


**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 8, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, June 8, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Dan Varga, Beth Arneberg, , Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Mike Tzanakis and Jerry Smith. Also attending were Wes and Karen Mueller, 3963 138th Street, Chippewa Falls.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the May 11, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached plat of Maple Leaf Townhomes. Secretary Rubenzer noted that the plat would replace the certified survey map, (previously approved by the Plan Commission and Common Council), in the approved Conditional Use Permit Resolution No. 2015-01, granted to Maple Leaf Townhomes developer Mark and Barbara Mueller. The Plan Commission also discussed labeling the plat with utility easements for city sanitary sewer and water.
Motion by Hubbard, seconded by Cihasky to recommend the Common Council approve the attached Plat of Maple Leaf Townhomes and corresponding resolution. **All present voting aye. Motion carried.**

3. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:36 P.M.


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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 11, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 11, 2015 at 6:30 P.M. Present were Commissioners Peter Pohl, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Dave Cihasky. Also attending were James and Susan Woodman, owners of the current house at #7 East Elm Street, Mary Ann Smith of #12 East Elm Street, Chippewa Falls and Linda Harris of #21 East Elm Street, Chippewa Falls.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the April 13, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered Conditional Use Permit Resolution No. 2015-05, to allow James and Susan Woodman to operate a three or four unit apartment complex located at #7 E. Elm Street, Parcel #764, the Northeast 54 feet of Lots #11 and #12, Block #25, Allen's Addition. Rubenzer gave a brief overview of the surrounding zoning districts noting that apartments or multi-family units are allowed in the surrounding districts except for the R-1C Single Family Residential District on the North side of Elm Street. He noted that adjacent property owners within 150 feet of parcel #764 had been sent the public hearing notice and the notice had also appeared in the newspaper. He noted that the six existing on-site parking spaces provided met City Municipal Code Chapter 19 requirements. He also noted the final state approved plans would be attached to the Conditional Use Permit Resolution if it were approved. Commissioner Smith asked if Parcel #764 had access to the adjacent alley. Rubenzer answered that Parcel #764 did have access to the alley. Mayor Hoffman opened a public hearing to consider Conditional Use Permit No. 2015-05. Linda Harris of #21 East Elm Street appeared and questioned who the Woodman's would be renting to. She also questioned if the parking was adequate. James Woodman replied that they would only screen potential tenants as allowed by law. Mary Ann Smith of #12 East Elm Street appeared and also was concerned with having adequate parking. She asked if Woodman's would continue to live in the house. James Woodman responded he would continue to live there for at least a year or two. Mayor Hoffman closed the public hearing. **Motion** by Smith, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-05, allowing James and Susan Woodman to operate a three or four unit apartment complex located at #7 E. Elm Street, Parcel #764, the Northeast 54 feet of Lots #11 and #12, Block #25, Allen's Addition. **All present voting aye. Motion carried.**

3. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:47 P.M.


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

**RESOLUTION
FINAL PLAT OF MAPLE LEAF TOWNHOMES**

RESOLVED, that the Final Plat of Maple Leaf Townhomes, in the City of Chippewa Falls, Wisconsin, is hereby approved by the City of Chippewa Falls Plan Commission and the City of Chippewa Falls Common Council.

Dated this 16th day of June, 2015.

ADOPTED: _____

Council President

APPROVED: _____

Mayor

I hereby certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Chippewa Falls, Wisconsin.

ATTEST: _____

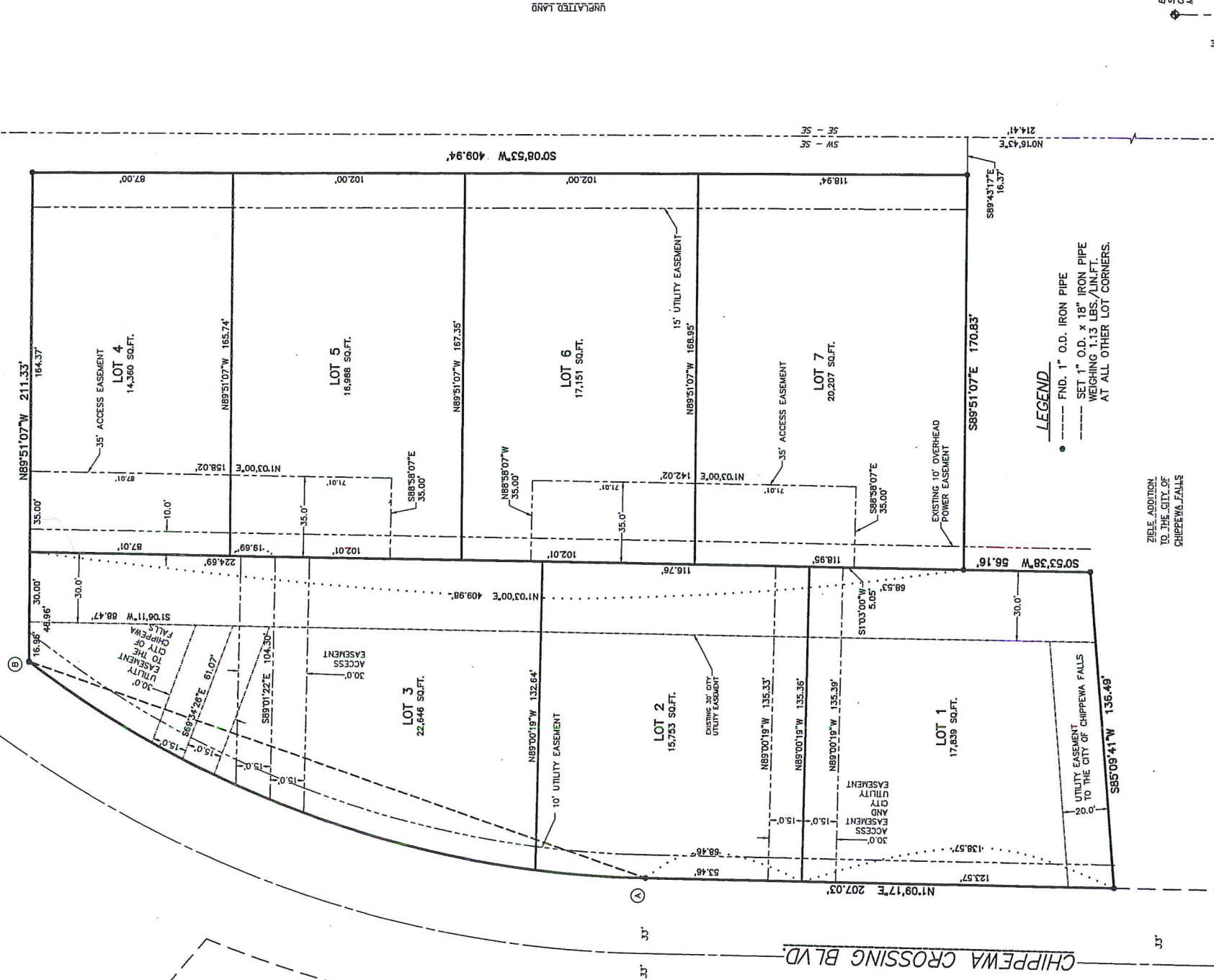
City Clerk

CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
A-B		291.02'	467.00'	0°35'42"18"	286.33'	S19°00'26"W	S36°51'35"W	S01°09'17"W
	2	48.39'	467.00'	0°05'56"15"	48.37'	S04°07'24"W	S07°05'32"W	S01°09'17"W
	3	242.63'	467.00'	0°29'46"03"	239.91'	S21°58'34"W	S36°51'35"W	S07°05'32"W

REPLAT OF ZIELE ADDITION
TO THE CITY OF
CHIPPewa FALLS

REPLAT OF ZIELE ADDITION
TO THE CITY OF
CHIPPewa FALLS

NOT IMPROVED
GARDEN STREET



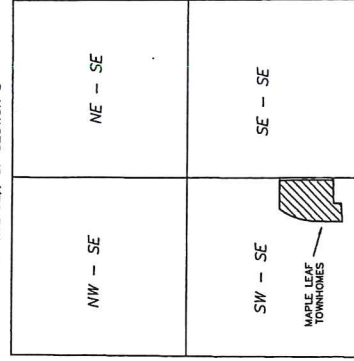
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE
SEK, SEC. 8 ASSUMED BEARING OF S.89°56'33"E.

SCALE: 1" = 30'

REPLAT OF ZIELE ADDITION
TO THE CITY OF
CHIPPewa FALLS

LEGEND
● --- FND. 1" O.D. IRON PIPE
--- SET 1" O.D. x 18" IRON PIPE
WEIGHING 1.13 LBS./LIN.FT.
AT ALL OTHER LOT CORNERS.

LOCATION SKETCH
OF THE SEK OF SECTION 8



MAPLE LEAF TOWNHOMES

LOT 1 OF CERTIFIED SURVEY MAP NO. 4336, VOL. 20,
PG. 11-12, DOC. NO. 841613
IN THE SW 1/4 OF THE SE 1/4, SECTION 8,
T28N, R08W, CITY OF CHIPPewa FALLS, CHIPPewa COUNTY,
WISCONSIN

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified *May 20, 2015*

Ronald J. Pomy
Department of Administration



PREPARED BY REAL LAND SURVEYING
CADD No. 14287/PLAT
REVISED 3/24/15

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF MAPLE LEAF TOWNHOMES BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4336, VOL. 20, PG. 11-12, DOC. NO. 841613 THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF MAPLE LEAF RENTALS, LLC (MARK W. MUELLER & BARBARA G. MUELLER.) OWNERS THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

PETER J. GARTMANN, P.L.S., 2279 _____ DATED THIS _____ DAY OF _____ 2015

OWNER'S CERTIFICATE OF DEDICATION:

MAPLE LEAF RENTALS, LLC, DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS, DO HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. MAPLE LEAF RENTALS, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

---CITY OF CHIPPEWA FALLS

---DEPARTMENT OF ADMINISTRATION

IN WITNESS THEREOF, THE SAID MAPLE LEAF TOWNHOMES HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) _____ (TITLE) _____

AND

(PRINT NAME) _____ (TITLE) _____

AT (CITY) _____, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED

THIS _____ DAY OF _____ 2015.

(SIGNATURE) _____

(PRINT NAME) _____ (TITLE) _____

(SIGNATURE) _____

(PRINT NAME) _____ (TITLE) _____

STATE OF _____

COUNTY OF _____ SS

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____ 2015, THE ABOVE NAMED

_____, AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COMMON COUNCIL RESOLUTION:
RESOLVED, THAT THE PLAT OF MAPLE LEAF TOWNHOMES IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED: (DATE) _____ AND SIGNED: _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL, CITY OF CHIPPEWA FALLS.

BRIDGET GIVENS, CITY CLERK

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN
COUNTY OF CHIPPEWA SS

I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF ON ANY OF THE LANDS INCLUDED IN THE MAPLE LEAF TOWNHOMES IN THE CITY OF CHIPPEWA FALLS.

DATE: _____ SIGNED: _____ PATRICIA SCHIMMEL, COUNTY TREASURER

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN
COUNTY OF CHIPPEWA SS

I, LYNNE BAUER, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF ON ANY OF THE LANDS INCLUDED IN THE PLAT OF MAPLE LEAF TOWNHOMES IN THE CITY OF CHIPPEWA FALLS.

DATE: _____ SIGNED: _____ LYNNE BAUER, CITY TREASURER

DEPARTMENT OF TRANSPORTATION NOTICES:

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE I. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

MAPLE LEAF TOWNHOMES, GRANTORS TO
XCEL ENERGY COMPANY, GRANTEE
AT&T WISCONSIN CORPORATION, GRANTEE
CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, THROUGH, ACROSS, UNDER, OVER AND BENEATH THOSE AREAS ON THE PLAT DESIGNATED AS 'UTILITY EASEMENT' TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS, WIRING AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND SO MUCH OF THE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES, SO MUCH OF THE PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED 'UTILITY EASEMENT' WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.
Certified May 27th, 2015
Peter M. Dow
Department of Administration

MAPLE LEAF TOWNHOMES

LOT 1 OF CERTIFIED SURVEY MAP NO. 4336, VOL. 20,
PG. 11-12, DOC. NO. 841613
IN THE SW 1/4 OF THE SE 1/4, SECTION 8,
728N, ROBIN, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY,
WISCONSIN