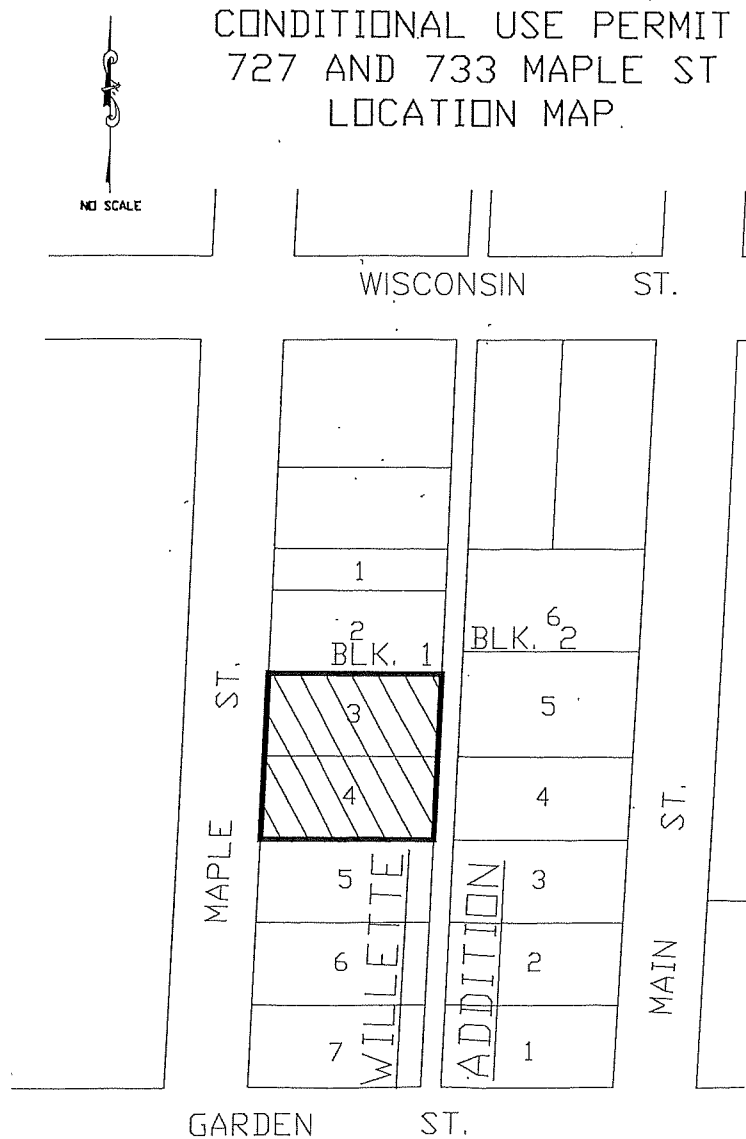
A Planned Development Conditional Use Permit Resolution for Jon Kemper, Karen Knight and Jean Kellogg to revise the lot lines at on parcels 22808-0744-62470103 and 22808-0744-62470104, located at 727 and 733 Maple Street in the City of Chippewa Falls, creating a substandard lot at 727 Maple Street.

This parcel is currently zoned R-1C Single Family District.

Following the hearing, the Plan Commission will consider adoption of a resolution granting the permit.

A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours. (8:30 A.M. to 3:30 P.M.)

William McElroy P.E., Secretary  
Plan Commission



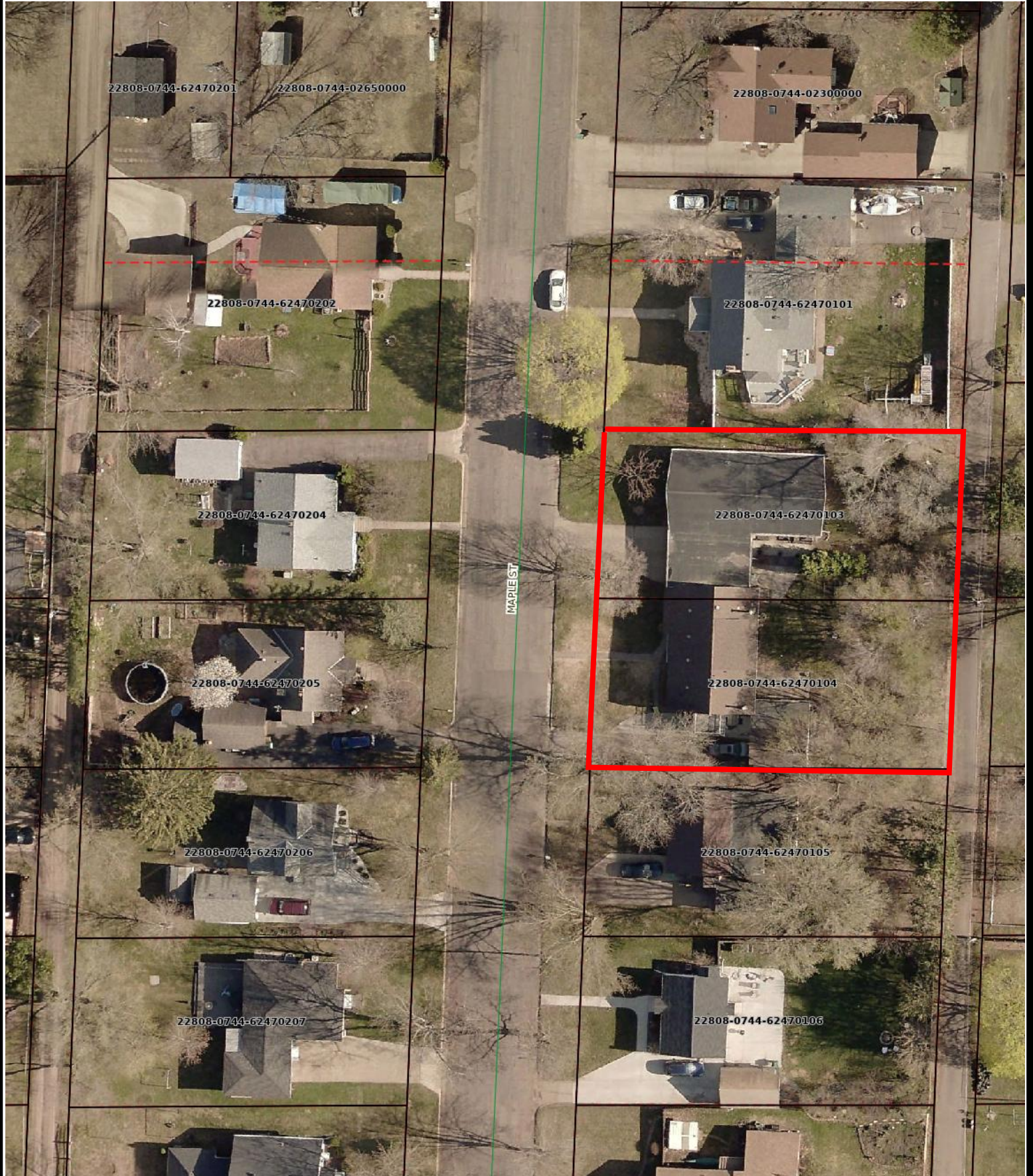


# 727 & 733 Maple St



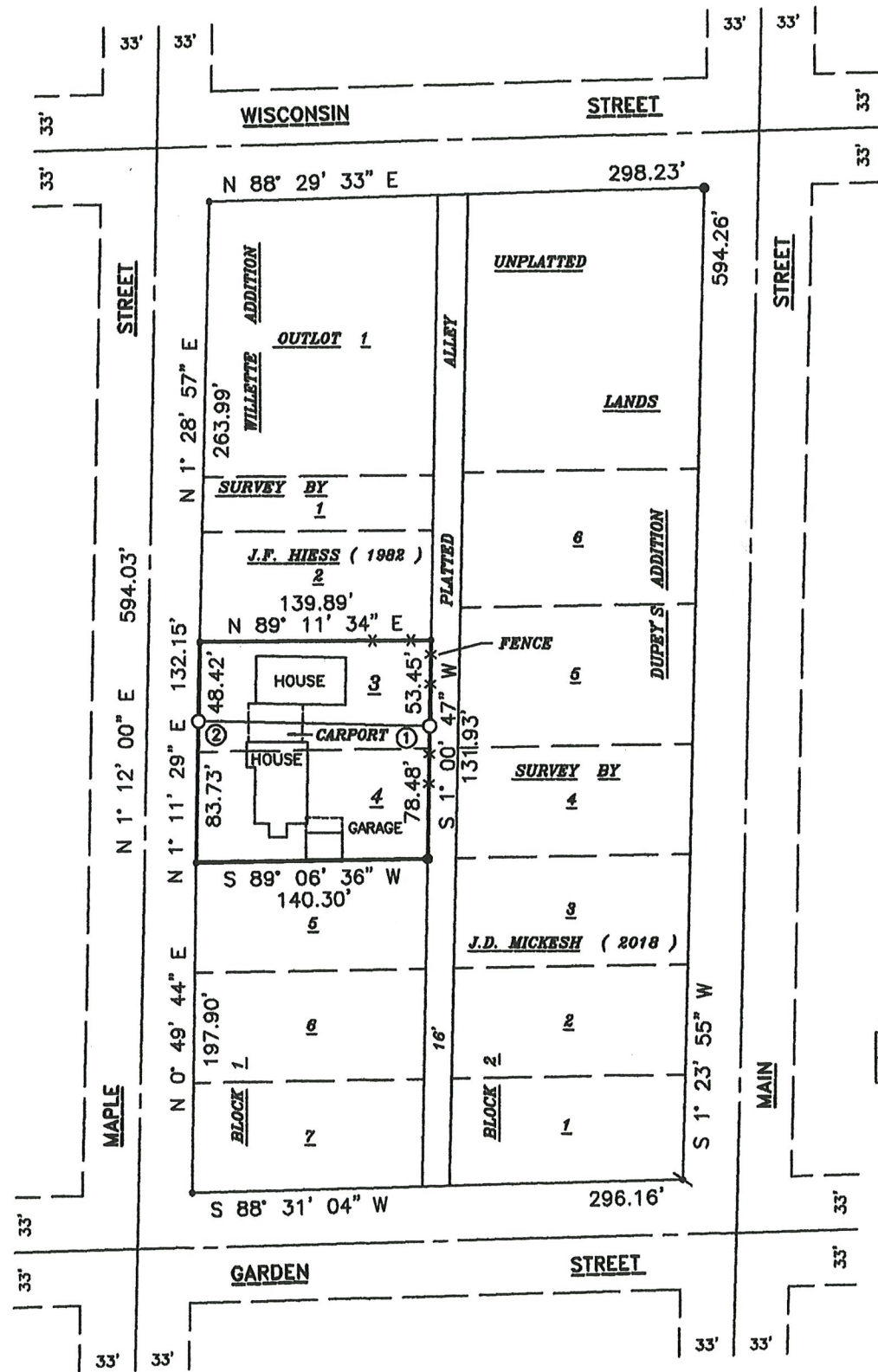
Printed 09/28/2023

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.





**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN LOT 3, BLOCK 1 OF WILLETTE ADDITION IN SECTION 7, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

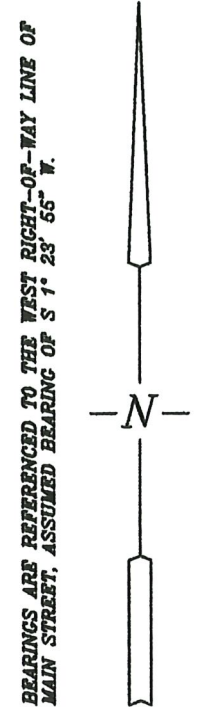
BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF WILLETTE ADDITION, THENCE N 89° 11' 34" E 139.89 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S 1° 00' 47" W 53.45 FEET; THENCE N 88° 44' 39" W 139.97 FEET; THENCE N 1° 11' 29" E 48.42 FEET TO THE NORTHWEST CORNER OF LOT 3, BLOCK 1 OF WILLETTE ADDITION AND THE POINT OF BEGINNING.

**DATA TABLE**

NUMBER	BEARING	DISTANCE
1-2	N 88° 44' 39" W	139.97'

**NOTE:**

AN OPINION OF TITLE SHOULD BE OBTAINED FROM AN ATTORNEY FOR THE SURVEYED PARCEL AS SHOWN ON THIS MAP BEFORE ANY UTILIZATION OF THIS PROPERTY IS MADE BY THE OWNER, HIS ASSIGNS OR HEIRS.



BEARINGS ARE REFERENCED TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET, ASSUMED BEARING OF S 1° 23' 55" W.

SCALE : 1" = 100'

**LEGEND**

- SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 POUNDS / LINEAL FOOT
- ✎ FOUND 3/4" IRON BAR
- FOUND 3/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 1" OUTSIDE DIAMETER IRON PIPE

**SURVEYOR'S CERTIFICATE**

I, JOHN D. MICKESH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

\_\_\_\_\_  
JOHN D. MICKESH

DATED THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2023.

**CHIPPEWA SURVEYING INC.**  
CHIPPEWA FALLS, WISCONSIN

KEMPER SURVEY, LOCATED IN LOTS 3 AND 4 OF BLOCK 1 OF WILLETTE ADDITION IN SECTION 7, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

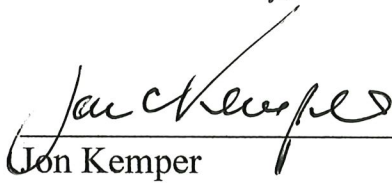
9 / 8 / 2023 20-108A

The owner of 727 Maple St., Chippewa Falls, Wisconsin agrees to grant the owner of 733 Maple St., Chippewa Falls, Wisconsin easement to the driveway between the houses as long as there is a carport connecting the two properties. The easement will cease once the 733 side of the carport is removed or the driveway is widened to a full driveway on the 733 property.

Both the owners of the 727 and 733 sides shall share the maintenance of the common driveway and carport equally until the half of the carport on the 733 side is removed.

  
\_\_\_\_\_  
Jean Kellogg

8/30/23  
Date

  
\_\_\_\_\_  
Jon Kemper

8/30/23  
Date

  
\_\_\_\_\_  
Karen Knight

8/30/23  
Date



**CITY OF CHIPPEWA FALLS PLAN COMMISSION CONDITIONAL USE PERMIT RESOLUTION 2023-03 GRANTING A CONDITIONAL USE PERMIT TO OPERATE A BATTERY ASSEMBLY AND REPURPOSING FACILITY ON PARCEL #22908-2943-73878001A LOCATED AT 1400 HALBLEIB ROAD**

**WHEREAS**, the City of Chippewa Falls Plan Commission granted Conditional Use Permit Resolution #08-05 to Canadian Sand and Proppants, Inc. on August 11, 2008 to allow structures to exceed the City's maximum height for operation of a sand processing plant in a Heavy Industrial Zoning District; and

**WHEREAS**, the City of Chippewa Falls Plan Commission found facts supporting C.U.P. Resolution #08-05 on June 1, 2009 and additional facts on August 30, 2010; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted an amendment to Conditional Use Permit Resolution #08-05 on August 30, 2010; and

**WHEREAS**, the Chippewa Falls Plan Commission granted a second amendment (C.U.P. R-11-03) to Conditional Use Permit Resolution #08-05 for a revision to the rail loadout building on May 9, 2011; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a third amendment (C.U.P. R-12-05) to Conditional Use Permit Resolution #08-05 to add a 180' x 74' x 25' high equipment storage building on July 23, 2012; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a fourth amendment (C.U.P. R-12-06) to Conditional Use Permit Resolution #08-05 to add two 180' diameter x 78' high heated concrete sand storage domes on August 20, 2012; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a fifth amendment (C.U.P. R-14-02) to Conditional Use Permit Resolution #08-05 to a 64' x 190' x 62' high addition to the west end of the existing process building on August 11, 2014; and

**WHEREAS**, all of the buildings constructed under Conditional Use Permit Resolution #08-05 and subsequent amendments are still in place but not in use; and

**WHEREAS**, at its September 11, 2023 meeting, the City of Chippewa Falls Plan Commission heard a request from Lesley Blaine and Chris Gregory of KYMA Battery Technologies to use the existing Office Building, Building 11 with expansion to Areas 4, 5 & 6 on Parcel #22908-2943-73878001A located at #1400 Halbleib Road to operate a battery assembly and repurposing facility. KYMA Battery Technologies is a start-up company leasing the mentioned buildings from Independence, LLC represented by Dax Atkinson; and

**WHEREAS**, Parcel #22908-2943-73878001A on which #1400 Halbleib Road is located is presently zoned as I-3 Heavy Industrial; and

**WHEREAS**, the use of a parcel as a battery assembly and repurposing facility is a conditional use in a I-3 Heavy Industrial Zoning District as set forth in City of Chippewa Falls Municipal Code Chapter 17.34(6)(h); and

**WHEREAS**, the City of Chippewa Falls Plan Commission has reviewed and evaluated the request of KYMA Battery Technologies for a Conditional Use Permit to operate a battery assembly and repurposing facility on Parcel #22908-2943-73878001A; and

**WHEREAS**, the City of Chippewa Falls Plan Commission conducted a public hearing on Monday, October 9th, 2023 at 6:30 P.M. to hear all concerns about requested Conditional Use Permit Resolution No. 2023-03 after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

**WHEREAS**, the Plan Commission finds the following facts:

- a) Using parcel # 22908-2943-73878001A as a battery assembly and repurposing facility would not be detrimental to the health, welfare, and character of the existing neighborhood.
- b) Such other findings of fact related to the proposed conditional use permit, which are made after hearing on the record.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that pursuant to Chapter 17.34(6)(h) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, that a Conditional Use Permit is hereby issued for the KYMA Battery Technologies to operate a battery assembly and repurposing facility on parcel #22908-2943-73878001A located at #1400 Halbleib Road under the following conditions:

- a. KYMA Battery Technologies shall obtain all required federal, state and local permits.
- b. All transport of battery and battery components by truck and rail shall conform to United States Department of Transportation regulations.
- c. All batteries shall be tested and inspected prior to shipping to the site. Only those batteries that have been approved for reuse shall be shipped to the site.
- d. There shall be no open storage of damaged, defective, or recalled battery components.
- e. Any damaged, defective, or recalled battery components must be inventoried and removed from the site within 60 days.
- f. Waste management of batteries and components shall comply with the attached processes and all state and federal regulations.
- g. All batteries and components must be stored in a location that has a fire detection system. The detection system must include at a minimum, as proposed, gas, thermal, and smoke detection.
- h. All batteries and components must be stored in a location that has a fire suppression system.



- i. All proposed fire detection and suppression systems must be submitted to the Chippewa Falls Fire Department for review and approval. Upon submittal of the proposed systems, the Chippewa Falls Fire Department will respond within 30 calendar days. All installed systems must be adequate in the opinion of the Chippewa Falls Fire Department.
- j. All fire suppression must meet or exceed any current or future standards of the National Fire Protection Agency (NFPA). If new standards are developed, the site must comply with implementation of the standards.
- k. KYMA Battery Technologies shall host a bi-annual invitation to the Chippewa Falls Fire Department to review operations and train on any fire suppression systems as necessary.
- l. A secondary containment system for any potential stormwater and groundwater contamination shall be in place at battery storage locations.
- m. The Standard Operating Procedures for clean up in the event of a fire suppression activation shall be reviewed and approved by the Chippewa Falls Fire Department and Chippewa Falls Engineering Department.
- n. KYMA Battery Technologies will occupy the Office Building and Building 11 as shown on the attached site plan. They may expand to areas 4, 5, and 6 without an amendment to this Conditional Use Permit.
- o. That the Company Overview (Appendix 1), Operational Considerations (Appendix 2) and Site Plan, which are attached hereto, and made an integral part of the Conditional Use Permit be maintained in both the City of Chippewa Falls Engineering Department Office and the City of Chippewa Falls Building and Inspection Office.
- p. Except as specifically provided herein, all regulations of the City Zoning and Sign Code shall apply.
- q. That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.
- r. Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- s. Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.

**MOTION:** \_\_\_\_\_

**SECONDED:** \_\_\_\_\_

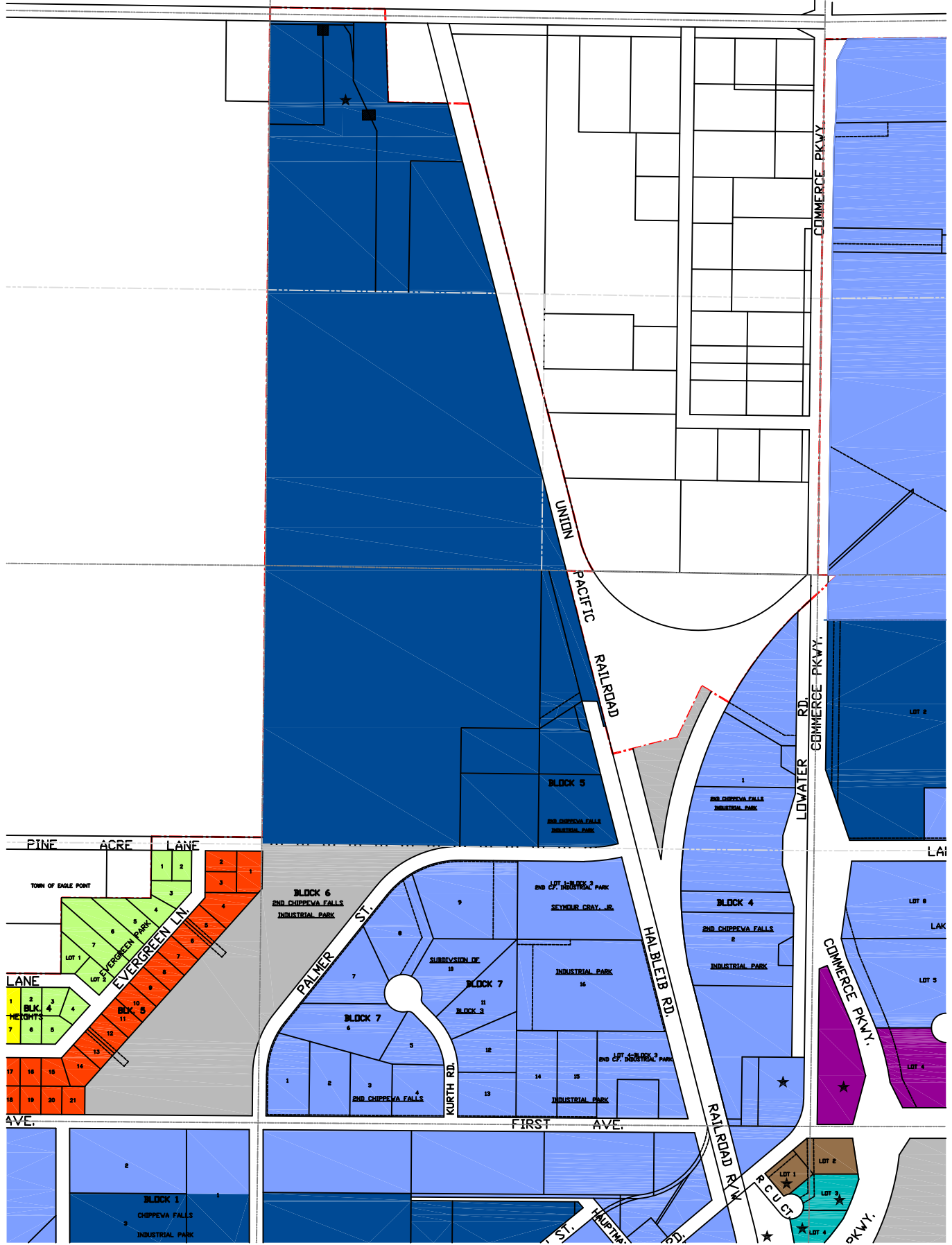
I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on October 9, 2023 by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, and \_\_\_\_\_ abstentions.

**ATTEST:** \_\_\_\_\_

William McElroy, PE, Secretary  
Plan Commission

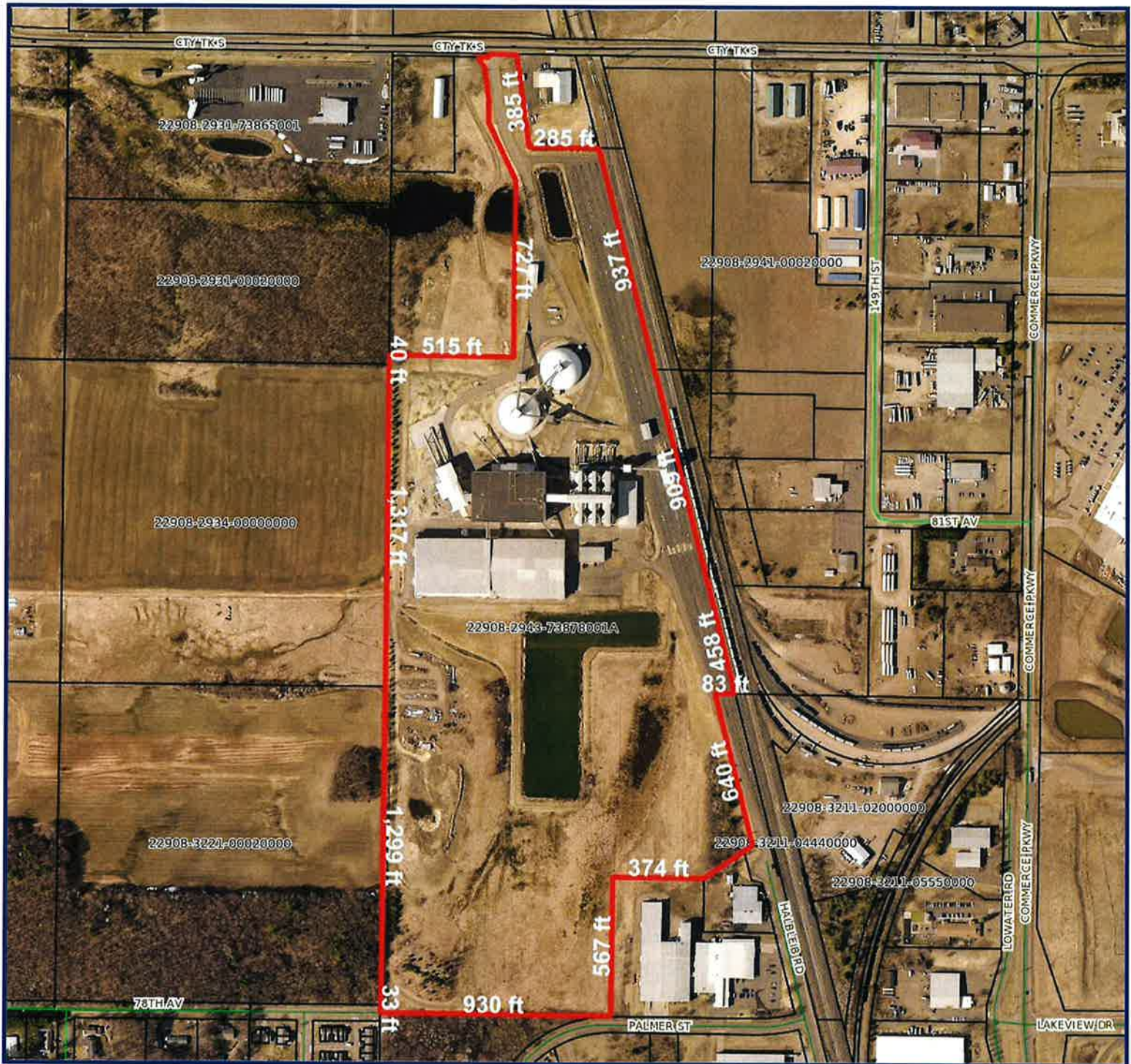
# Surrounding Zoning

- Dark Blue = I-3 Heavy Industrial
- Green = R-2 Two Family
- Orange = R-3A Multi-Family
- Grey = P-1 Public
- Light Blue = I-2 Light Industrial
- Magenta = C-2 General Commercial









PIN: 22908-2943-73878001A

Computer Number: 211-4760.4507

Owner Name: INDEPENDENCE WI LLC

Owner Address: 4719 FOREST LN

Owner Address: DALLAS TX, 75244

Physical Address: 14587 COUNTY HWY S CHIPPEWA FALLS 54729

GIS Acres: 86.8      Deed Acres: 88.1

School Code: 1092

Assessed Value: 27281700

Fair Market Value: 32145300

Description: W 1/2 SE & SE SE OF SEC.29 LOT 1 OF CERT SUR MAP #3878 IN V17

P298 DOC #798570 (COMP #4760.4400, 4760.4501 4760.4502, 4760.

ALL COMBINED INTO ONE PCL) & PART OF LOT 2 OF CSM #4243 DESCR AS

@ THE SW COR OF SD LOT 2, N 40', S 89 D E 514.60' TO E LN

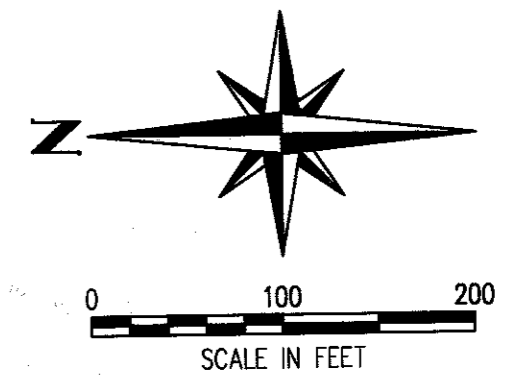
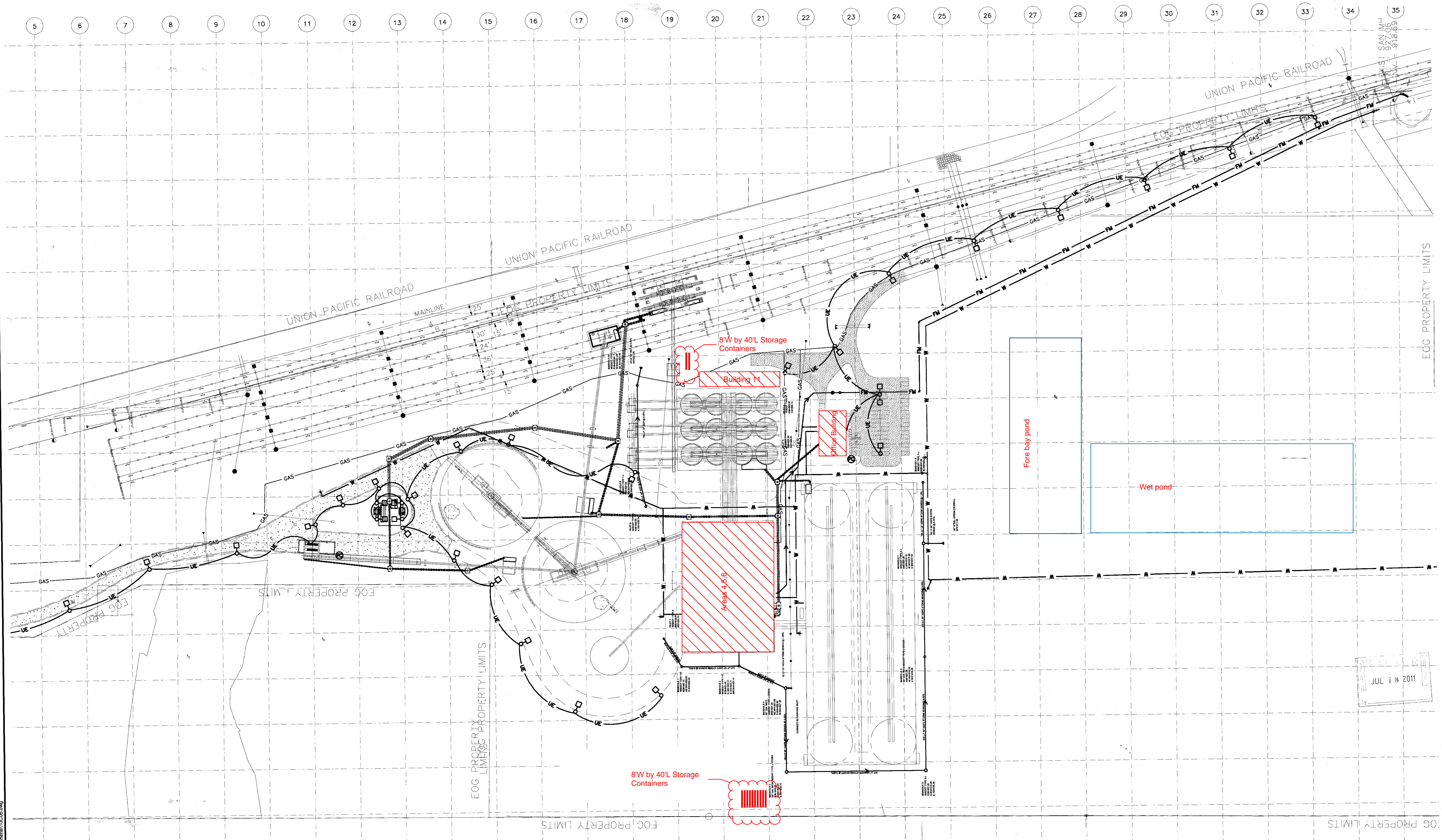


Scale = 1":570'

Printed 08/23/2023

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.





**eoq resources**

**CFBSI** DESIGN BUILD GENERAL CONTRACTOR  
**CEDAR FALLS BUILDING SYSTEMS, INC.**

5455 Felling Drive  
 Cedar Falls, IA 50613  
 (715) 265-8411 Fax  
 (715) 265-8190 Fax

DATE:	REV:	DESCRIPTION
06/28/11	1	RELEASED FOR INFORMATION

CHIPPEWA FALLS SAND PLANT

CHIPPEWA FALLS, WI  
 AREA 10  
 UTILITIES

JOB No: 102056  
 DATE: 06/28/11  
 DRAWN BY: KLG  
 CHECKED BY: PJM

SHEET:  
**10CSK02**

**KRECH OIARD** Engineers & Architects

REGIONAL OFFICE  
 101 WEST WISCONSIN AVENUE  
 CEDAR FALLS, WI 54601  
 PH: 715.532.2374  
 FX: 715.532.2366

MAIN OFFICE & ASSOCIATES PA  
 227 WEST FIRST STREET, SUITE 200  
 PALM BEACH, FL 33480  
 PH: 335.227.2962  
 FX: 335.227.1216 www.krechoiard.com

JUL 8 2011





**KYMA**  
BATTERY TECHNOLOGIES

## APPENDIX 1

### Company Overview

September 4, 2023



Each day one of us gets the chance to start an  
adventure.....

Version 1.0



# MISSION STATEMENT

**American made batteries that promote reuse of materials, reduce the carbon footprint, and save critical materials being recycled.**



# WHO ARE WE?

- Ⓚ We are a startup company that was formed from an idea that Collaborative Engineering Services had to build a battery assembly and repurposing company in the US.
- Ⓚ Our landlord is Independence Wisconsin who own and manage the site in Chippewa Falls.
- Ⓚ Our plan is to work with other startup battery technology companies to grow our technology portfolio and introduce incubator companies to the Chippewa Valley.



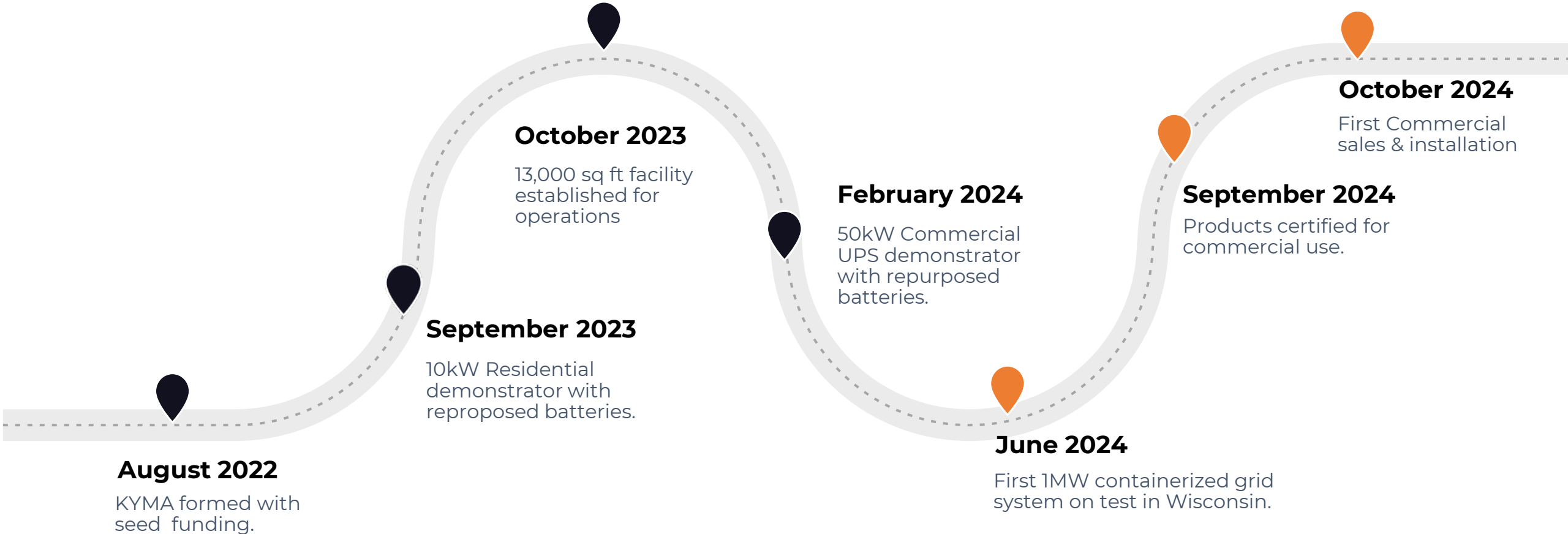
## UNIQUE VISION

- Ⓚ We are a new company formed to deliver repurposed and new batteries to the US.
- Ⓚ We are combining battery pack assembly and repurposing in the same facility.
- Ⓚ We are creating a new facility that will have a flexible approach to service provision for assembly of modules and battery packs for electric vehicles, heavy goods vehicles, rail and sport utility customers enabling USA made batteries to be sold across the globe.
- Ⓚ Our initial focus will be repurposing electric vehicle batteries for energy storage applications. Where appropriate we will reuse critical components and materials.
- Ⓚ We will carry out R&D with a collaborative approach to working with partners and start-up companies to invest in new technology.

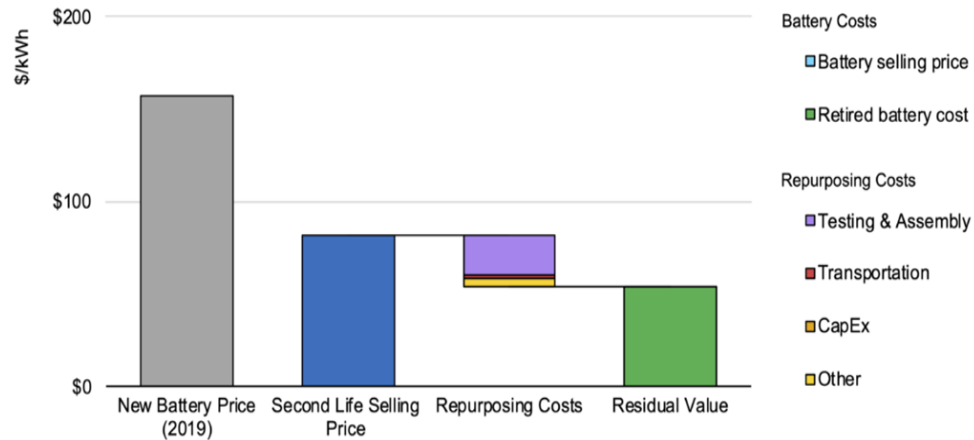
## FACILITY & PRODUCTION

- Ⓚ The battery assembly and recycling facility will initially operate from Building 11 after refurbishment has taken place.
- Ⓚ Planned completion ready for full operation is end of October 2024.
- Ⓚ The engineering team and collaborative partners are working on designs and prototypes to take to test and market during 2023 and into 2024.
- Ⓚ The layout of the facility is unique in that it is an arrangement that includes both assembly and repurposing bought together around a central services area.
- Ⓚ Attention is focused on safety and a high-quality service for our customers.

# KYMA ROADMAP



# KYMA ECONOMIC MODEL BENEFITS



- Ⓚ Reduce the number of EV batteries recycled using additional energy and resources to recover materials.
- Ⓚ Lower the total carbon footprint of batteries and the supply chain.
- Ⓚ Provide reserve capacity for grid infrastructure and community energy. Access to cheaper energy storage systems.
- Ⓚ Lower energy storage system costs for consumers
- Ⓚ Legislate to ensure OEM's have a path to repurpose and recycle all electric vehicle batteries.

# WHY REPURPOSE LITHIUM-ION BATTERIES?

- Ⓚ Majority of electric vehicles on the road today will have between 15-20 years useful life left in the battery after the battery is deemed end of life by the OEM.
- Ⓚ Applications can be developed for energy storage systems from residential, community energy to large scale grid storage applications.
- Ⓚ We need to disrupt the supply chain to ensure healthy batteries are not scrapped and recycled to form black mass which in turn uses energy intense processes to reclaim metals.
- Ⓚ We need to incentivise OEM's to look at better ways of taking back batteries and to repurpose rather than recycle





**KYMA**  
BATTERY TECHNOLOGIES

## APPENDIX 2

# Operational Considerations

September 4, 2023



Each day one of us gets the chance to start an  
adventure.....

Version 1.0



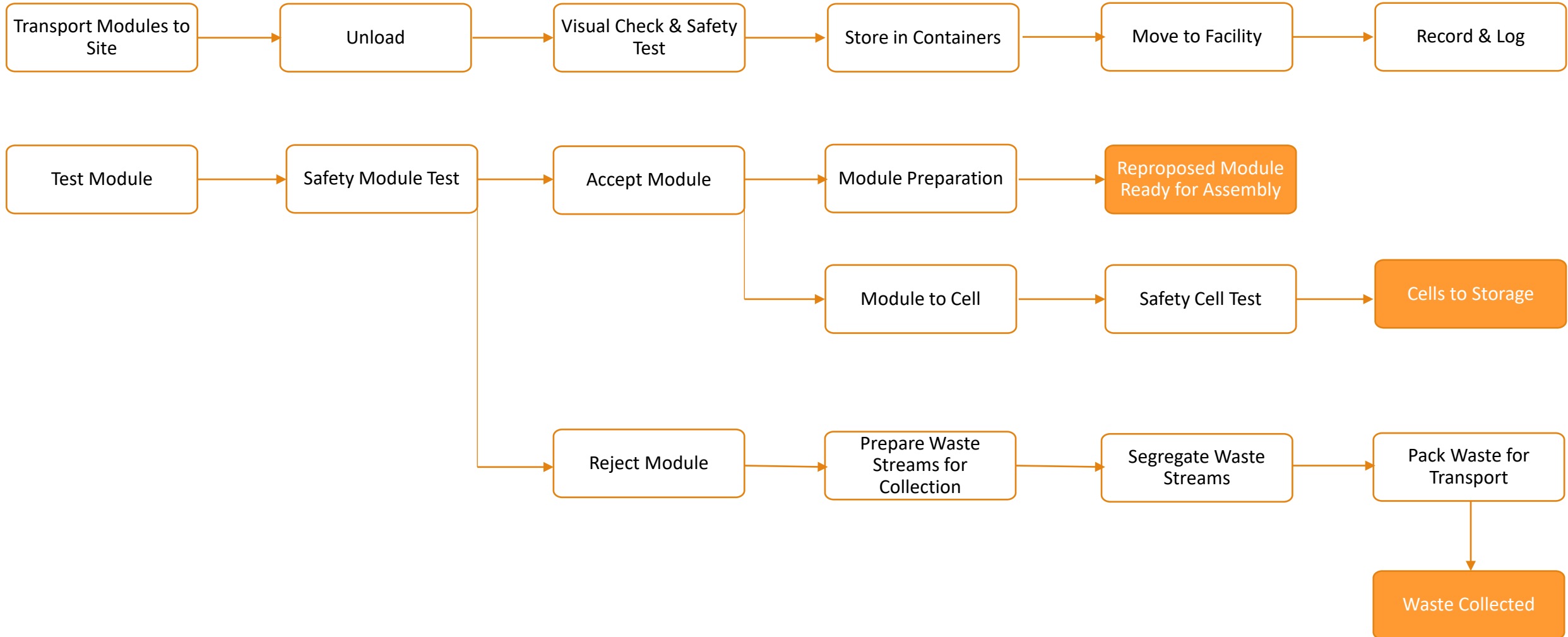
# OPERATIONAL CONSIDERATIONS

KYMA Battery Technologies are focused on producing high quality, safe battery packs for energy storage applications. The following presentation outlines the production methodology and highlights operational safety aspects for the site. In addition to energy storage applications KYMA will be seeking to manufacture new battery packs for other applications such as rail, off highway and commercial applications. This presentation deals with:

- Operations
- Fire Safety
- Health & Safety
- Environmental
- Waste Management
- Transport

The following slides show the process flows for 1) repurposing battery modules from electric vehicles and 2) Assembly of new battery packs.

# PROCESS FLOW FOR REPURPOSED PACKS



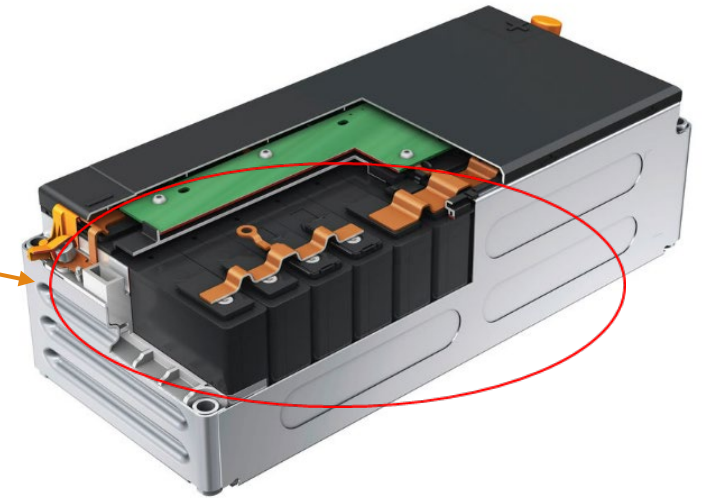
# WHAT IS A BATTERY MODULE?

Nissan Leaf Battery Module contains 4 pouch lithium-ion cells



COURTESY: NISSAN

The Audi e-tron module contains 12 prismatic lithium-ion cells.



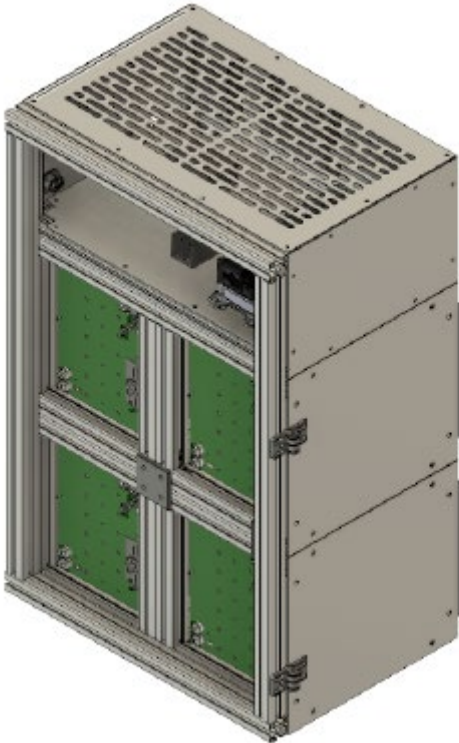
11/15

# KYMA DEMONSTRATOR UNIT

Nissan Leaf Modules

Assembled with battery management and safety systems.

8kW Home energy storage unit.

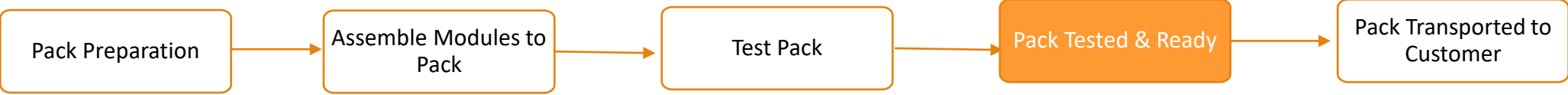
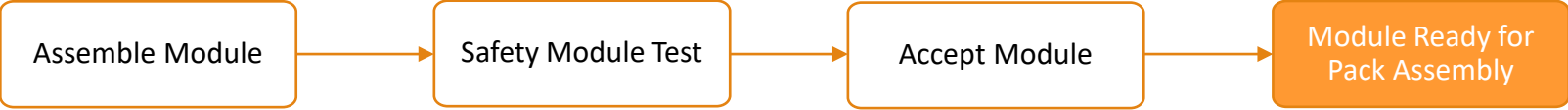
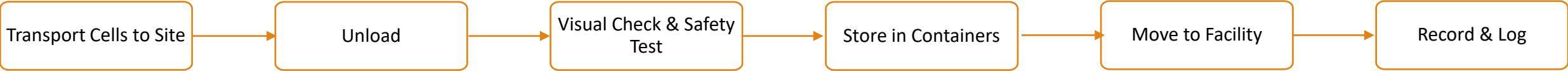


# SOURCE OF BATTERIES

State of Battery	Sources of Battery or Cells	Reason for Being a Source	State of Battery or Cell
In Service	- Vehicle Manufacturers and OEMs	Warranty Claim on Battery by Customer	Battery pack not working. Module removed from pack and tested.
End of Life	- Dealerships - Independent Repair Shops - Collision Centers - Vehicle Manufacturers - Waste Management Companies	Batteries Need Disposal	Battery pack not working. Module removed from pack and tested.
Stock	- OEM's - Suppliers	Excess or Cells Not Required	New unused
Stock	- OEM's - Suppliers	Technical Change and Upgrade	New Unused



# PROCESS FLOW FOR NEW PACKS



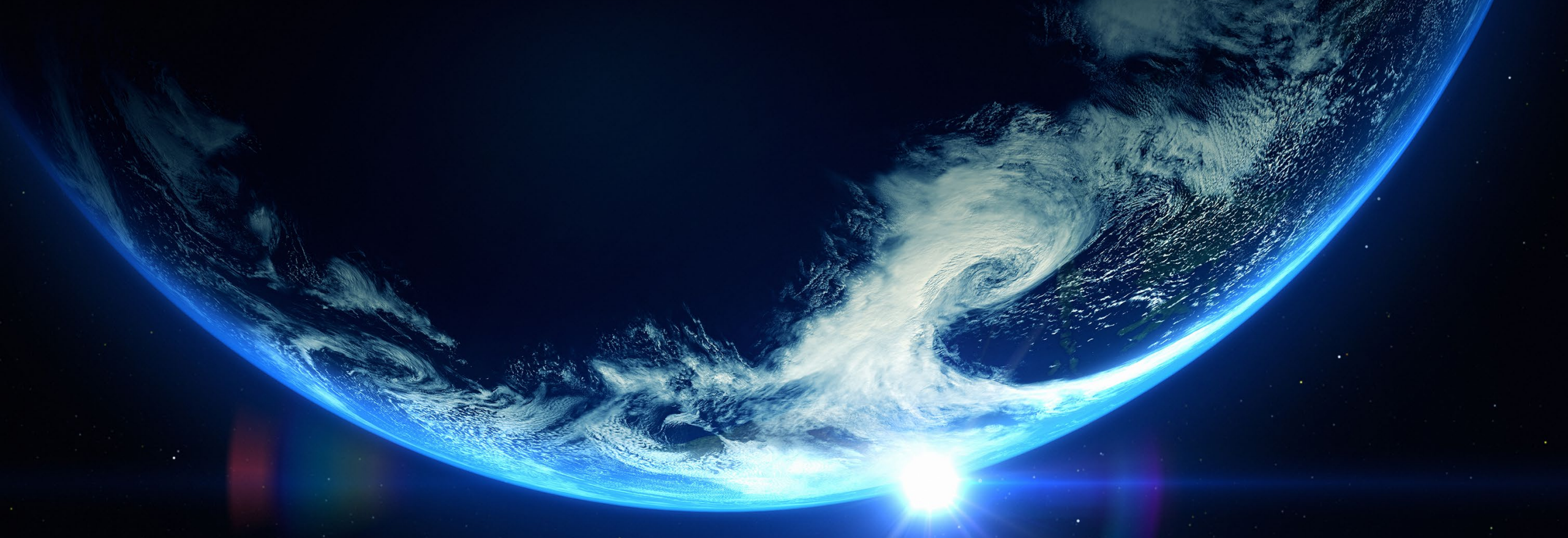
# SOURCE OF BATTERY CELLS

## Lithium Titanate – Toshiba

- Due to the lower operating voltage of this technology, there are significant safety advantages for the consumer and the environment.
- As Lithium Titanate batteries are entirely free of carbon, they avoid thermal runaway or overheating which is a main cause of fires in traditional energy storage systems.

## Lithium Iron Phosphate – CATL

- $\text{LiFePO}_4$  batteries are superior with thermal and chemical stability, which provides better safety characteristics than Lithium-ion batteries with other cathode materials.
- $\text{LiFePO}_4$  batteries are non-toxic, non-contaminating and contain no rare earth metals, making them an environmentally conscious choice.



# Fire Safety

## FIRE SAFETY – HOW DOES A LITHIUM-ION FIRE START?

Ways that a fire can start:

- Internal manufacturing defects (material defects, construction, contamination).
- Physical damage (during assembly, shipping, handling, waste disposal, accidental during product use).
- Electrical abuse (overcharging, over - discharging, short circuit).
- Thermal abuse (exposure to high temperatures).

There are many different types of lithium-ion batteries and not all are flammable or produce toxic gases. Cell failure results in a voltage drop and increasing heat release and signals the start of 'thermal runaway'. This typically develops through the following events:

1. Temperature increase
2. Venting/gassing off of electrolyte vapours
3. Flare
4. Steady burn
5. Flash fireball
6. Explosion

Thermal Runaway starts in a single cell before thermal propagation creates a domino effect through the adjacent cells. Defects and physical damage can create internal short circuits leading to cell failure. Other events which could lead to cell failure arise external to the cells and so may be detected.



# FIRE SAFETY – FIRE SOLUTIONS

## PROTECTION

### 1. Design

By designing packs that are intrinsically safe with high quality assembly and manufacturing techniques to reduce mechanical and electrical failures.

### 2. Battery Management System

Using a high-quality battery management system that contains sensors to detect changes in the battery cells. The battery management system also isolates and prevents overcharging or electrical issues.

### 3. Testing

Regular testing of modules and packs during the assembly process.

### 4. Containment

Battery cells, modules and packs are stored appropriately in fireproof cabinets or containers that contain fire suppression systems. By storing lower quantities of lithium-ion in one place lowers the risk of fire.



# FIRE SAFETY – FIRE SOLUTIONS

## DETECTION

### 1. Gas Detection

Systems that can detect off-gases in low concentrations can provide an early warning of an impending thermal runaway and trigger shut down systems to electrically isolate the individual, or bank of, or rack of battery cells

### 2. Thermal Detection

Where battery enclosures exist, detectors sensitive to the heat emitted by batteries may provide warning and be linked to battery management and fire protection systems. These may take the form of linear heat sensing cables or infra-red fire detectors.

### 3. Smoke Detection

The smoke and off-gases may be sensed by ‘video’ cameras with smoke obscuration algorithms and able to link to battery management and fire protection systems.

Fire detection systems will be implemented post fire risk assessment for each operational area.



# FIRE SAFETY – FIRE SOLUTIONS

## SUPPRESSION & EXTINGUISHING

### 1. Gaseous Fire Extinguishing Systems

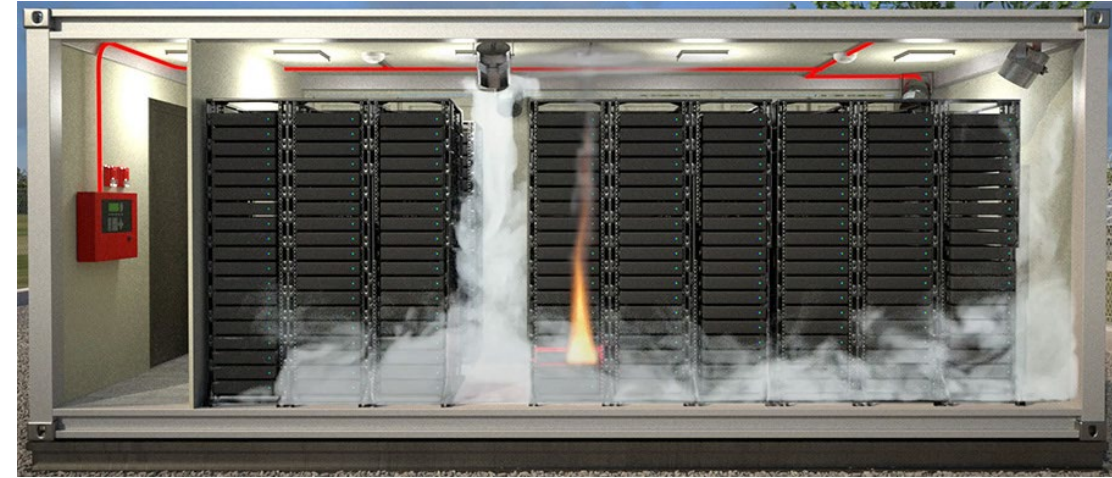
A gaseous system comprises of one or more containers containing an extinguishing agent. When the system is operated it discharges the agent into an enclosure through one or more discharge nozzles. Systems may be activated manually or automatically through a connection to an appropriate fire detection system.

### 2. Condensed Aerosol Systems

Condensed aerosol systems use similar control and monitoring equipment to gaseous fire suppression systems. They also flood the room with a fire suppression agent.

### 3. Portable fire Extinguishers

Portable fire extinguishers should only be used on individual small fires as directed by the fire risk assessment or to prevent a non-lithium fire spreading.



Fire suppression & extinguishing systems will be implemented post fire risk assessment for each operational area.





# Health Safety & The Environment



# HEALTH & SAFETY

- Covered by OSHA Standards under the Occupational Safety and Health Act of 1970.
- Ensure employees are trained and competent to carry out their duties.
- Provide protective equipment for all employees.
- Carry out workplace risk assessments for all tasks.

KYMA will implement a safety and health program to:

- Prevent workplace injuries and illnesses
- Improve compliance with laws and regulations
- Engage workers
- Enhance social responsibility goals
- Increase productivity and enhance overall business operations

Our Health & Safety Program will cover:

- Management leadership
- Worker participation
- Hazard identification and assessment
- Hazard prevention and control
- Education and training
- Program evaluation and improvement
- Communication and coordination for host employers, contractors, and staffing agencies

## ENVIRONMENTAL CONSIDERATIONS

KYMA Battery Technologies will demonstrate compliance with current statutory and regulatory requirements for the environment. KYMA understands that there is concerns regarding the environmental impact of setting up a battery assembly facility in Chippewa Falls.

There is often misinformation about the environmental impact of lithium-ion batteries. When handled, stored and disposed of correctly through a recognised hazardous waste carrier they do not pose an environmental risk to the site. Any lithium-ion batteries that are damaged or defective will be collected promptly by our recycling partners CIRBA solutions using approved waste routes as per the information listed on their site.

<https://www.cirbasolutions.com/damaged-batteries/>

KYMA Battery Technologies will not be recycling lithium-ion batteries or cells down to the component materials.

# WASTE MANAGEMENT OF LITHIUM-ION BATTERIES

- KYMA Battery Technologies will employ an approved hazardous waste management company to dispose of any lithium-ion batteries that are damaged, defective or Recalled (DDR).
- The type of container used will be dependent on the battery cells in question. Typical recycling containers are:
  - UN-approved steel drum
  - 100 Anti-static bags
  - CellBlockEX
  - Transportation (DOT) labels

## CORRECTLY PACKAGING DDR LITHIUM BATTERIES OR DEVICES



**1 UNPACK BOX**  
Remove drum from overpack box. This box will be reused when you return batteries.



**2 LINE DRUM**  
Pour the CellBlock into the drum, minimally 1/2" deep.



**3 PROTECT BATTERIES**  
Place each affected battery/device into a bag and seal. 1 battery/device per bag.



**4 FILL DRUM**  
Place bagged DDR items into drum. Completely surround the batteries/devices with CellBlock on all sides.



**5 PACK DRUM**  
Place the any remaining CellBlock into the drum. Do not over fill. Any remaining can be used later.



**6 SEAL DRUM LINER**  
Gather the liner at the top of the drum, twist and secure with the zip tie.



**7 SEAL DRUM**  
Use ring clamp to secure lid.  
*See next page for further instructions before moving to STEP 8.*



**8 SEAL & SHIP BOX**  
Place the return shipping label provided over the old shipping label, covering it completely. Provide box to your local UPS carrier.

# TRANSPORT OF LITHIUM-ION BATTERIES

- The Department of Transportation (DOT) regulates the transport of lithium-ion batteries, including testing, documentation, packaging and hazard communication requirements.
- Lithium batteries are most commonly shipped by ground, in both palletized and non-palletized forms.
- DOT's regulations for transporting lithium batteries are located in Title 49 of the Code of Federal Regulations. Subpart 173.185 is where the specific regulations for lithium cells and batteries are located at.
- The responsibilities are highlighted in 173.185 of Title 49 of the CFR can be broken down into the following steps.
  - Testing requirements
  - Correct documentation
  - Packaging requirements
  - Hazard communication
- KYMA Battery Technologies will ensure that it conforms to all codes when shipping battery packs and will authorize approved shipping companies to transport any of its products in a safe and compliant manner.





# Risk Assessment

# HIGH LEVEL RISK ASSESSMENT KYMA BATTERY TECHNOLOGIES

KYMA Battery Technologies will carry out risk assessment for all activities in the operational environment.

Hazard	Risks
Manual Handling Of Heavy Or Bulky Objects	Back Injury, Crush Injury, Entrapment, Damage To Goods Being Lifted Or Transported
Slips Trips And Falls	Strains, Bruising, Limb Breakages, Concussion, Laceration
Electrical Safety	Electric Shocks Or Burns From Using Electrical Equipment With Possible Electric Seizure Or Fatality.
Fire	Burns, Asphyxiation, Death
Working Environment	Temperature, Facilities, Hygiene, Equipment, Lack of Training
Workplace Stress	Prolonged Periods Of Excessive Demands Being Placed On And Experienced By Staff.
Working With Hazardous Substances	Chemicals, Oils, Greases, Gases.
Falling from height	Falling when working at height. Dropping items onto others when working at height

**Conditional Use Permit Resolution No. 2023-03**

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**CITY OF CHIPPEWA FALLS PLAN COMMISSION CONDITIONAL USE PERMIT RESOLUTION 2023-03 GRANTING A CONDITIONAL USE PERMIT TO OPERATE A BATTERY ASSEMBLY AND REPURPOSING FACILITY ON PARCEL #22908-2943-73878001A LOCATED AT 1400 HALBLEIB ROAD**

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**WHEREAS**, the City of Chippewa Falls Plan Commission granted a third amendment (C.U.P. R-12-05) to Conditional Use Permit Resolution #08-05 to add a 180’ x 74’ x 25’ high equipment storage building on July 23, 2012; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a fourth amendment (C.U.P. R-12-06) to Conditional Use Permit Resolution #08-05 to add two 180’ diameter x 78’ high heated concrete sand storage domes on August 20, 2012; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a fifth amendment (C.U.P. R-14-02) to Conditional Use Permit Resolution #08-05 to a 64’ x 190’ x 62’ high addition to the west end of the existing process building on August 11, 2014; and

**WHEREAS**, all of the buildings constructed under Conditional Use Permit Resolution #08-05 and subsequent amendments are still in place but not in use; and

**WHEREAS**, at its September 11, 2023 meeting, the City of Chippewa Falls Plan Commission heard a request from Lesley Blaine and Chris Gregory of KYMA Battery Technologies to use the existing Office Building, Building 11 with expansion to Areas 4, 5 & 6 on Parcel #22908-2943-73878001A located at #1400 Halbleib Road to operate a battery assembly and repurposing facility. KYMA Battery Technologies is a start-up company leasing the mentioned buildings from Independence, LLC represented by Dax Atkinson; and

## Conditional Use Permit Resolution No. 2023-03

**WHEREAS**, Parcel #22908-2943-73878001A on which #1400 Halbleib Road is located is presently zoned as I-3 Heavy Industrial; and

**WHEREAS**, the use of a parcel as a battery assembly and repurposing facility is a conditional use in a I-3 Heavy Industrial Zoning District as set forth in City of Chippewa Falls Municipal Code Chapter 17.34(6)(h); and

**WHEREAS**, the City of Chippewa Falls Plan Commission has reviewed and evaluated the request of KYMA Battery Technologies ~~for a Conditional Use Permit~~ to operate a battery assembly and repurposing facility on Parcel #22908-2943-73878001A; and

**WHEREAS**, the City of Chippewa Falls Plan Commission conducted a public hearing on Monday, October 9th, 2023 at 6:30 P.M. to hear all concerns about ~~requested-the proposed~~ Conditional Use Permit Resolution No. 2023-03 after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

**WHEREAS**, the Plan Commission finds the following facts:

- a) Using parcel # 22908-2943-73878001A as a battery assembly and repurposing facility would not be detrimental to the health, welfare, and character of the existing neighborhood.
- b) Such other findings of fact related to the proposed conditional use permit, which are made after hearing on the record.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that pursuant to Chapter 17.34(6)(h) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, that a Conditional Use Permit is hereby issued for the KYMA Battery Technologies to operate a battery assembly and repurposing facility on parcel #22908-2943-73878001A located at #1400 Halbleib Road under the following conditions:

- a. KYMA Battery Technologies shall obtain all required federal, state and local permits.
- b. All transport of ~~batteries and battery components~~ by truck and rail shall conform to United States Department of Transportation regulations.
- c. All batteries shall be ~~tested and~~ inspected prior to shipping to the site. ~~Only those batteries that have been approved for reuse shall be shipped to the site.~~
- d. There shall be no open storage of damaged ~~or~~ defective, ~~or recalled~~ battery packs ~~or modules, components.~~
- e. ~~After testing,~~ any damaged ~~or~~ defective, ~~or recalled~~ batteries ~~y components must~~ shall be inventoried and removed from the site within ~~60-90~~ days.

**Commented [LV1]:** This is not a fact. The CUP was asked for by the planning department. We dispute that it is a CUP and do not want to be bound by it.

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**Commented [LV2]:** Then why do we have to be bound by a CUP? If in your opinion the proposed facility is not harmful then we do not require a CUP.

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**Commented [LV3]:** (c.) Ambiguous comment. Please remove this sentence.  
(d.) Delete 'Components' this could be wire looms or plastic containment.  
(e.) We cannot guarantee that our contractor can meet those timelines.  
(f) We have not developed our standard operating procedures and we have the right to change the process that we use and not be bound by the information in the presentation.  
(g) Modules can be stored in a fire proof cabinet which will not have any detection equipment in it therefore the sentence has to be changed to ensure that the design is appropriate.

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**Conditional Use Permit Resolution No. 2023-03**

- f. Waste management of batteries ~~and components~~ shall comply with ~~the attached processes and~~ all state and federal regulations.
- g. All battery ~~packs and modules~~ ~~ies and components~~ must be stored in a location that has a fire detection system. The detection system must be designed to include include at a minimum, as proposed, gas, thermal, and or smoke detection as appropriate for the location.
- g.

**Conditional Use Permit Resolution No. 2023-03**

- ~~h. All batteries and components must be stored in a location that has a fire suppression system.~~
- ~~i. All proposed fire detection and suppression systems must be submitted to the Chippewa Falls Fire Department for review and approval. Upon submittal of the proposed systems, the Chippewa Falls Fire Department will respond within 30 calendar days. All installed systems must be adequate in the opinion of the Chippewa Falls Fire Department.~~
- ~~j-h. All fire suppression must meet or exceed any current or future standards the appropriate state codes and recommendations of the National Fire Protection Agency (NFPA) for a battery assembly facility. If new standards are developed, the site must comply with implementation of the standards.~~
- ~~k. KYMA Battery Technologies shall host a bi-annual invitation to the Chippewa Falls Fire Department to review operations and train on any fire suppression systems as necessary.~~
- ~~l. A secondary containment system for any potential stormwater and groundwater contamination shall be in place at battery storage locations.~~
- ~~m-i. The Standard Operating Procedures for clean up in the event of a fire suppression activation shall be reviewed and approved by the Chippewa Falls Fire Department and Chippewa Falls Engineering Department.~~
- ~~n-j. KYMA Battery Technologies will occupy the Office Building and Building 11 as shown on the attached site plan. They may expand to areas 4, 5, and 6 without an amendment to this Conditional Use Permit.~~
- ~~o. That the Company Overview (Appendix 1), Operational Considerations (Appendix 2) and Site Plan, which are attached hereto, and made an integral part of the Conditional Use Permit be maintained in both the City of Chippewa Falls Engineering Department Office and the City of Chippewa Falls Building and Inspection Office.~~
- ~~p-k. Except as specifically provided herein, all regulations of the City Zoning and Sign Code shall apply.~~
- ~~q-l. That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.~~
- ~~r-m. Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.~~
- ~~s-n. Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.~~

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**Commented [LV4]:** (i) Propose to delete this paragraph. There is a legal requirement that we will meet and cannot be held to the opinion of the Fire Department.  
(j) The NFPA provide guidance and standards on more than fire suppression. We cannot be held to account for all of their codes and standards.  
(k) Propose to delete. We cannot be held to this as part of the permit.  
(l) There is no potential stormwater or groundwater contamination issues and we will not be providing secondary containment. Propose to delete.  
(m) Happy for a review but not their approval.  
(o) For commercial reasons and protection of commercially sensitive data we do not allow you to use the attachments as part of the permit. These presentations were for information only.

**MOTION:** \_\_\_\_\_

**SECONDED:** \_\_\_\_\_

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on October 9, 2023 by a vote of \_\_\_\_\_ ayes,

**Conditional Use Permit Resolution No. 2023-03**

\_\_\_\_\_nays, and \_\_\_\_\_abstentions.

**ATTEST:** \_\_\_\_\_  
William McElroy, PE, Secretary  
Plan Commission

**CITY OF CHIPPEWA FALLS PLAN COMMISSION CONDITIONAL USE PERMIT RESOLUTION 2023-03 GRANTING A CONDITIONAL USE PERMIT TO OPERATE A BATTERY ASSEMBLY AND REPURPOSING FACILITY ON PARCEL #22908-2943-73878001A LOCATED AT 1400 HALBLEIB ROAD**

**WHEREAS**, the City of Chippewa Falls Plan Commission granted Conditional Use Permit Resolution #08-05 to Canadian Sand and Proppants, Inc. on August 11, 2008 to allow structures to exceed the City's maximum height for operation of a sand processing plant in a Heavy Industrial Zoning District; and

**WHEREAS**, the City of Chippewa Falls Plan Commission found facts supporting C.U.P. Resolution #08-05 on June 1, 2009 and additional facts on August 30, 2010; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted an amendment to Conditional Use Permit Resolution #08-05 on August 30, 2010; and

**WHEREAS**, the Chippewa Falls Plan Commission granted a second amendment (C.U.P. R-11-03) to Conditional Use Permit Resolution #08-05 for a revision to the rail loadout building on May 9, 2011; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a third amendment (C.U.P. R-12-05) to Conditional Use Permit Resolution #08-05 to add a 180' x 74' x 25' high equipment storage building on July 23, 2012; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a fourth amendment (C.U.P. R-12-06) to Conditional Use Permit Resolution #08-05 to add two 180' diameter x 78' high heated concrete sand storage domes on August 20, 2012; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a fifth amendment (C.U.P. R-14-02) to Conditional Use Permit Resolution #08-05 to a 64' x 190' x 62' high addition to the west end of the existing process building on August 11, 2014; and

**WHEREAS**, all of the buildings constructed under Conditional Use Permit Resolution #08-05 and subsequent amendments are still in place but not in use; and

**WHEREAS**, at its September 11, 2023 meeting, the City of Chippewa Falls Plan Commission heard a request from Lesley Blaine and Chris Gregory of KYMA Battery Technologies to use the existing Office Building, Building 11 with expansion to Areas 4, 5 & 6 on Parcel #22908-2943-73878001A located at #1400 Halbleib Road to operate a battery assembly and repurposing facility. KYMA Battery Technologies is a start-up company leasing the mentioned buildings from Independence, LLC represented by Dax Atkinson; and



**WHEREAS**, Parcel #22908-2943-73878001A on which #1400 Halbleib Road is located is presently zoned as I-3 Heavy Industrial; and

**WHEREAS**, the use of a parcel as a battery assembly and repurposing facility is a conditional use in a I-3 Heavy Industrial Zoning District as set forth in City of Chippewa Falls Municipal Code Chapter 17.34(6)(h); and

**WHEREAS**, the City of Chippewa Falls Plan Commission has reviewed and evaluated the request of KYMA Battery Technologies for a Conditional Use Permit to operate a battery assembly and repurposing facility on Parcel #22908-2943-73878001A; and

**WHEREAS**, the City of Chippewa Falls Plan Commission conducted a public hearing on Monday, October 9th, 2023 at 6:30 P.M. to hear all concerns about requested Conditional Use Permit Resolution No. 2023-03 after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

**WHEREAS**, the Plan Commission finds the following facts:

- a) Using parcel # 22908-2943-73878001A as a battery assembly and repurposing facility would not be detrimental to the health, welfare, and character of the existing neighborhood.
- b) Such other findings of fact related to the proposed conditional use permit, which are made after hearing on the record.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that pursuant to Chapter 17.34(6)(h) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, that a Conditional Use Permit is hereby issued for the KYMA Battery Technologies to operate a battery assembly and repurposing facility on parcel #22908-2943-73878001A located at #1400 Halbleib Road under the following conditions:

- a. KYMA Battery Technologies shall obtain all required federal, state and local permits.
- b. All transport of batteries by truck and rail shall conform to United States Department of Transportation regulations.
- c. All batteries shall pass testing and inspection prior to shipping to the site.
- d. There shall be no open storage of damaged or defective battery packs or modules.
- e. After testing, any damaged or defective batteries shall be inventoried and removed from the site within 90 days.
- f. Waste management of batteries shall comply with the all state and federal regulations.
- g. Fire detection and suppression systems shall be designed by a qualified fire protection professional.
- h. All fire suppression must meet the appropriate state codes and recommendations of the National Fire Protection Agency (NFPA) for a battery assembly facility.

**Conditional Use Permit Resolution No. 2023-03**

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- i. KYMA Battery Technologies will occupy the Office Building and Building 11 as shown on the attached site plan. They may expand to areas 4, 5, and 6 without an amendment to this Conditional Use Permit.
- j. Except as specifically provided herein, all regulations of the City Zoning and Sign Code shall apply.
- k. That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.
- l. Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- m. Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.

**MOTION:** \_\_\_\_\_

**SECONDED:** \_\_\_\_\_

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on October 9, 2023 by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, and \_\_\_\_\_ abstentions.

**ATTEST:** \_\_\_\_\_  
William McElroy, PE, Secretary  
Plan Commission

We the applicants of the Planned Development Conditional Use Permit Resolution 2023-02 agree to abide by all of the conditions set forth in this resolution.

**Applicant (Signature):** \_\_\_\_\_ **Applicant (Print):** \_\_\_\_\_

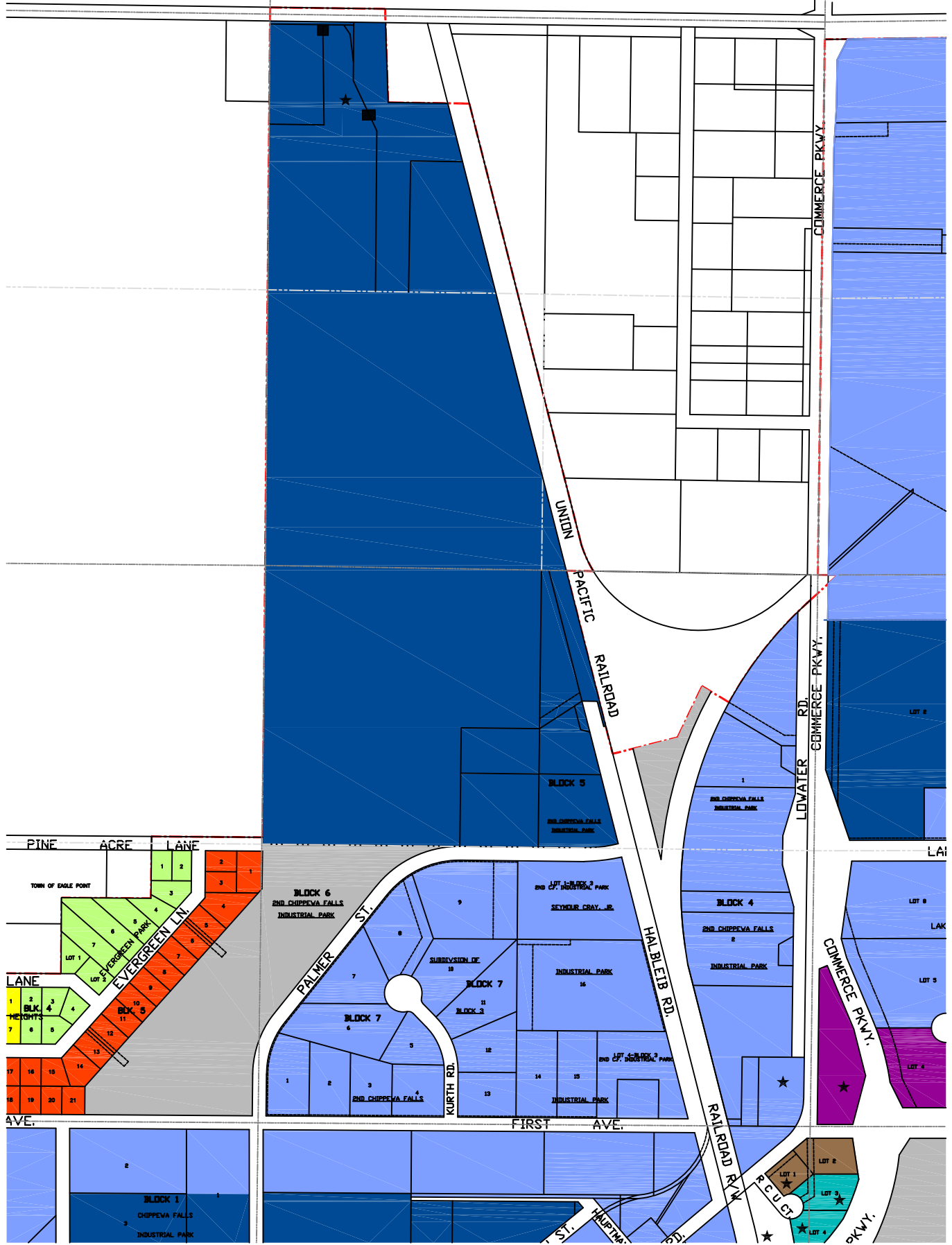
**Applicant (Signature):** \_\_\_\_\_ **Applicant (Print):** \_\_\_\_\_

**Applicant (Signature):** \_\_\_\_\_ **Applicant (Print):** \_\_\_\_\_

All Fees Paid: \_\_\_\_\_ (Initial by Public Works)

# Surrounding Zoning

- Dark Blue = I-3 Heavy Industrial
- Green = R-2 Two Family
- Orange = R-3A Multi-Family
- Grey = P-1 Public
- Light Blue = I-2 Light Industrial
- Magenta = C-2 General Commercial



## NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT

Notice is hereby given that the Plan Commission of the City of Chippewa Falls will conduct a public hearing in the Council Chambers, Municipal Building, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at **6:30 P.M. on Monday, October 9, 2023** regarding:

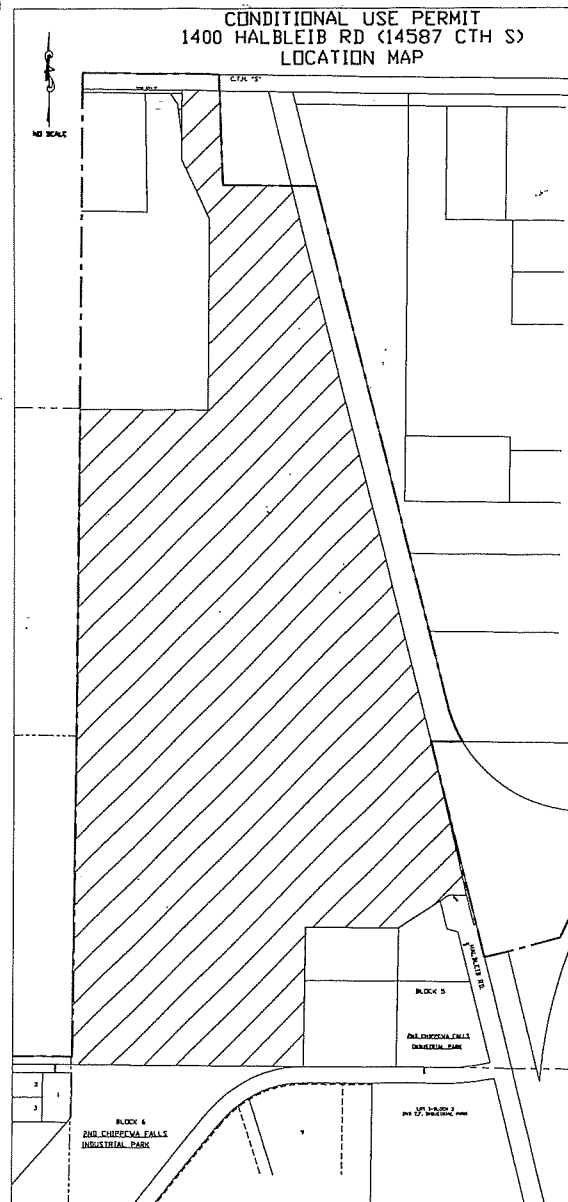
A Conditional Use Permit Resolution to allow KYMA Battery Technologies to operate a battery assembly and repurposing facility at 1400 Halbleib Road, parcel 22908-2943-73878001A, in the City of Chippewa Falls.

This parcel is currently zoned I-3 Heavy Industrial District.

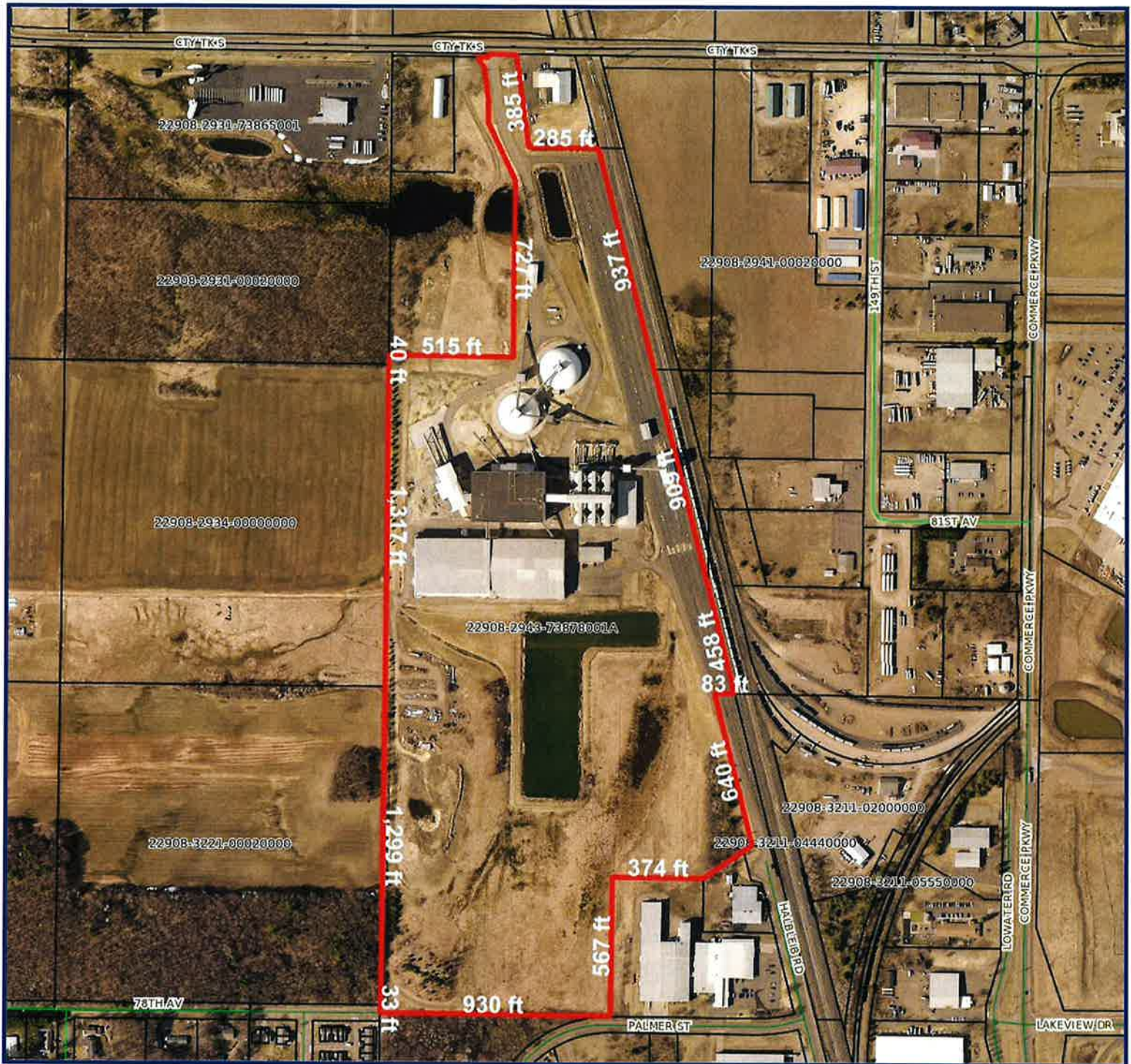
Following the hearing, the Plan Commission will consider adoption of a resolution granting the permit.

A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours. (8:30 A.M. to 3:30 P.M.)

William McElroy P.E.,  
Secretary Plan Commission







PIN: 22908-2943-73878001A

Computer Number: 211-4760.4507

Owner Name: INDEPENDENCE WI LLC

Owner Address: 4719 FOREST LN

Owner Address: DALLAS TX, 75244

Physical Address: 14587 COUNTY HWY S CHIPPEWA FALLS 54729

GIS Acres: 86.8 Deed Acres: 88.1

School Code: 1092

Assessed Value: 27281700

Fair Market Value: 32145300

Description: W 1/2 SE & SE SE OF SEC.29 LOT 1 OF CERT SUR MAP #3878 IN V17

P298 DOC #798570 (COMP #4760.4400, 4760.4501 4760.4502, 4760.

ALL COMBINED INTO ONE PCL) & PART OF LOT 2 OF CSM #4243 DESCR AS

@ THE SW COR OF SD LOT 2, N 40', S 89 D E 514.60' TO E LN

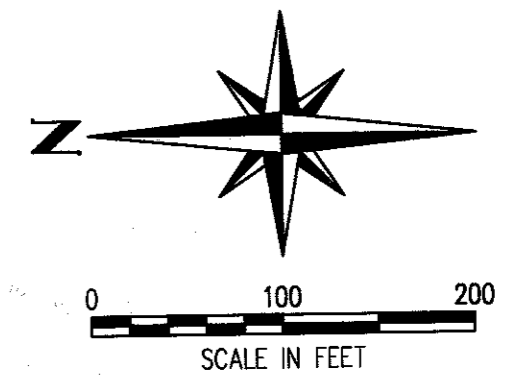
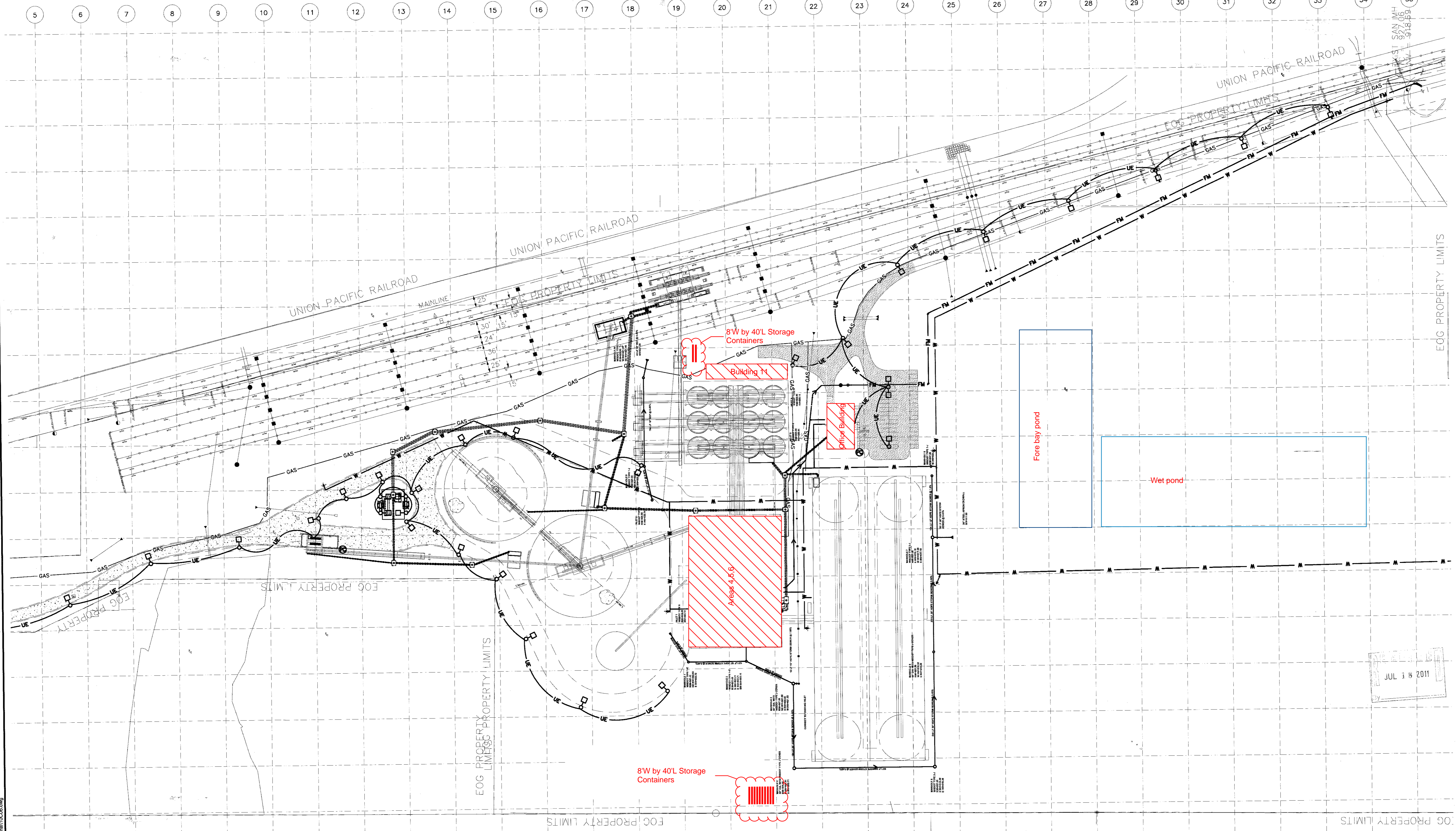


Scale = 1":570'

Printed 08/23/2023

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.





		REGIONAL OFFICE 101 WEST WISCONSIN AVENUE MILWAUKEE, WI 53233 TEL: 414.224.2200 FAX: 414.224.2201	
		MAIN OFFICE & ASSOCIATES PA 227 WEST FIRST STREET, SUITE 200 PALM BEACH, FL 33480 TEL: 561.832.2374 FAX: 561.832.2386	
		<b>CFBSI</b> DESIGN BUILD GENERAL CONTRACTOR <b>CEAR FALLS BUILDING SYSTEMS, INC.</b>	
DATE: 06/28/11 REV: 1	DESCRIPTION: RELEASED FOR INFORMATION	REV. BY: KLG	5455 Filing Drive Chippeewa Falls, WI 54815 (715) 235-8191 Fax (715) 235-8190 Fax
CHIPPEEWA FALLS SAND PLANT		CHIPPEWA FALLS, WI AREA 10 UTILITIES	
JOB No: 102056 DATE: 06/28/11 DRAWN BY: KLG CHECKED BY: PJM		SHEET: <b>10CSK02</b>	

JUL 8 2011