

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: X

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 715-726-2736)

Will be held on **Monday, June 10, 2024 at 6:30 PM** 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 you are a board member and unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the May 13, 2024 Plan Commission Meeting. (*Attachment*)
2. Park West III Sidewalk - Nick Rooney. (*Attachment*)
3. 421 Frenette Drive Rezone. (*Attachment*)
4. 421 Frenette Drive Special Use Permit. (*Attachment*)
5. 679 West Canal James Anderson CSM Approval. (*Attachment*)
6. 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 emailed to the Chippewa Herald, posted on the 1st floor of City Hall, and on the outside City Hall Bulletin Board on Thursday, June 6, 2024 at 2:00 PM by Leanne Rogge.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 13, 2024 – 6:30 PM**

The Plan Commission met in City Hall on May 13, 2024, at 6:30 PM. Present were Commissioners Greg Misfeldt, Jason Hiess, Mike Tzanakis, Dan Varga, Ross Wilson, Tom Hubbard, Beth Arneberg, and Secretary Brandon Cesafsky. Absent was Chad Trowbridge. Also attending was City Planner Brad Hentschel, City Inspector Paul Lasiewicz, Chris Straight, Bob Dubiel, Christina Thrun, and Bill Burich.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the February 12, 2024, Plan Commission meeting. **All present voting aye. MOTION CARRIED.**
2. Cesafsky gave the background on the inquiry to amend a Planned Development Conditional Use Permit for the Wissota Green Subdivision for lot 342. The intent of the item was to give property owner Bob Dubiel an idea of requirements and expectations to change his property from Single Family to a Twin home lot. There were discussions about creating a twin home island. Greg Misfeldt and other plan commissioners stated that they would be in favor of the amendment if both properties (342 & 343) owned by Mr. Dubiel were changed to twin home lots which would eliminate the zoning island. Discussions were had about needing Certified Survey Maps for both of the lots to allow twin home construction, the need to meet the Chippewa Falls twin home requirements, and that a public hearing would need to be held to notify the neighbors of the petition.
No Action Taken
3. Brad Hentschel provided the background on the Comprehensive Plan and public comments. Mayor Hoffman opened a public hearing to consider Resolution #2024-01 recommending Common Council Adoption of the City of Chippewa Falls Comprehensive Plan 2024-2044 at 6:50PM. Christina Thrun of Chippewa Valley Home Builders Associate came up to address the commission and spoke in favor of the comprehensive plan stating that the consideration for housing within the plan was great. Mayor Hoffman closed the public hearing at 6:59 PM.
4. Following the Public hearing Brad Hentschel opened the floor up for any additional questions.
Motion by Hiess, second by Varga to approve Resolution #2024-01. **All present voting aye. MOTION CARRIED.**
5. Adjournment
Motion by Varga, seconded by Hubbard to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission meeting adjourned at 7:20 PM.

Brandon Cesafsky, Secretary
Plan Commission



Know what's below.
Call before you dig.

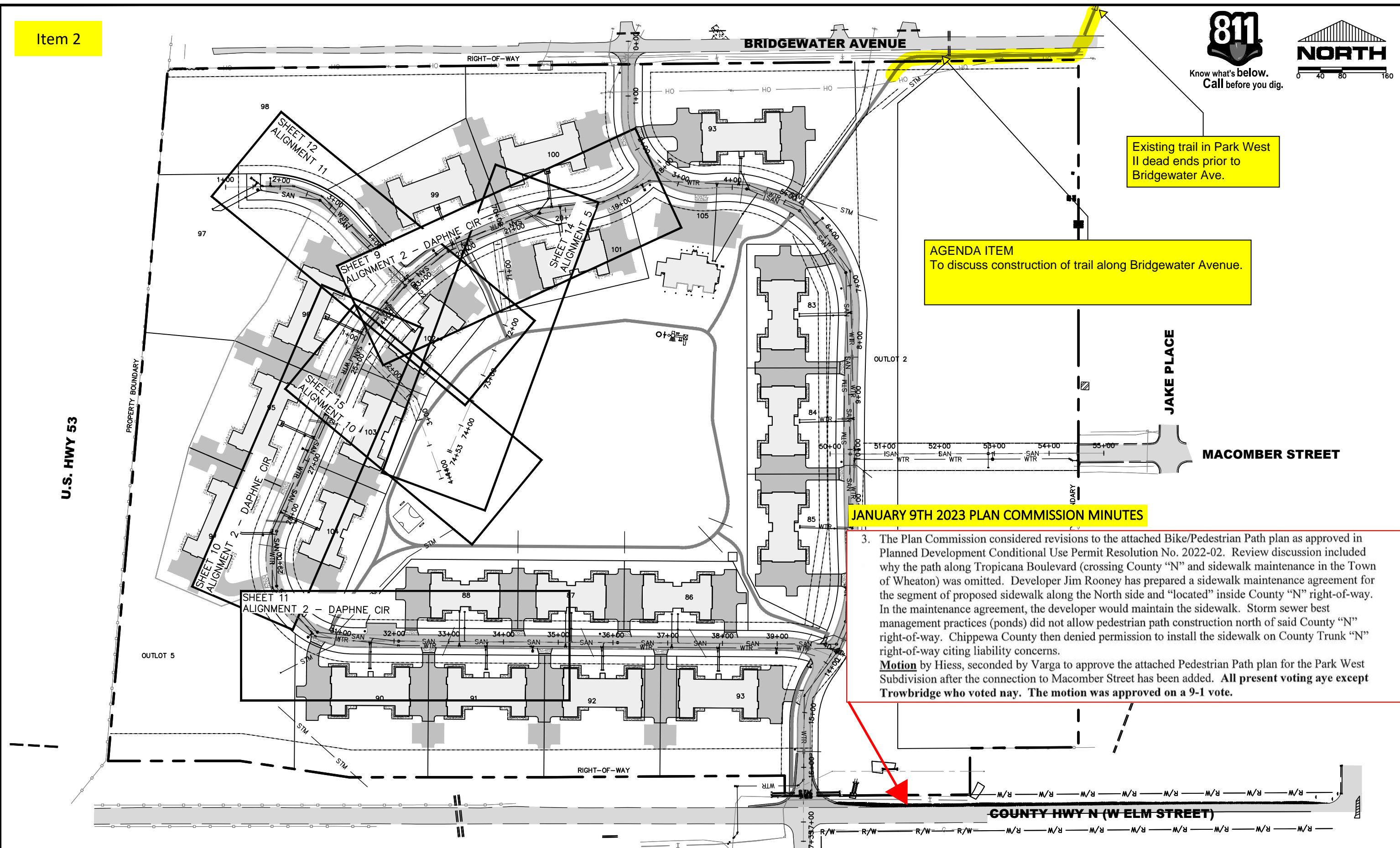


Existing trail in Park West II dead ends prior to Bridgewater Ave.

AGENDA ITEM
To discuss construction of trail along Bridgewater Avenue.

JANUARY 9TH 2023 PLAN COMMISSION MINUTES

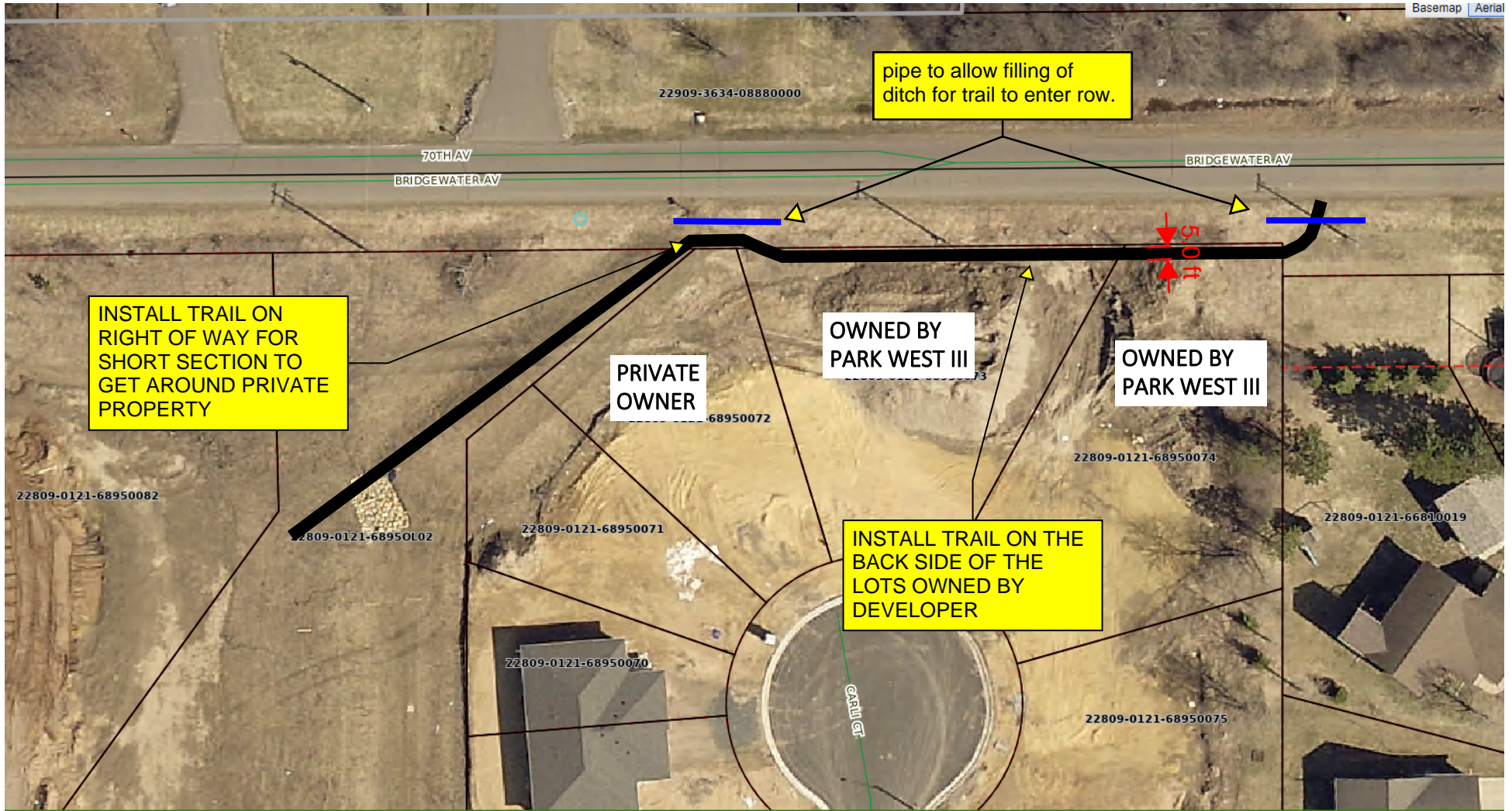
3. The Plan Commission considered revisions to the attached Bike/Pedestrian Path plan as approved in Planned Development Conditional Use Permit Resolution No. 2022-02. Review discussion included why the path along Tropicana Boulevard (crossing County "N" and sidewalk maintenance in the Town of Wheaton) was omitted. Developer Jim Rooney has prepared a sidewalk maintenance agreement for the segment of proposed sidewalk along the North side and "located" inside County "N" right-of-way. In the maintenance agreement, the developer would maintain the sidewalk. Storm sewer best management practices (ponds) did not allow pedestrian path construction north of said County "N" right-of-way. Chippewa County then denied permission to install the sidewalk on County Trunk "N" right-of-way citing liability concerns.
Motion by Hiess, seconded by Varga to approve the attached Pedestrian Path plan for the Park West Subdivision after the connection to Macomber Street has been added. **All present voting aye except Trowbridge who voted nay. The motion was approved on a 9-1 vote.**



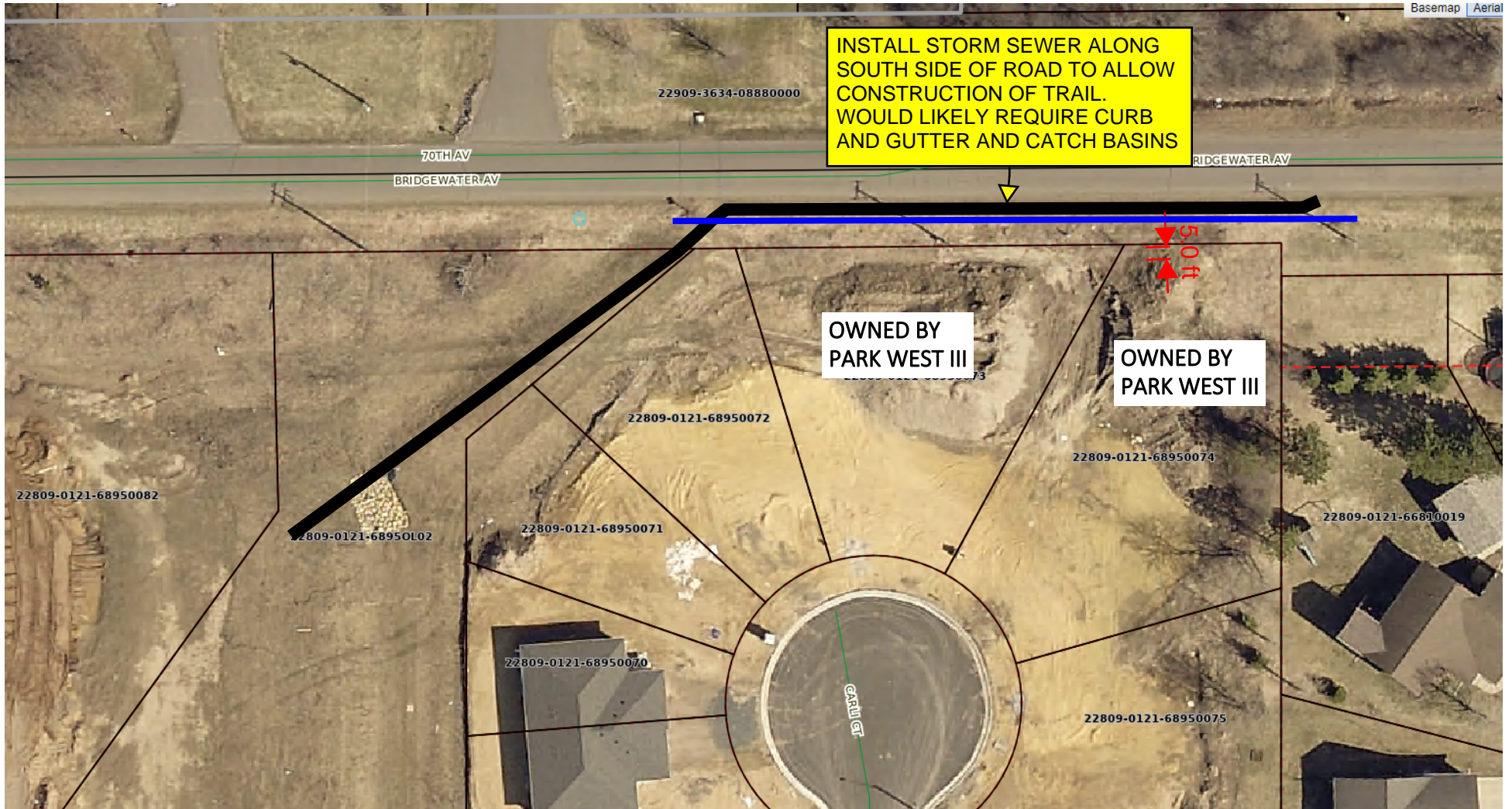
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NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED																		

ITEM 2A

CONSTRUCTION OPTIONS OPTION 1



CONSTRUCTION OPTIONS OPTION 2





Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission 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:

Present Zoning Classification of Property:

Zoning Classification Requested:

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:

Principal Use of All Properties Within 300 Feet of Such Land:

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

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)

Petitioner(s)/Address(es)

Phone #: _____

Phone #: _____

Email: _____

Email: _____

Signature: _____

Signature: _____

Phone #: _____

Phone #: _____

Email: _____

Email: _____

Signature: _____

Signature: _____

Phone #: _____

Phone #: _____

Email: _____

Email: _____

Signature: _____

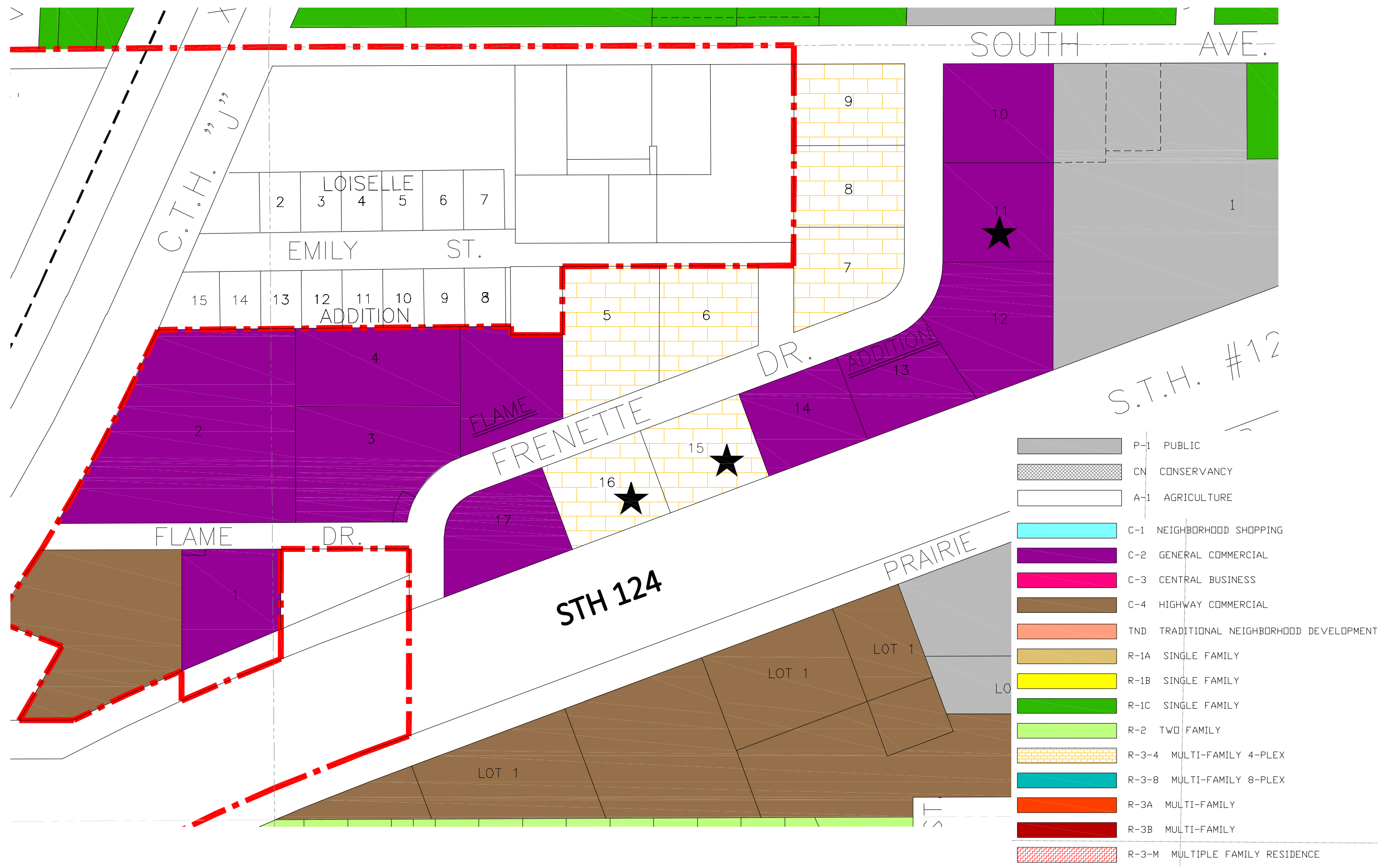
Signature: _____

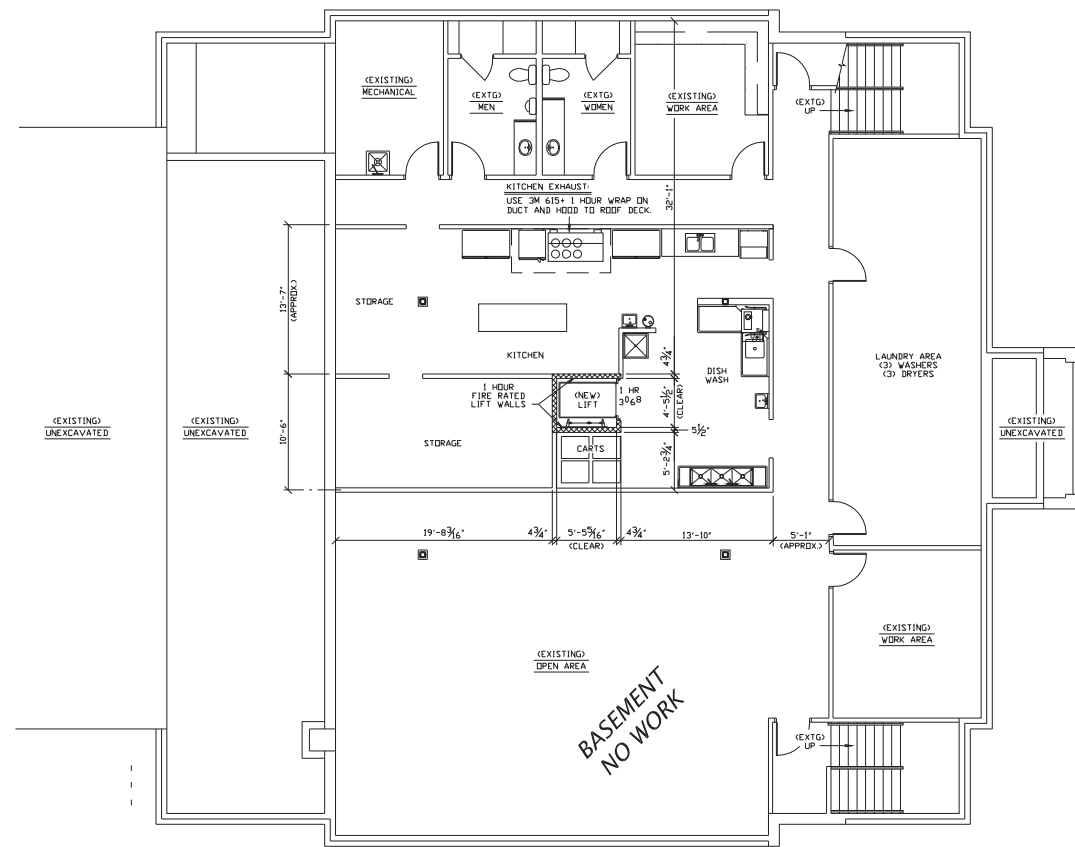
ITEM 3A

421 Frenette Drive - Rezone - Property Map



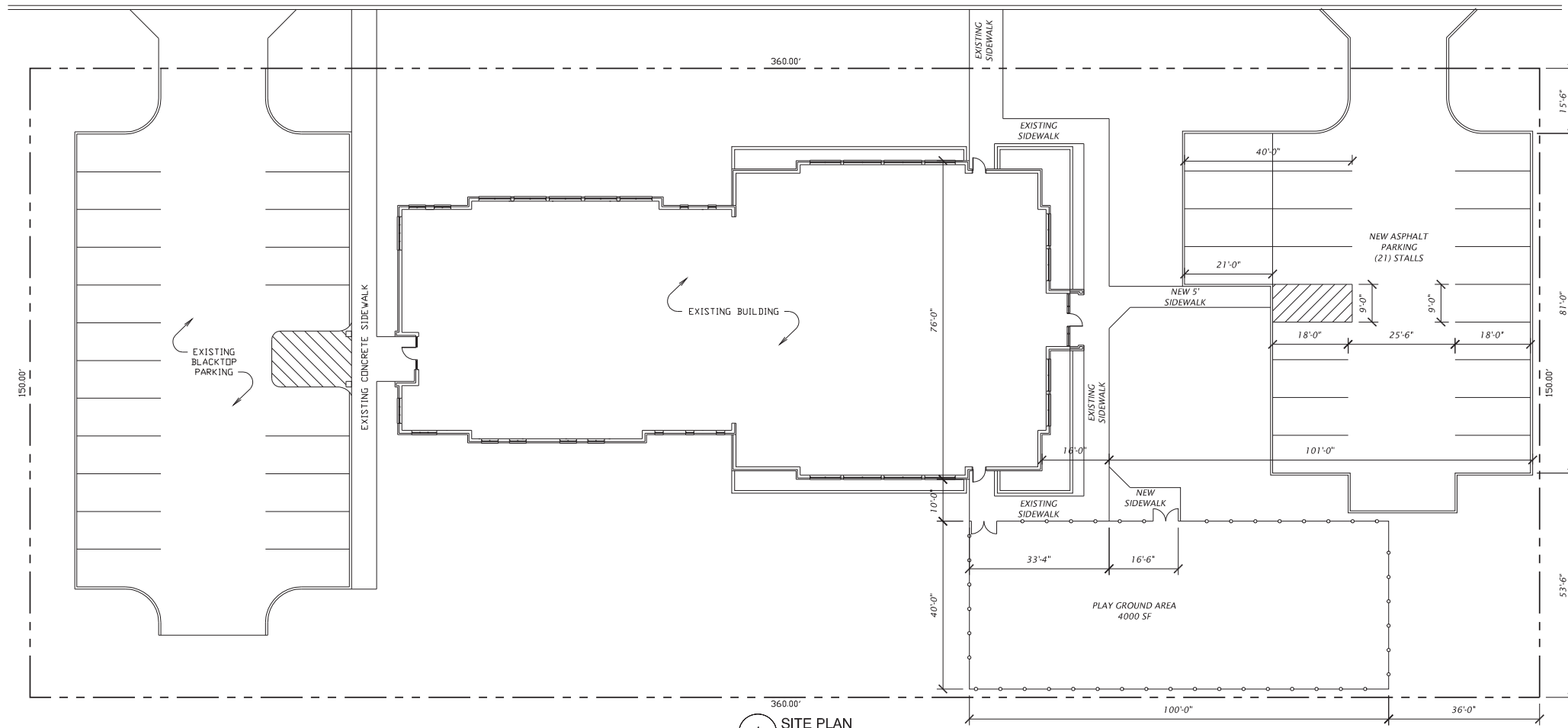
421 Frenette Drive - Rezone - Current Zoning



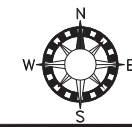


2 EXISTING BASEMENT PLAN
1/16" = 1'-0"

FRENETTE DRIVE

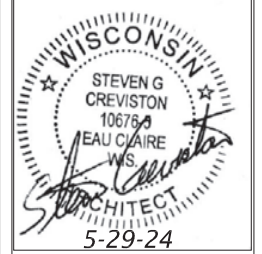


1 SITE PLAN
1/16" = 1'-0"



STEVE CREVESTON ARCHITECT

S7182 Norrish Road
 Eau Claire, WI 54701
 PH: 715-838-8988
 CELL: 715-577-1632
 stevecreveston@hotmail.com



CESA 11 CHIPPEWA FALLS ALTERATIONS
 421 FRENETTE DRIVE
 LAKE HALLIE, WI 54729

Sheet Description
 SITE PLAN

Project Information

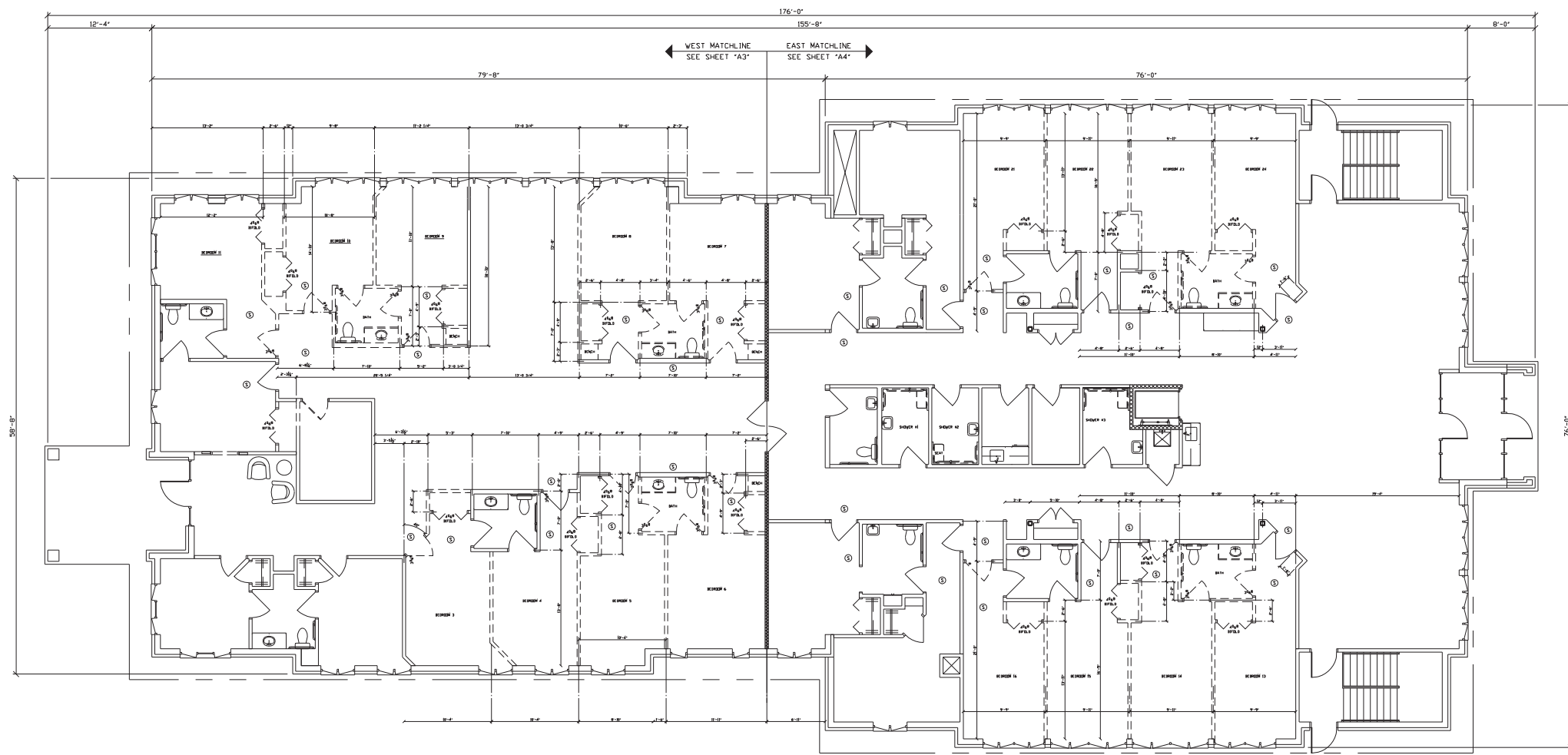
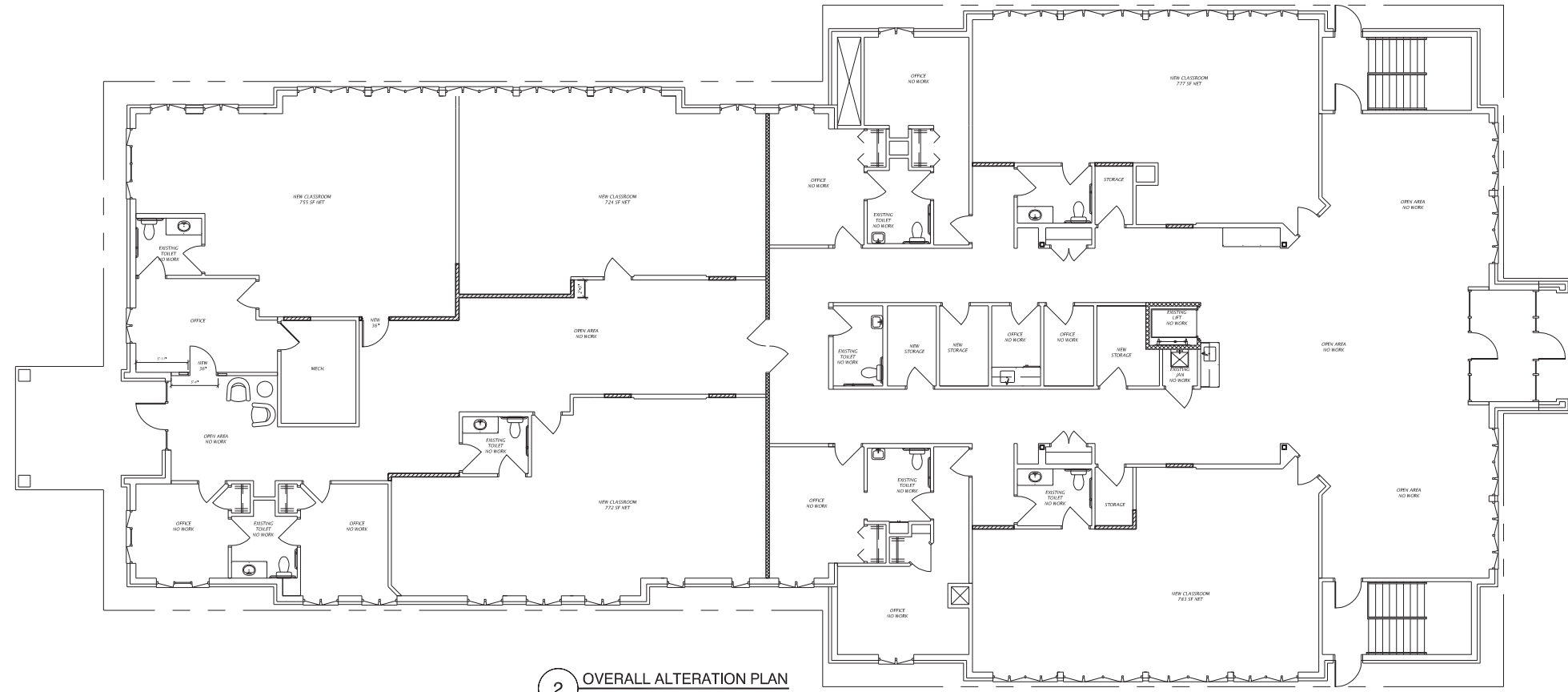
5-29-24

Drawing History / Revisions

Project Architect
 SGC
 Project # 24-024
 Drawn By SGC
 Checked By

Sheet Number

A1



STEVE CREVISTON ARCHITECT

S7182 Norrish Road
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PH: 715-838-8988
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stevecreviston@hotmail.com

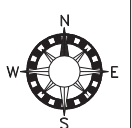
Sheet Description
EXISTING/DEMOLITION AND OVERALL ALTERATION FLOOR PLANS

Project Information
CESA 11 CHIPPEWA FALLS ALTERATIONS
421 FRENETTE DRIVE
LAKE HALLIE, WI 54729

5-29-24

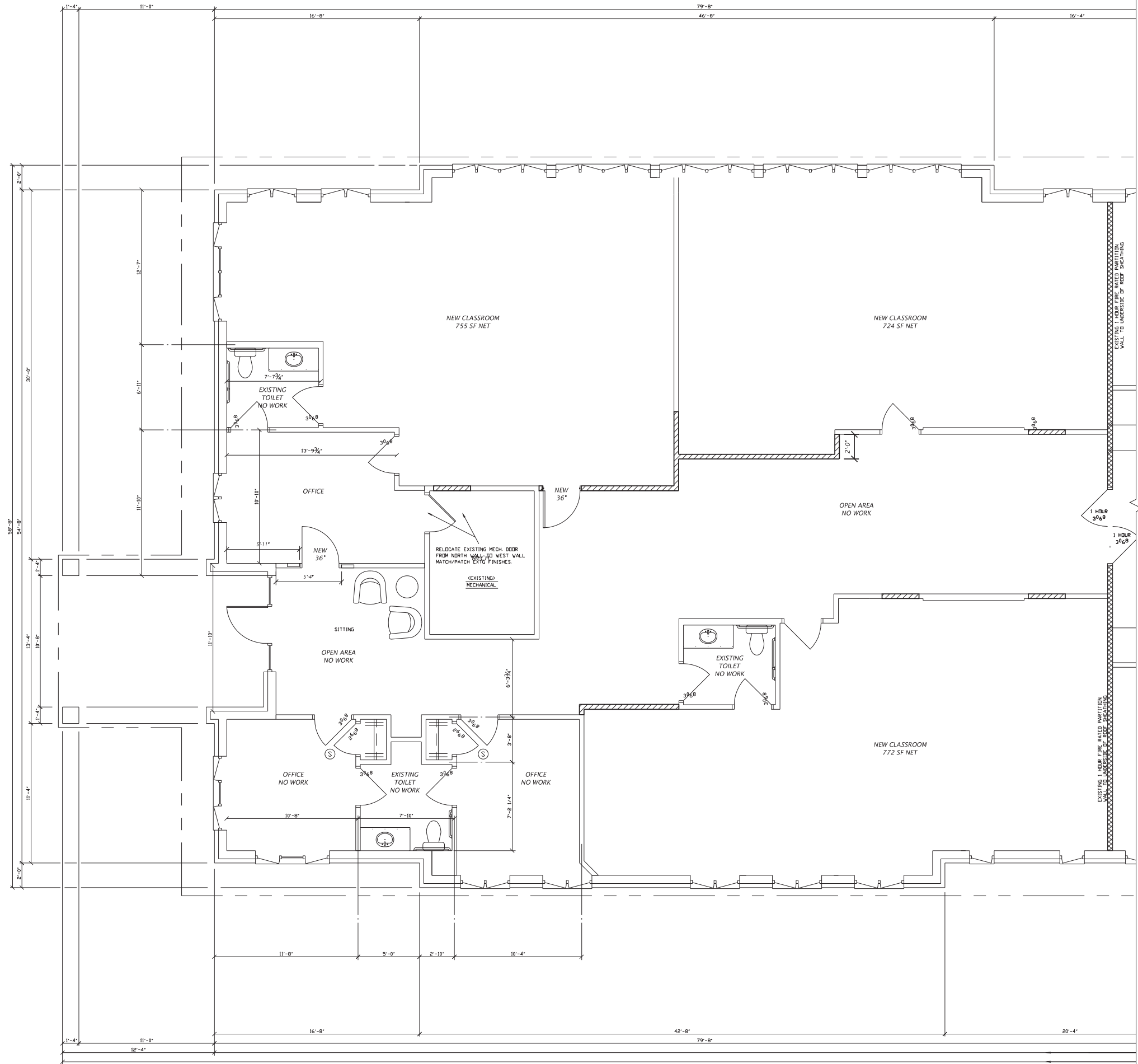
Drawing History / Revisions

Project Architect
SGC
Project # 24-024
Drawn By SGC
Checked By



Sheet Number

A2



1 WEST PLAN
1/4" = 1'-0"
N
S
E
W

STEVE CREVISTON ARCHITECT
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Eau Claire, WI 54701
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CELL: 715-577-1632
stevecreviston@hotmail.com

Sheet Description
ENLARGED WEST PLAN

Project Information
CESA 11 CHIPPEWA FALLS ALTERATIONS
421 FRENETTE DRIVE
LAKE HALLIE, WI 54729

5-29-24

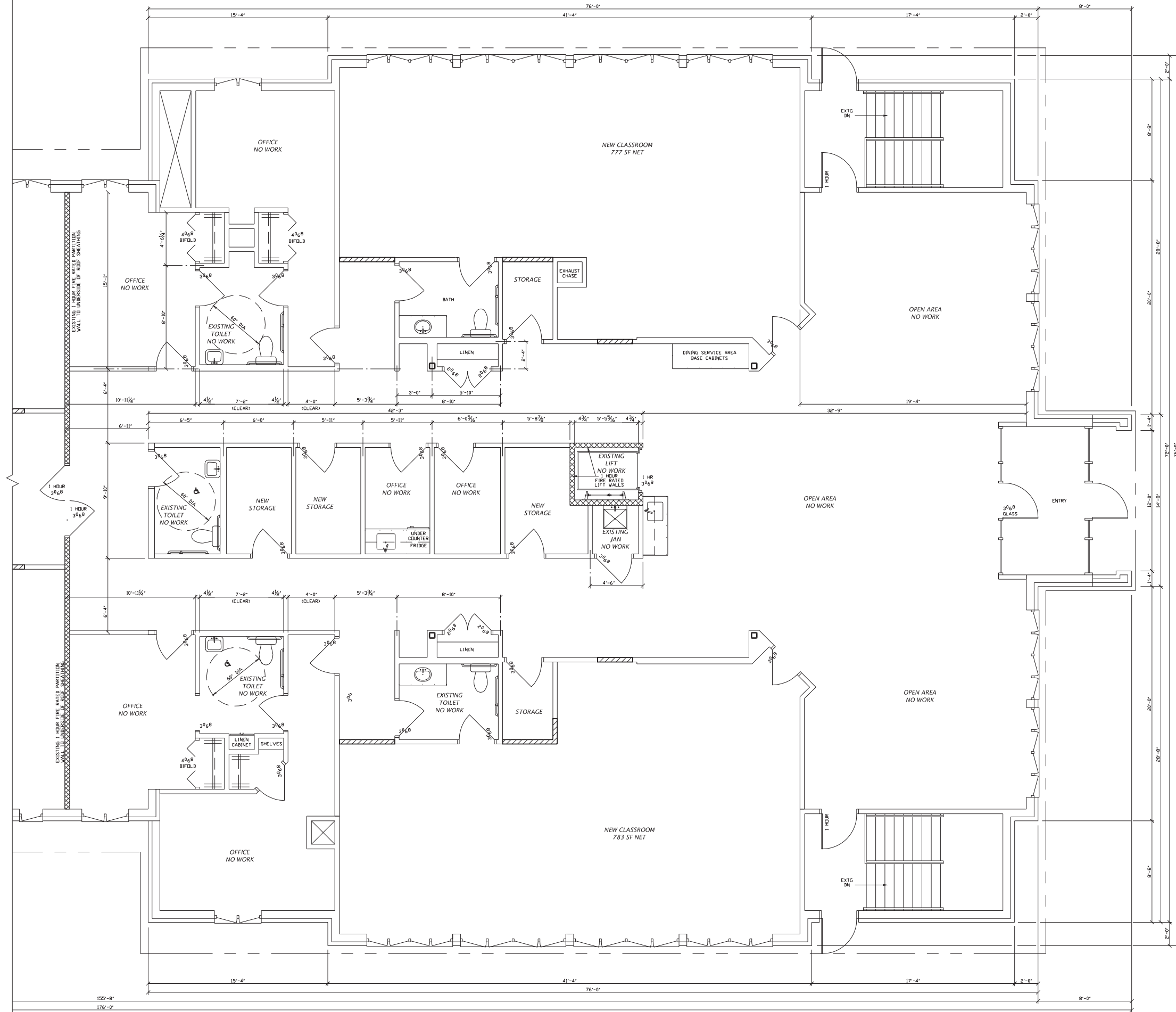
Drawing History / Revisions

No.	Description	Date

Project Architect
SGC

Project # 24-024
Drawn By SGC
Checked By

Sheet Number
A3



**STEVE CREVISTON
ARCHITECT**

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stevecreviston@hotmail.com

CESA 11 CHIPPEWA FALLS ALTERATIONS
421 FRENETTE DRIVE
LAKE HALLIE, WI 54729

Sheet Description
ENLARGED EAST PLAN

5-29-24

Drawing History / Revisions

Project Architect
SGC

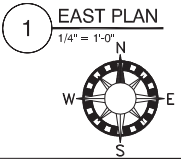
Project #
24-024

Drawn By
SGC

Checked By

Sheet Number

A4





Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A SPECIAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

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

Address of Property: _____

Lot#: _____ **Block#:** _____ **Subdivision:** _____ **Parcel#:** _____

Legal Description:

Zoning Classification of Property:

Purpose for Which This Permit is Being Requested:

Existing Use of Property Within 300 Feet of Subject Property: (List or Attach Map)

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

Operational Plans of the Proposed Use:

Hours of Operation: _____

Days of Operation: _____

Number of Employees: _____

Part-time

Full-time

Capacity:

Number of Units: _____

Size: _____

Number of Residents/Children: _____

Ages: _____

Other: _____

Building Plans:

Existing Buildings: _____

Proposed Buildings: _____

Use of Part of Building: _____

Proposed Additions: _____

Future Additions: _____

Change in Use: _____

Outside Appearance: _____

Number of Buildings: _____

Planting & Landscaping:

Type: _____

Timetable: _____

Screening:

Type: _____

Fences:

Type: _____

Height: _____

Location: _____

Earth Bank:

Planting: _____

Maintenance: _____

Other: _____

Lights:

Number of Lights: _____

Location: _____

Hours: _____

Type: _____

Signs:

Type: _____

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: _____

Location: _____

Width: _____

Parking:

Number of Stalls: _____

Location of Stalls: _____

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage:

Storm Sewer: _____

Rock Beds: _____

Detention Pond: _____

Retention Pond: _____

Submit Site Plan Showing Property Line, Buildings and Other Structures.

List any additional information being submitted with this permit application:

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

Owner(s)/Address(es)

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es)

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

17.29 - C-2 GENERAL COMMERCIAL DISTRICT .

(1) GENERAL PURPOSE. This district is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature and office and service facilities serving a larger community trade area. The size and location should be based upon the relationship to the total community need and economy.

(2) SETBACKS.

Minimum Front Yard, 15 feet.

Minimum Either Side Yard, 10 feet.

Minimum Aggregate Side Yard, 20 feet.

Minimum Rear Yard, 25 feet.

(3) LOT SIZE.

Minimum Area, 5,000 square feet.

Minimum Width, 50 feet.

(4) HEIGHT.

Maximum Permitted for Principal Structure, 35 feet.

Maximum Permitted for Accessory Structure, 20 feet.

(5) PERMITTED USES.

(a) Retail stores and shops.

(b) Community and customer service establishments such as, but not limited to, the following:

1. Business, professional, public service, banking, and savings and loan offices.
2. Restaurants, taverns, theaters, bowling alleys, night clubs and other indoor commercial entertainment facilities.
3. Laundromats, coin operated dry cleaning establishments, and laundry or dry cleaning pickup stations.
4. Private clubs and lodges.
5. Automobile service stations.
6. Service and sales establishments for automobiles, not including the storage of junked or wrecked automobiles and parts.

(c) Commercial studios, display galleries and vocational training schools.

(d) Rental apartments as a secondary use on a non-ground floor level and providing a minimum residential floor area of 400 square feet.

- (e) Signs in conformity with the sign ordinance of Chippewa Falls [Chapter 19].
 - (f) Churches.
 - (g) Public utility distribution lines, including, but not limited to, electric, gas, water, television cable and telephone distribution lines and other related accessories subject to approval by the City Public Works Department.
 - (h) Hotels and motels. (Cr. #94-3)
 - (i) Interior unit self-service storage facility consisting of a building with all units having an access door from an interior hallway. There shall be a separate secure 24 hour access entrance to interior units. Operations shall include a retail store front of related commercial activity. (Cr. #2017-12)
- (6) ACCESSORY BUILDINGS OR USES.
- (a) Garage for storage of vehicles used in conjunction with the operation of the business.
 - (b) Off-street parking and loading areas located in §§17.38—17.43 of this chapter. (Am. #91-26)
 - (c) Any other normal accessory structure or use.
- (7) CONDITIONAL USES.
- (a) Nursing homes, home for the elderly and hospitals.
 - (b) Animal hospitals.
 - (c) Appliance and small machinery repair establishments.
 - (d) Lumber and building supply yards.
 - (e) Commercial parking facilities.
 - (f) Printing and publishing houses and related activities.
 - (g) Transmission lines, antennas and towers, including, but not limited to, electric, gas, petroleum and telephone transmission lines, antennas and towers, whether installation is above or below ground, and other related accessories, substations, municipal water towers, pump houses, water and sewage treatment plants. This is subject to the provisions of §17.08(14) and is subject to all laws, rules, and regulations, statutory or administrative, governing the use and enjoyment of public right of ways. (Am. #2015-20)
 - (h) Day care centers, subject to State licensing requirements.
 - (i) Personal storage facilities (self-storage/mini-warehouse) which means the primary use of a building containing individual, compartmentalized and controlled access spaces, rooms or lockers that are leased, rented or owned by different individuals for the storage of individual possessions or personal property. Building materials and architectural design features shall be consistent with the general design theme of the surrounding development. (Cr. #2017-17)

CHIPPEWA COUNTY CERTIFIED SURVEY

MAP NUMBER _____

RECORDED IN VOLUME _____ OF THE

CERTIFIED SURVEY MAPS PAGE _____

BEING PART OF LOT 18 AND ALL OF LOTS 19 AND 20 OF BLOCK A OF McRAE'S ADDITION TO FRENCHTOWN AND A PART OF GOVERNMENT LOT 3 IN SECTION 7, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SCALE : 1" = 120'

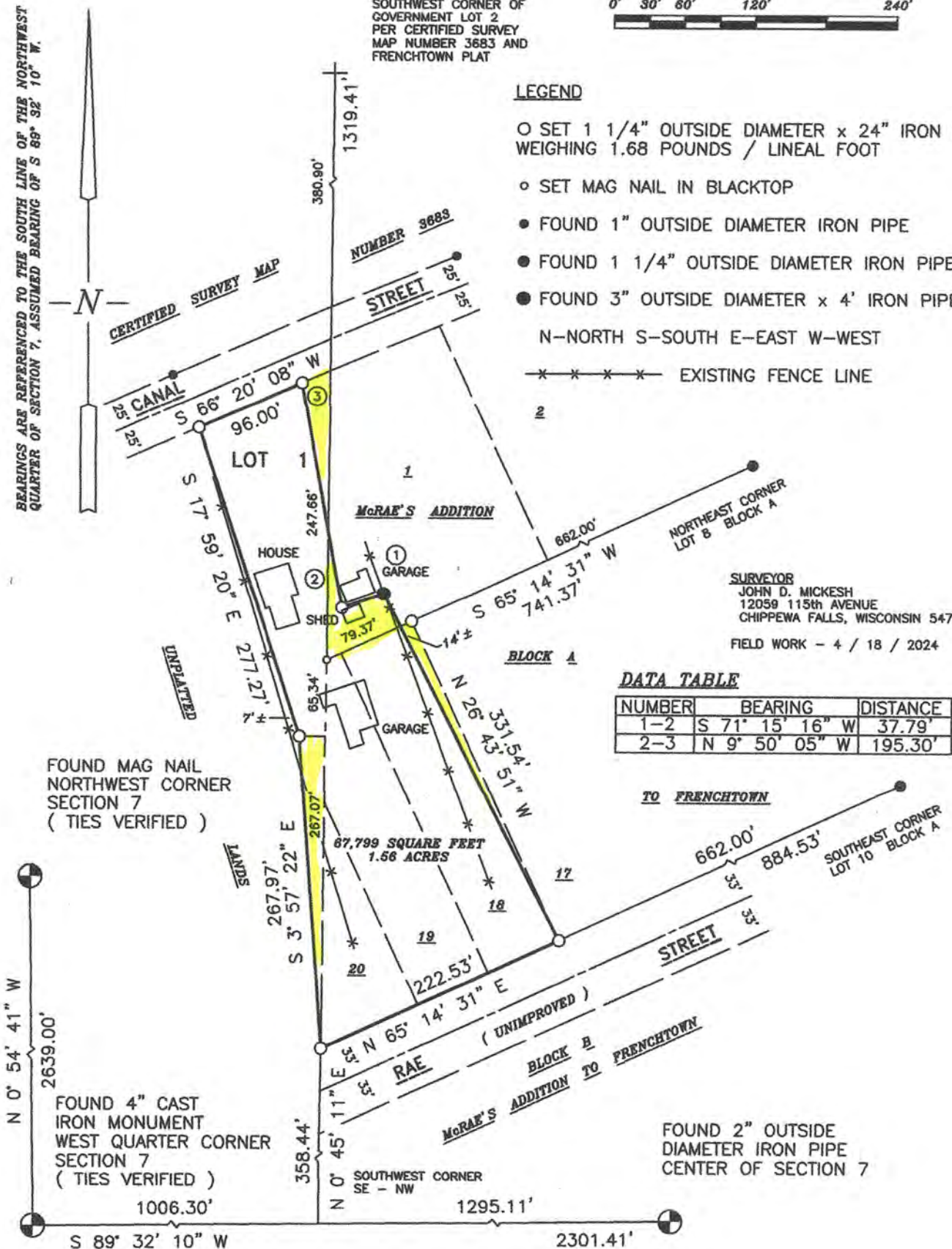


SOUTHWEST CORNER OF GOVERNMENT LOT 2 PER CERTIFIED SURVEY MAP NUMBER 3683 AND FRENCHTOWN PLAT

LEGEND

- SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 POUNDS / LINEAL FOOT
- SET MAG NAIL IN BLACKTOP
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 3" OUTSIDE DIAMETER x 4' IRON PIPE
- N-NORTH S-SOUTH E-EAST W-WEST
- × × × × EXISTING FENCE LINE

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, ASSUMED BEARING OF S 89° 32' 10" W.



SURVEYOR
 JOHN D. MICKESH
 12059 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729
 FIELD WORK - 4 / 18 / 2024

DATA TABLE

NUMBER	BEARING	DISTANCE
1-2	S 71° 15' 16" W	37.79'
2-3	N 9° 50' 05" W	195.30'

**BEING ALL OF LOTS 18, 19, AND 20 OF BLOCK A OF McRAE'S
ADDITION TO FRENCHTOWN AND A PART OF GOVERNMENT LOT 3
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 James M. and Sharon M. Anderson, 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 all of Lots 18, 19, and 20 of Block A of McRae's Addition to Frenchtown and a part of Government Lot 3 in Section 7, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the West Quarter Corner of Section 7, thence N 89° 32' 10" E along the south line of the Northwest Quarter, 1006.30 feet, thence N 0° 45' 11" E 358.44 feet to the point of beginning, thence N 65° 14' 31" E 222.53 feet, thence N 26° 43' 51" W 331.54 feet, thence S 71° 15' 16" W 37.79 feet, thence N 9° 50' 05" W 195.30 feet, thence S 66° 20' 08" W 96.00 feet, thence S 17° 59' 20" E 277.27 feet, thence S 3° 57' 22" E 267.97 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 S. Hoffman, Mayor

Date

Bridget Givens, City Clerk

Date