

## **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, August 12, 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 July 8, 2024 Plan Commission Meeting. (*Attachment*)
2. Consider Petition from Debra Johnson to rezone 1 N High Street (Heyde Center). Make recommendation to Common Council. (*Attachment*)
3. Consider Petition from Katia Hauser to Rezone 1225 Jefferson Avenue from R-3A Multiple Family Residence to C-4 Highway Commercial. Make recommendation to Common Council. (*Attachment*)
4. 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, August 8, 2024 at 2:00 PM by Leanne Rogge.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JULY 8, 2024 – 6:30 PM**

The Plan Commission met in City Hall on July 8, 2024, at 6:30 PM. Present were Commissioners Jason Hiess, Greg Misfeldt, Mike Tzanakis, Dan Varga, Ross Wilson, Beth Arneberg, Chad Trowbridge, Secretary Brandon Cesafsky, and Mayor Greg Hoffmann. Absent was Tom Hubbard. Also attending was City Planner Brad Hentschel, Nick Rooney, and Doug Clary.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the June 10<sup>th</sup>, 2024 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**
  
2. Consider Chippewa Youth Hockey Association/Mason Companies CSM. Make Recommendation to Common Council. Jason Hiess provided the background on the need for the Certified Survey Map submitted by Hiess-Loken & Associates, LLC on behalf of Mason Companies and the Chippewa Youth Hockey Association. Cesafsky stated that the CSM has been reviewed by County Surveyor Sam Wenz and the changes were made. There was discussion about an access agreement and Hiess stated that that will be agreed to after the CSM is approved.  
**Motion** by Tzanakis, seconded by Wilson to recommend the Common Council accept and approve the CSM resolution upon payment of fees. **Misfeldt, Tzanakis, Varga, Wilson, Arneberg, Trowbridge, Cesafsky, and Hoffman voting Aye, Hiess rRecused himself. MOTION CARRIED with a 8 yes, 1 abstention vote.**
  
3. Consider Lake Wissota Business Park Rezone. Doug Clary from Chippewa County provided the background on the County's request to rezone 3 lots within the Lake Wissota Business Park from C2 Highway Commercial to I2 Light Industrial. Doug stated that the lots have been for sale for quite some time and that they now have a buyer interested in one of the lots if zoned I2 Light Industrial. Doug stated that they see I2 fitting in with the surrounding area and said they think they will be more marketable. Misfeldt stated that the closure of the Hospital has changed the dynamic of that area and that he sees this as being a good move for the City. City Planner Hentschel indicated that this area would be challenging for commercial zoning due to accessibility limitations.  
**Motion** by Hiess, seconded by Misfeldt to recommend the Common Council hold a public hearing for the 3 westerly lots on the south side of Falls Drive which are lots 22908-3323-66491002, 22908-3323-66491003, and 22908-3323-66491004; Lots 2, 4, and 4, Block 10, 2<sup>nd</sup> Addition to Lake Wissota Business Park from C2 Highway Commercial to I2 Light Industrial upon payment of fees. **All present voting aye. MOTION CARRIED.**
  
4. Doug Clary gave the background on the County's request for the Plan Commission to consider the Certified Survey Map which combines part of Lot 3 with Lot 4 as mentioned in agenda item #3 to create a larger Lot 1, to better suite their space needs to sell the lot. Cesafsky stated that this CSM still needs to be finalized and completed by County Surveyor Sam Wenz prior to moving forward.  
**Motion** by Hiess, seconded by Varga to recommend that the Common Council accept and approve the CSM resolution to combine Lot 4, and the westerly 87.26 feet of Lot 3, Block 10, Lake Wissota Business Park Seconded Addition, City of Chippewa Falls,

Chippewa County, Wisconsin after final review and fees have been paid. **All present voting aye. MOTION CARRIED.**

5. Nick Rooney of Keyhole Capital gave the background on his request for the Plan Commission to consider the Certified Survey Map for Park West III Lots 94, 95, and 96. Due to a change in building configuration there is a need to adjust the lot lines to account for the larger structures.  
**Motion** by Hiess, seconded by Varga to recommend that the Common Council accept and approve the CSM resolution for Park West III Lots 94, 95, and 96 upon payment of fees and final review by County Surveyor Sam Wenz. **All present voting aye. MOTION CARRIED.**
6. Director of Public Works Cesafsky provide the background on the request from Nick Rooney to consider amending PDCUP 2022-02 for Park West III 12-plex Buildings on Lots 94, 95, and 96 to replace the original 12-plex building layouts with the newly proposed building layouts.  
**Motion** by Tzanakis, seconded by Varga to administratively amend the PDCUP 2022-02 without a public hearing to include the new 12-plex building layouts on Lots 94, 95, and 96. **All present voting aye. MOTION CARRIED.**
7. Adjournment  
**Motion** by Hiess, seconded by Tzanakis to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission meeting adjourned at 7:00 PM.

Brandon Cesafsky, Secretary  
Plan Commission



Date Filed: 7/25/2024  
Fee Paid: \$25 Date: 7/25/2024 TR#: 71309  
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: 1 N High St, Chippewa Falls, WI 54729  
Lot#: 1 Block#: 12 Subdivision: \_\_\_\_\_ Parcel#: 201 22808-0532-60011

**Legal Description:**

Original Plat Lot 1 blk 12 map 5 - 6

**Present Zoning Classification of Property:**

r-3a multi-family residential

**Zoning Classification Requested:**

p-1 public and institutional

**Lot Number of Any Real Estate Owned by the Petitioner Adjacent to the Area Proposed to be Changed:**

Original Plat Map 5 - 6 LOTS 3 4 5 & 6

**Existing Use of All Buildings on Such Land:**

Currently there is a single family house and garage on the property, but the intention is to demolish the buildings and construct a parking lot for the Chippewa Valley Cultural Association, Inc. (dba Heyde Center for the Arts).

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

Heyde Center for the Arts - zoned public and institutional, arts and cultural community center (south of the property)  
Two single family homes - north and west of the property  
High Street road - west of the property

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

Currently much of the parking for large events at the Heyde Center for the Arts is on the streets for several blocks surrounding the Heyde Center building. Creating a parking lot will help take some of the cars off the streets as well as allow easier access and improved traffic flow to the handicap entrance for large buses (motorcoach, assisted living vans, and school buses).

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.

The CVCA/Heyde Center will be constructing a 6' high dog ear fence to protect the neighbor to the north of the proposed parking lot from lights and people. There is an alley on the east side of the proposed parking lot.

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

Owner(s)/Address(es)

CVCA Parking Lot, LLC.  
3 S High St, Chippewa Falls, WI 54729

Phone #: 715-726-9000  
Email: djohnson@cvca.net  
Signature: [Handwritten Signature]

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

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

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

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

Petitioner(s)/Address(es)

Chippewa Valley Cultural Association, Inc.  
3 S High St, Chippewa Falls, WI 54729

Phone #: 715-726-9000  
Email: djohnson@cvca.net  
Signature: [Handwritten Signature]

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

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

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

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

# 1 North High Street - Rezone

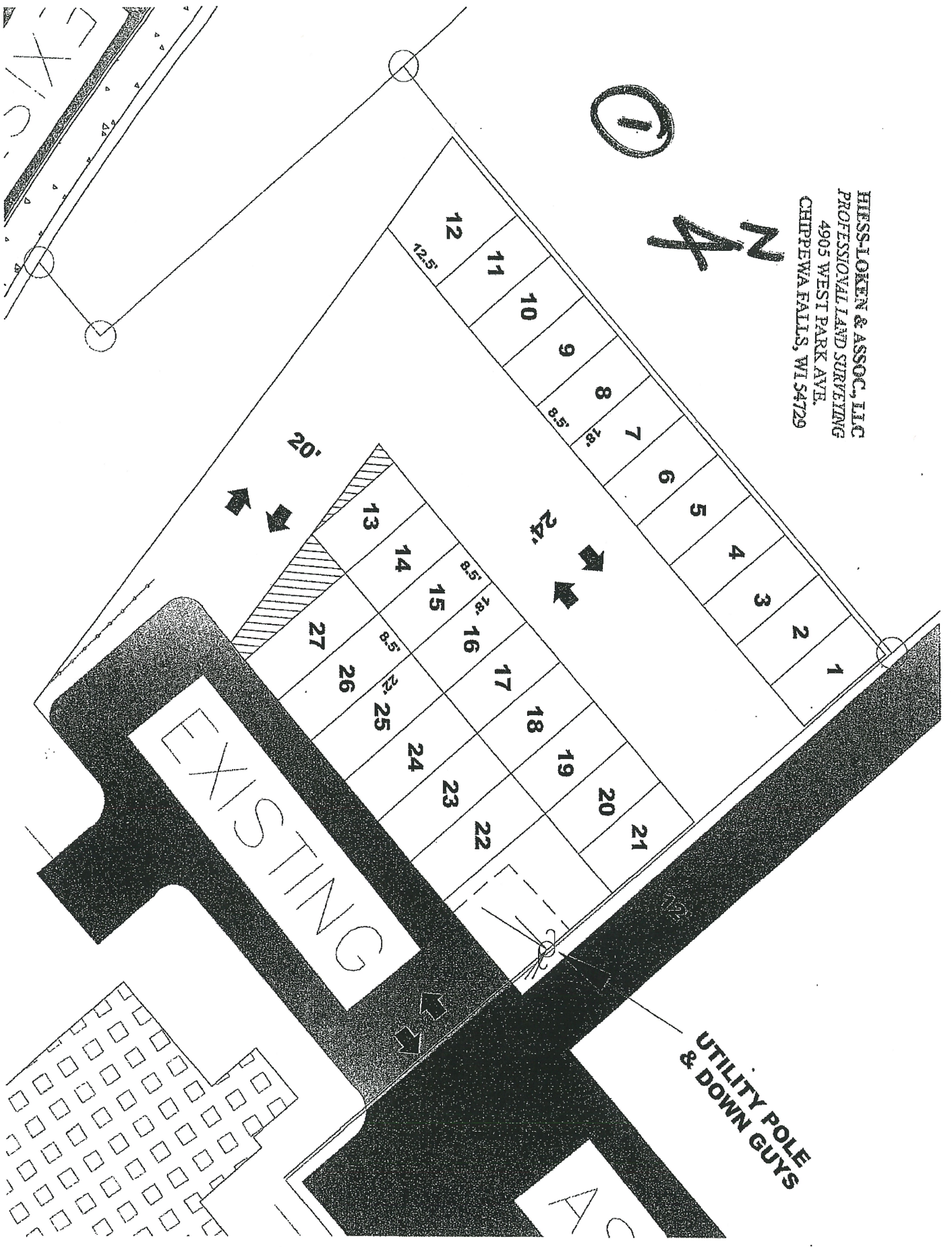


Lat, Lon: 44.93699, -91.38870

HRESS-IOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729

①

N





Date Filed: 8-6-24

Fee Paid: \$25 Date: 8-6-24 TR#: 71412 AW

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: 1225 Jefferson

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

**Legal Description:**

Being all of Lot 2 of Certified Survey Map number 3787 recorded in Volume 17 of the Certified Survey Maps Page 154 as document number 788202 in the Northwest Quarter of The Northeast Quarter of Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

**Present Zoning Classification of Property:**

R3A

**Zoning Classification Requested:**

Commercial - C4

**Lot Number of Any Real Estate Owned by the Petitioner Adjacent to the Area Proposed to be Changed:**

3

**Existing Use of All Buildings on Such Land:**

Proposed multi-family / go back to motel

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

N/A



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

[Empty box for reciting facts]

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.

This parcel was recently rezoned to R-3-A but the property owner has since hit some road blocks at the state level, to convert the motel into efficiency apartments. Request is to rezone Lot 3 back to C4 - Highway Commercial which will be consistent to how the property has always been used.

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

Owner(s)/Address(es)

Katia / Mike Hauser

Phone #: 715-374-2377  
Email: all7hausers@gmail.com  
Signature: Katie Hauser

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

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

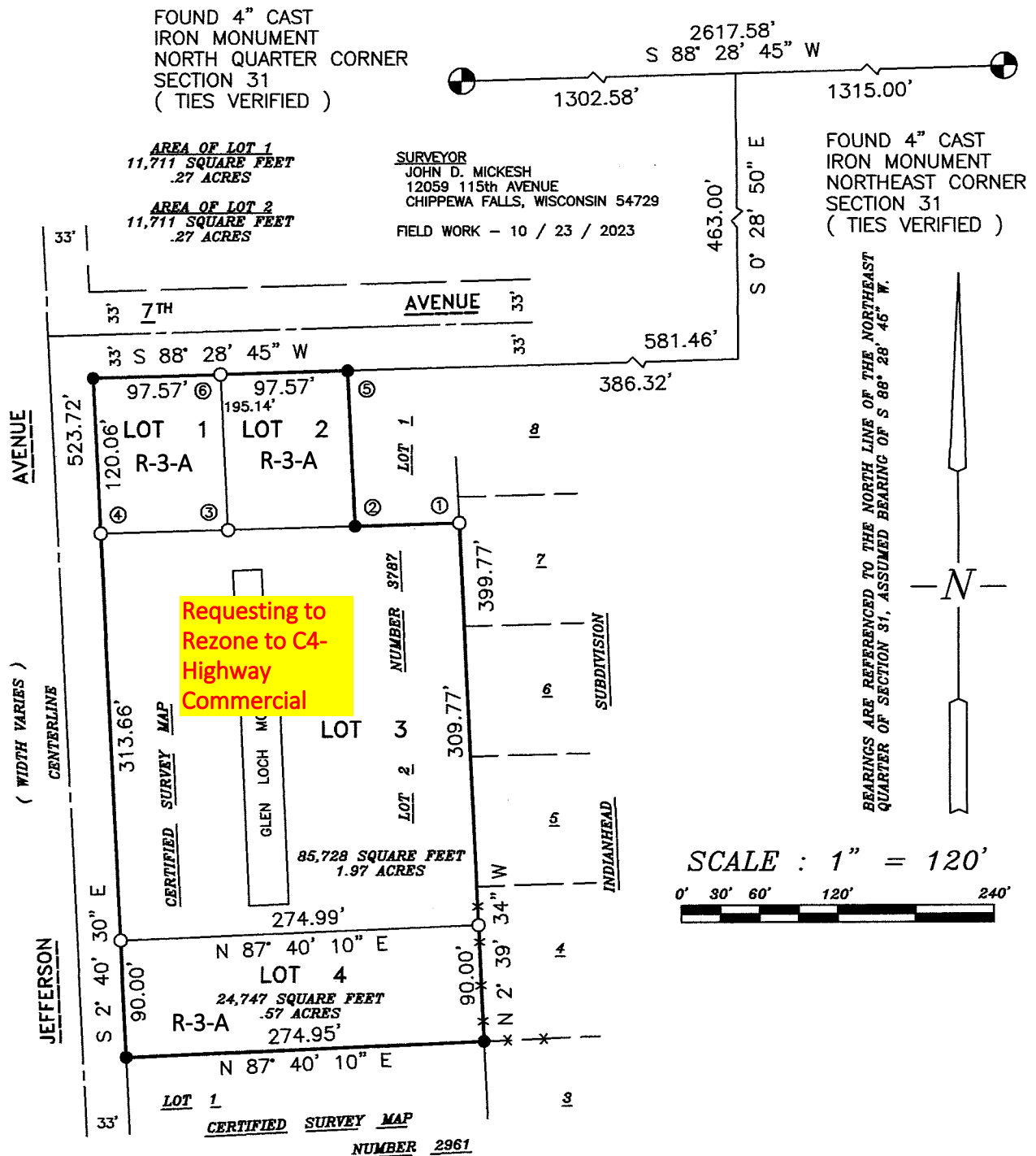
Petitioner(s)/Address(es)

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

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

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

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3787 RECORDED IN VOLUME 17 OF THE CERTIFIED SURVEY MAPS PAGE 154 AS DOCUMENT NUMBER 788202 IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



Requesting to Rezone to C4-Highway Commercial

**LEGEND**

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

**DATA TABLE**

NUMBER	BEARING	DISTANCE
1-2	S 88° 28' 45" W	80.01'
2-3	S 88° 28' 45" W	97.55'
3-4	S 88° 28' 45" W	97.56'
1-4	S 88° 28' 45" W	275.12'
2-4	S 88° 28' 45" W	195.11'
2-5	N 2° 39' 34" W	120.06'
3-6	N 2° 40' 08" W	120.06'

2nd sheet needed

# ZONING SECTION R-3A

## 17.24.5 - R-3A MULTIPLE-FAMILY RESIDENCE DISTRICT . (Am. & Rn. #95-4; Am. #97-29)

(1) GENERAL PURPOSE. This district is intended to provide for family or garden type apartments in moderately high density groupings in areas of basically residential character.

(2) SETBACKS. (Am. #2022-13)

Minimum Front Yard, 30 feet.

Minimum Either Side Yard, 10 feet. Twin home lots require a minimum 10 foot side yard setback on each unattached side.

Minimum Aggregate Side Yard, 20 feet.

Minimum Rear Yard, 25 feet.

(3) LOT SIZE. (Am. #2022-13)

Minimum Area:

One to 4 dwellings units, 8,400 square feet. Twin homes, 4,200 square feet per twin home lot.

More than 4 dwellings units 8,400 square feet plus 1,500 square feet for each additional unit over 4.

Minimum Width, 80 feet. 40 feet per twin home lot.

(4) BUILDING SIZE.

Minimum Required Floor Area, Principal Building:

One-family, 900 square feet;

Two-family or more, 600 square feet a unit;

Efficiency apartments, 350 square feet per unit with the maximum allowable number of efficiency units allowed in a building restricted to 25 percent of the total units. (Am. #95-4)

(5) HEIGHT.

Maximum Permitted for Principal Structure, 45 feet.

Maximum Permitted for Accessory Structure, 25 feet.

(6) MAXIMUM LOT COVERAGE. Not more than 50 percent of the area of a lot shall be covered by the principal building and all accessory buildings.

(7) PERMITTED USES.(Am. #2015-20; Am. #2022-13)

(a) Single-family dwellings.

(b) Two-family dwellings.

- (c) Twin Homes.
  - (d) Multiple-family dwellings.
  - (e) Publicly owned or operated parks, playgrounds, or community buildings, provided that any buildings shall be located not less than 35 feet from any side lot line.
  - (f) 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.
  - (g) Accessory building or use, including a private garage, carport and paved parking areas customarily incident to the above uses, but not involving the conduct of a business.
  - (h) Parking as required in §§17.38—17.43 of this chapter.
  - (i) Signs in conformance with Chapter 19, Sign Regulations, of the this Municipal Code.
  - (j) Home occupations as required in §17.12.
  - (k) Day care centers limited to not more than 8 children, subject to State licensing requirements.
  - (l) Community living arrangement (see §17.02) which has a capacity for 15 or fewer persons being served by the program, subject to State licensing requirements.
- (8) CONDITIONAL USES.
- (a) Public and private schools, provided that any such building shall be located not less than 30 feet from any side lot lines.
  - (b) Churches and other religious institutions, provided that any such building shall be located not less than 30 feet from any side lot lines.
  - (c) Private lodges and clubs.
  - (d) Nursing homes, homes for the elderly and hospitals.
  - (e) Public utility offices, 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.
  - (f) Golf courses.
  - (g) Day care centers for 9 or more children, subject to State licensing requirements.
  - (h) Institutions of an educational, eleemosynary or philanthropic nature, but not a penal or mental institution.
  - (i) Boarding and lodging houses.
  - (j) Community living arrangement (see §17.02) which has a capacity for 16 or more persons being served by the program, subject to State licensing requirements.
  - (k) Residential care apartment complexes. (Cr. #99-25)

# ZONING SECTION C4

## 17.31 - C-4 HIGHWAY COMMERCIAL DISTRICT

(1) GENERAL PURPOSE. This district is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

(2) SETBACKS.

Minimum Front Yard, 25 feet.

Minimum Either Side Yard, 10 feet.

Minimum Aggregate Side Yard, 20 feet.

Minimum Rear Yard, 25 feet.

(3) LOT SIZE.

Minimum Area, 12,000 square feet.

Minimum Width, 100 feet.

(4) HEIGHT.

Maximum Permitted for Principal Structure, 35 feet.

Maximum Permitted for Accessory Structure, 20 feet.

(5) PERMITTED USES.

(a) Drive-in establishments providing service to customers without the necessity of their entering the building.

(b) Gasoline service stations and truck stops.

(c) Motels and motor hotels.

(d) Outdoor sales areas such as garden shops, nursery or horticulture.

(e) Lumber and building supply yards.

(f) Restaurants.

(g) Commercial entertainment facilities.

(h) Churches.

(i) Accessory building or use including a garage and paved parking areas customarily incident to the above uses, as required in §§17.38—17.43 of this chapter.

(j) Signs in conformity with the sign ordinance of Chippewa Falls [Chapter 19].

(k) Sales and service establishments for automobiles, including body repair shops and used car

lots, but not including the storage of junked or wrecked automobiles and parts.

- (l) Business, professional, public service, banking, and savings and loan offices.
  - (m) 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.
  - (n) Interior unit self-service storage facility consisting of a building with all units contained within that building and 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) CONDITIONAL USES.
- (a) Outdoor theaters, summer theaters and outdoor music amphitheaters.
  - (b) Kennels.
  - (c) 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)
  - (d) 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)