

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, AUGUST 10, 2015 – 6:30 PM**

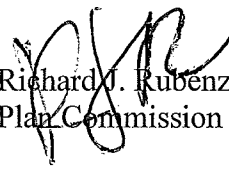
The Plan Commission met in City Hall on Monday, August 10, 2015 at 6:30 P.M. Present were Commissioners Peter Pohl, Dennis Doughty, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Mike Tzanakis and Vice-Chairperson Tom Hubbard. Also attending were Jeremy Skaw, Real Land Surveying and Danny DiFrancesco, Project Manager, MSP Real Estate, Inc.

1. **Motion** by Smith, seconded by Varga to approve the minutes of the July 13, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered the attached Certified Survey Map and Site Plan for a proposed forty unit multi-family development on Colome Street. Director of Public Works Rubenzer and Inspector Lasiewicz had discussed property densities, setbacks, parking and other requirements of the R-3M Multi-Family Zoning District with Developer Danny DiFrancesco and the proposal meets all requirements. Secretary Rubenzer noted that in order to recommend the Common Council approve the proposed certified survey map, stormwater management, sanitary and water connections with charges and appropriate easements be conditions of approval along with the certified survey review fee. Mr. DiFrancesco presented the attached site plan and noted the walk path and recreation area for the development. The Plan Commission discussed other multi-family developments in the adjacent neighborhood. Secretary Rubenzer noted that the 82 foot frontage along Colome Street met the minimum lot frontage but the proposed Certified Survey Map was a flag lot. Mr. DiFrancesco stated that proposed lot #3 of the Certified Survey Map was anticipated to be a future community based residential facility. **Motion** by Smith, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map upon:
  - 1) receipt of the \$100 Certified Survey Map review fee.
  - 2) receipt and approval of a stormwater management plan and appropriate easements.
  - 3) provisions for sanitary and water service connections, connection charges and appropriate easements.Commissioner Arneberg questioned whether there was a saturation point for multi-family development in the City. The Plan Commission briefly discussed this point. **All present voting aye. Motion carried.**
  
3. Since no conditional use permit process was required for the proposed forty-unit multi-family Homestead Family Apartments development discussed in item #2, **no action was taken on this item.**
  
4. No one appeared to present the attached Certified Survey Map for a parcel north of Woodridge Drive. Secretary Rubenzer stated that a proposed plat had been presented in the early 2000's but that no annexation of this parcel in the Town of Wheaton ever happened. He noted that a street privilege permit would also be required for access on unopened Woodridge Drive right-of-way. The Plan Commission noted that City streets

Please note, these are draft minutes and may be amended until approved by the Common Council.

would be used for access and that the development would be in the Town of Wheaton. **Motion** by Smith, seconded by Hoffman to **table the item and take no action. All present voting aye. Motion carried.**


5. No one appeared to present the attached Preliminary Plat of Gehler Estate. Secretary Rubenzer noted a previous preliminary plat had been presented in the early 2000's but that wetlands and stormwater management had stopped progress of the development. **Motion** by Pohl, seconded by Varga to **table the item and take no action. All present voting aye. Motion carried.**
6. **Motion** by Smith, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:17 P.M.

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

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JULY 13, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, July 13, 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 City Planner Jayson Smith and Alderperson John Monarski.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the June 8, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
2. The Plan Commission considered the vice-chairperson position. Commissioner Tzanakis nominated current Plan Commission Vice-Chairperson Tom Hubbard for vice-chairperson of the Plan Commission. **Motion** by Smith, seconded by Rubenzer to close nominations and cast a unanimous ballot for Tom Hubbard for vice-chairperson of the Plan Commission. **All present voting aye. Motion carried.**
3. City Planner Jayson Smith presented the attached project plan and associated documents for the creation of Tax Incremental Finance District #14. Mr. Smith reviewed authority for Tax Incremental Finance districts, presented the Tax Incremental District #14 Boundary Map and cash flow chart and detailed the Valuation Test. Commissioner Tzanakis asked who determined the equalized value and Mr. Smith responded the City assessor and the State Department of Revenue. He noted that the City Common Council has the final authority on the district even though Chippewa County is the owner/seller of the Tax Incremental District #14 property. Mayor Hoffman opened a public hearing to consider the attached Plan Commission Tax Incremental District Resolution No. 2015-04. No one spoke for or against the resolution. Mayor Hoffman closed the public hearing. **Motion** by Hubbard, seconded by Varga to approve Plan Commission Tax Incremental District Resolution No. 2015-04, (attached), designating proposed boundaries and approving a project plan for Tax Incremental District #14 in the City of Chippewa Falls, Wisconsin. **All present voting aye. Motion carried.**
4. Planner Smith provided the attached project plan amendment to allow Tax Incremental District #14 to become a donor to Tax Incremental Districts #4, #5 and #12. In response to questions, Mr. Smith stated that Tax Incremental District #4 was the State Highway #178/Seymour Cray Sr. Blvd. area, Tax Incremental District #5 was the Riverside Industrial Park and Chippewa Crossing Development area and Tax Incremental District #12 was the Downtown Entrance area. Mayor Hoffman opened a public hearing to consider the attached Plan Commission Tax Incremental District Resolution No. 2015-05. No one spoke for or against the resolution. Mayor Hoffman closed the public hearing. **Motion** by Tzanakis, seconded by Hubbard to approve Plan Commission Tax Incremental District Resolution No. 2015-05, (attached), approving a project plan amendment for Tax Incremental District #14 in the City of Chippewa Falls, Wisconsin. **All present voting aye. Motion carried.**
5. **Motion** by Varga, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:55 P.M.

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

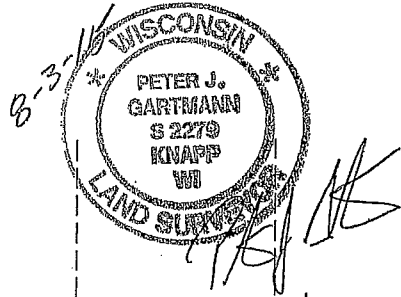
Please note, these are draft minutes and may be amended until approved by the Common Council.

# CHIPPEWA CO. CERTIFIED SURVEY MAP No. \_\_\_\_\_

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

REGISTER

LOCATED IN THE NW¼ OF THE NW¼, SECTION 17,  
T28N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA  
COUNTY, WISCONSIN, INCLUDING ALL LOT 2 OF  
CERTIFIED SURVEY MAP NO. 1999, VOL. 8 OF  
CERTIFIED SURVEY MAPS, PG. 307-308



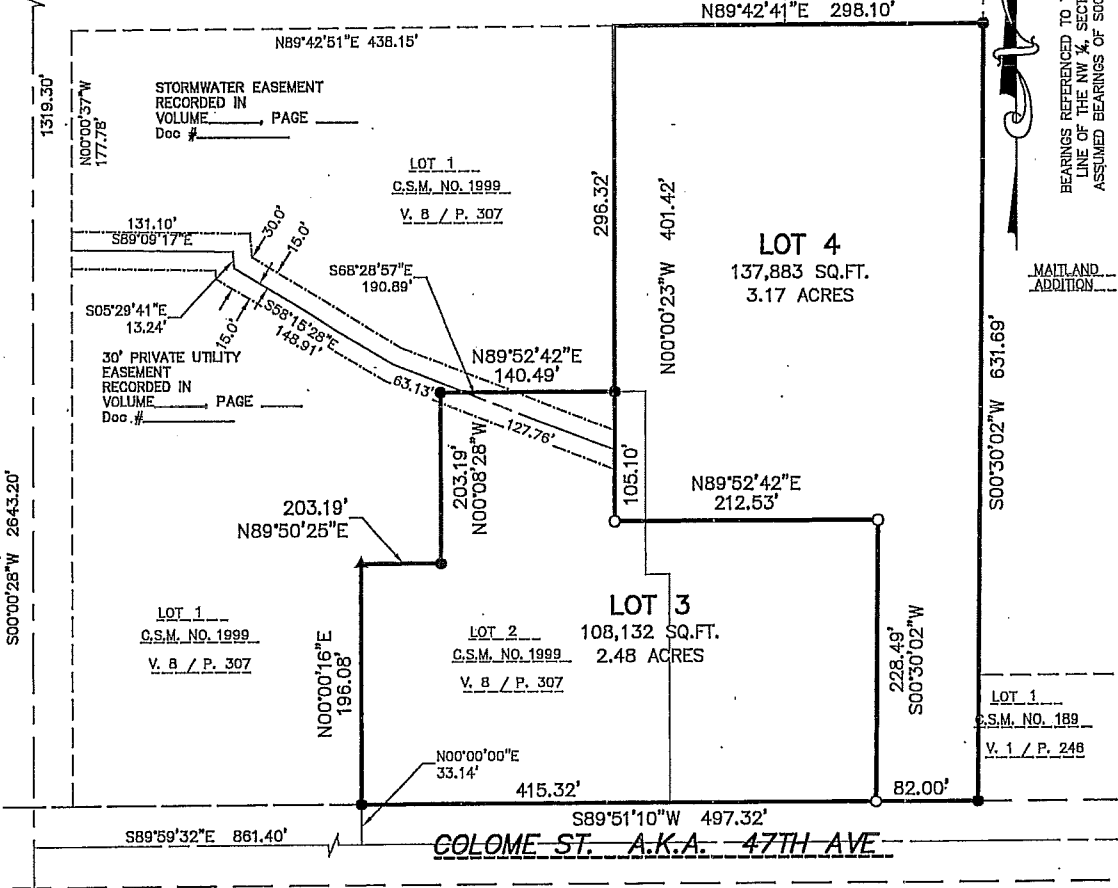
NW CORNER  
SECTION 17  
FOUND BRASS CAP MONT.

### LEGEND

- ▲ ----- FND. PK NAIL
- ----- FND. 3/4" REBAR
- ----- FND. 1" O.D. IRON PIPE
- ----- SET 1" O.D. x 18" IRON PIPE
- ( ) ----- WEIGHING 1.13 LBS./LIN.FT.
- ( ) ----- RECORDED AS

LOT 1  
C.S.M. NO. 801  
V. 2 / P. 380

LOT 2  
C.S.M. NO. 3542  
V. 16 / P. 148



W 1/4 CORNER  
SECTION 17  
FOUND BRASS CAP MONT.

0 60 120 240  
SCALE: 1" = 120'

SURVEY PREPARED FOR:  
MSP Real Estate, Inc.  
7201 Walker St., #20  
St. Louis Park, MN 55426

REAL LAND SURVEYING  
635 FAIRFAX ST.  
ALTOONA, WI 54720  
(715) 514-4116  
CADD No. 15184

SHEET 1 OF 2

PAGE \_\_\_\_\_

CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO.

INDEXED

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

REGISTER

LOCATED IN THE NW 1/4 OF THE NW 1/4, SECTION 17,  
T28N, R08W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
INCLUDING ALL OF LOT 2, CERTIFIED SURVEY MAP #1999, VOLUME 8 OF  
CERTIFIED SURVEY MAPS, PAGES 307-308

**SURVEYOR'S CERTIFICATE:**

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
THAT BY THE DIRECTION OF MSP REAL ESTATE 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 NW 1/4 OF THE NW 1/4, SECTION 17, T28N, R08W, CITY  
OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, INCLUDING ALL OF LOT 2,  
CERTIFIED SURVEY MAP #1999, VOLUME 8 OF CERTIFIED SURVEY MAPS, PAGES 307-308  
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NW CORNER OF SAID SECTION 17; THENCE S.00°00'28"W., ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 17, A DISTANCE OF 1319.30 FBET;
- THENCE S.89°59'32"E., A DISTANCE OF 861.40 FEET;
- THENCE N00°00'00"E A DISTANCE OF 33.14 TO THE NORTH RIGHT OF WAY LINE OF COLOMBE STREET AND THE POINT OF BEGINNING;
- THENCE N.00°00'16"E ALONG THE BOUNDARY OF SAID LOT 2, 196.08 FEET
- THENCE N.89°50'25"E. ALONG THE BOUNDARY OF SAID LOT 2, 203.19 FEET;
- THENCE N.00°08'28"W. ALONG THE BOUNDARY OF SAID LOT 2, 203.19 FEET;
- THENCE N.89°52'42"E. ALONG THE BOUNDARY OF SAID LOT 2, 140.49 FEET;
- THENCE N.00°00'23"W. 296.32 FEET;
- THENCE N.89°42'41"E. 298.10 FEET;
- THENCE S.00°30'02"W. 631.69 FEET TO THE SAID NORTH RIGHT OF WAY LINE;
- THENCE S.89°51'10"W. ALONG SAID NORTH RIGHT OF WAY LINE, 497.32 FEET TO THE POINT OF BEGINNING.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE SUBDIVISION THEREOF.

THAT THE 30' CITY OF CHIPPEWA FALLS UTILITY EASEMENT IS DEDICATED TO THE CITY OF CHIPPEWA FALLS.

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 AND CHAPTER 38, LAND DIVISION ORDINANCE OF THE GENERAL CODE OF CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

 DATED THIS 3<sup>RD</sup> DAY OF August, 2015  
PETER J. GARTMANN, P.L.S. 2279

**CITY COUNCIL RESOLUTION:**

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED AND THE 30' CITY UTILITY EASEMENT IS DEDICATED AS SHOWN BY THE CITY COUNCIL

\_\_\_\_\_  
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

REAL LAND SURVEYING  
635 FAIRFAX ST.  
ALTOONA, WI 54720



SHEET 2 OF 2

PAGE \_\_\_\_\_

## PRIVATE UTILITY EASEMENT AND STORMWATER

LOCATED IN THE NW 1/4 OF THE NW 1/4, SECTION 17,  
T28N, R08W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING PART OF LOTS 1 AND 2, CERTIFIED SURVEY MAP #1999, VOLUME 8 OF  
CERTIFIED SURVEY MAPS, PAGES 307-308

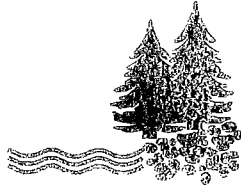
### 30' PRIVATE UTILITY EASEMENT

- COMMENCING AT THE NW CORNER OF SAID LOT 1; THENCE S.00°00'37"E., ALONG THE WEST LINE SAID LOT 1, A DISTANCE OF 177.78 FEET TO THE CENTERLINE OF A 30 FOOT PRIVATE UTILITY EASEMENT, SAID EASEMENT LYING 15 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED LINE;
- THENCE S.89°09'17"E., A DISTANCE OF 131.10 FEET;
- THENCE S.05°29'41"E. A DISTANCE OF 13.24 FEET;
- THENCE S.58°15'28"E. A DISTANCE OF 148.91 FEET;
- THENCE S.68°28'57"E. A DISTANCE OF 190.89 FEET AND THERE TERMINATING.

### STORMWATER EASEMENT:

ALL LAND LYING NORTH OF THE FOLLOWING 30' PRIVATE UTILITY EASEMENT;

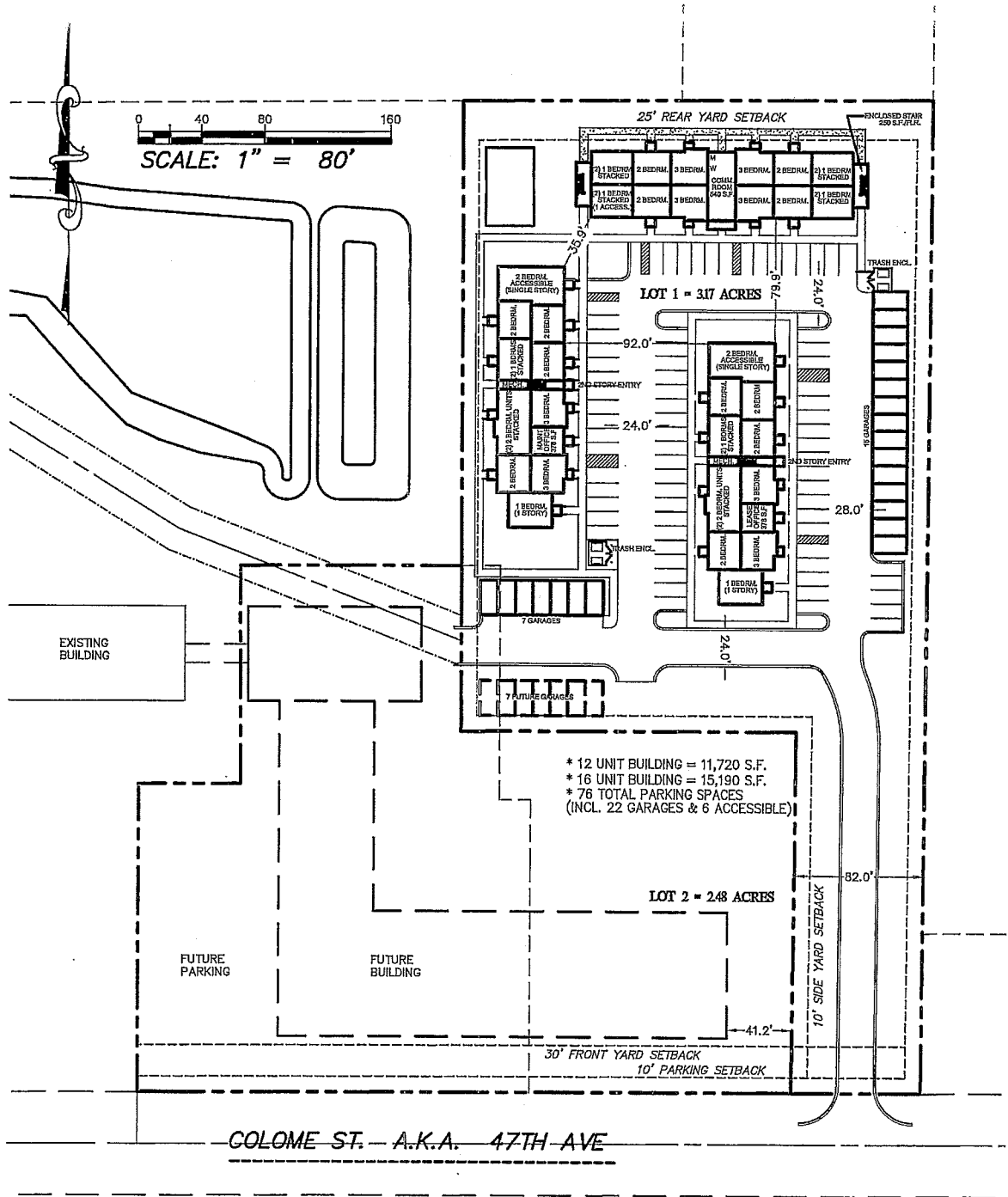
- COMMENCING AT THE NW CORNER OF SAID LOT 1; THENCE S.00°00'37"E., ALONG THE WEST LINE SAID LOT 1, A DISTANCE OF 177.78 FEET TO THE CENTERLINE OF A 30 FOOT PRIVATE UTILITY EASEMENT, SAID EASEMENT LYING 15 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED LINE;
- THENCE S.89°09'17"E., A DISTANCE OF 131.10 FEET;
- THENCE S.05°29'41"E. A DISTANCE OF 13.24 FEET;
- THENCE S.58°15'28"E. A DISTANCE OF 148.91 FEET;
- THENCE S.68°28'57"E. A DISTANCE OF 190.89 FEET AND THERE TERMINATING.



# REAL LAND SURVEYING

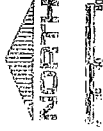
635 FAIRFAX STREET  
ALTOONA, WI 54720  
(715) 514-4118

FX 715-552-0330  
Web: rls-aec.com  
COPYRIGHT 2011,  
REAL LAND SURVEYING LLC



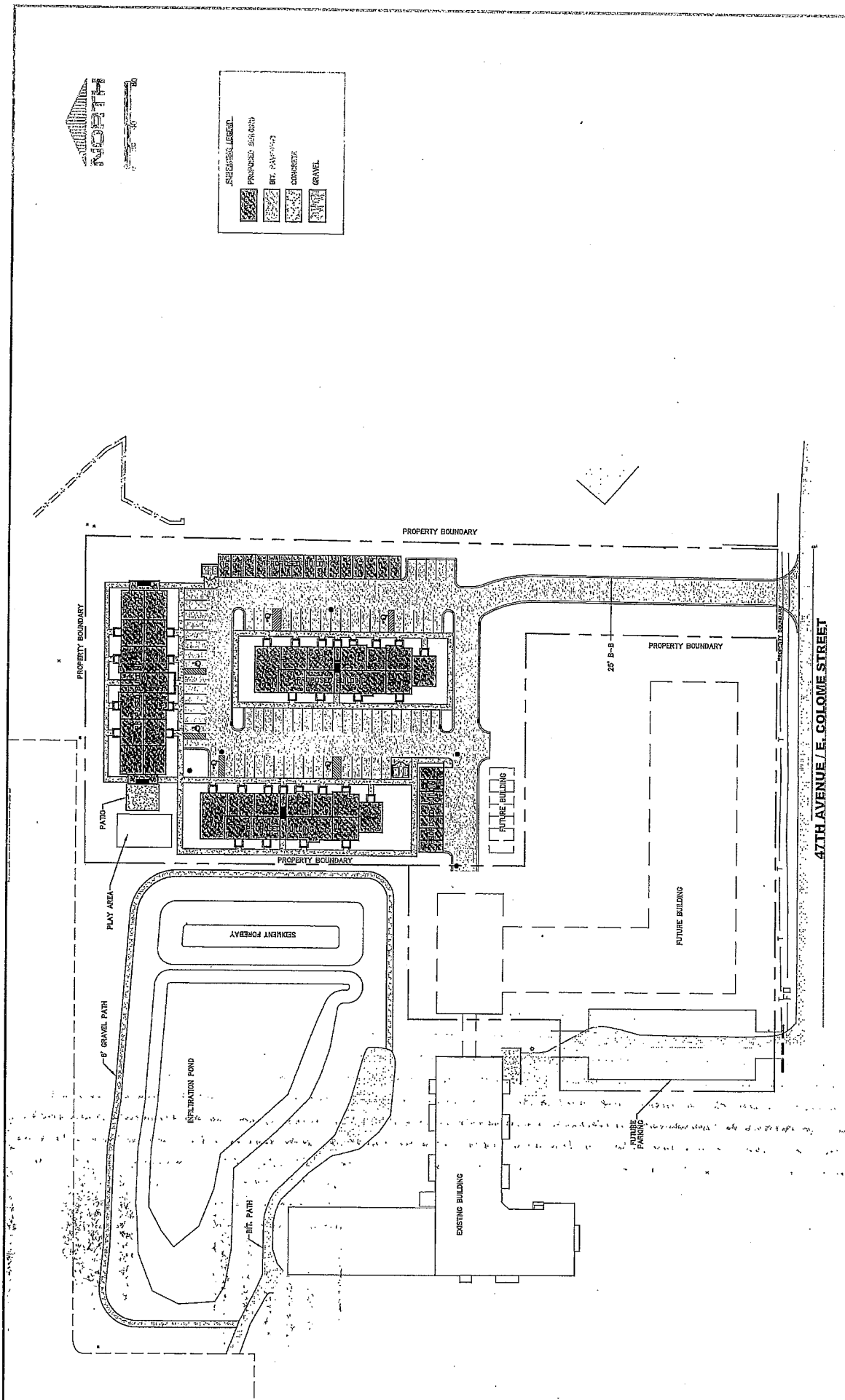
**HOMESTEAD FAMILY APTS.**  
CHIPPEWA FALLS, WI

## PRELIMINARY SITE PLAN



SCREEN LEGEND

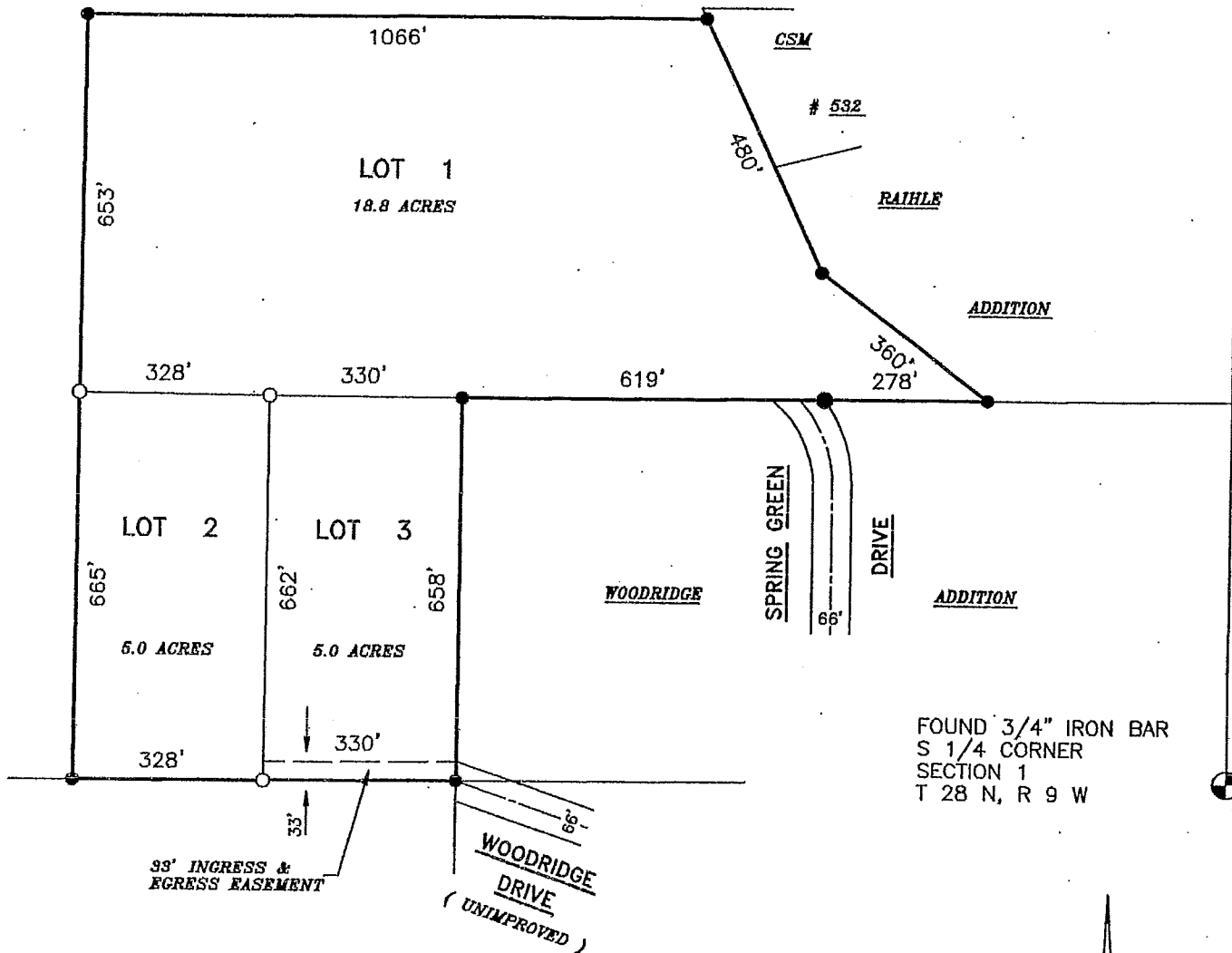
[Pattern]	PROPOSED SIGNAGE
[Pattern]	BIT PAVING
[Pattern]	CONCRETE
[Pattern]	GRAVEL



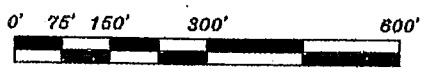
NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
<p>PROJ. NO. 1500X</p> <p><b>AEC</b> ADVANCED ENGINEERING CONCEPTS</p> <p>635 E. BARKST MILWAUKEE, WI 53220 COPYRIGHT 2017 A.E.C.</p>					
<p>OVERALL SITE PLAN</p>					
<p>40 UNIT MULTI-FAMILY 17TH AVE. MSP REAL ESTATE CHIPPEWA FALLS, WI</p>					
<p>SCALE: AS SHOWN DATE: 8/20/17</p>					



BEING PART OF THE S 1/2 OF THE SW 1/4  
 OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 9  
 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA  
 COUNTY, WISCONSIN.

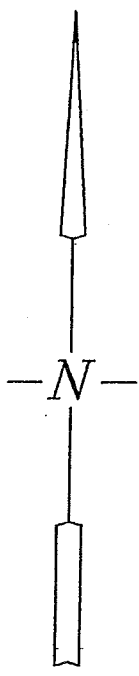


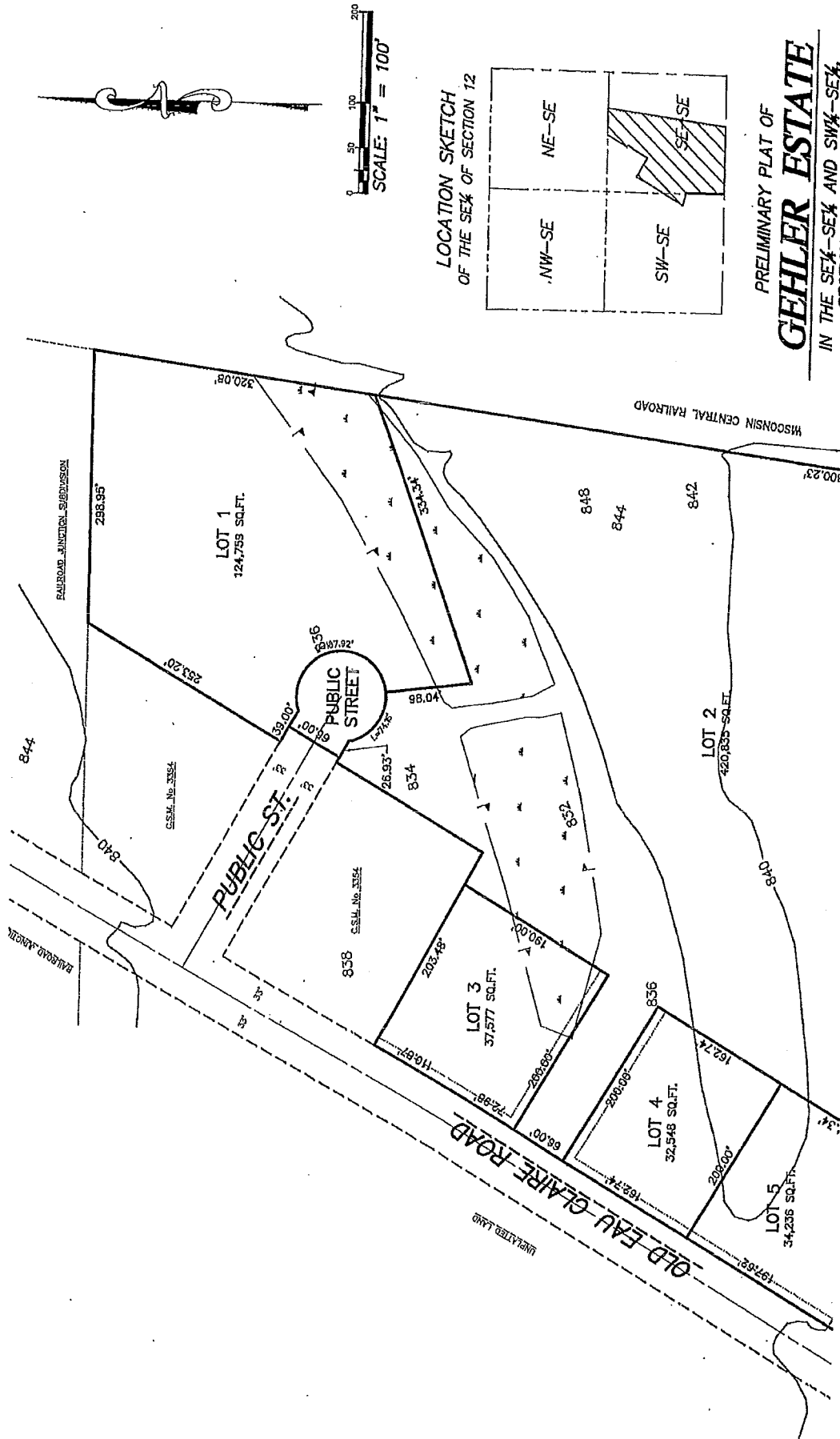
SCALE : 1" = 300'



LEGEND

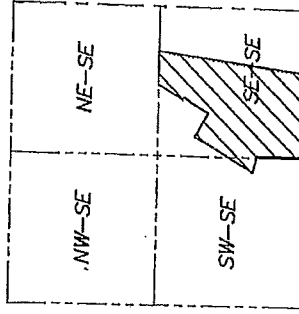
- O SET 1 1/4" x 24" IRON PIPE WEIGHING 1.68 LBS. / LINEAL FOOT
- FOUND 1 1/4" IRON PIPE
- FOUND 2" IRON PIPE





SCALE: 1" = 100'

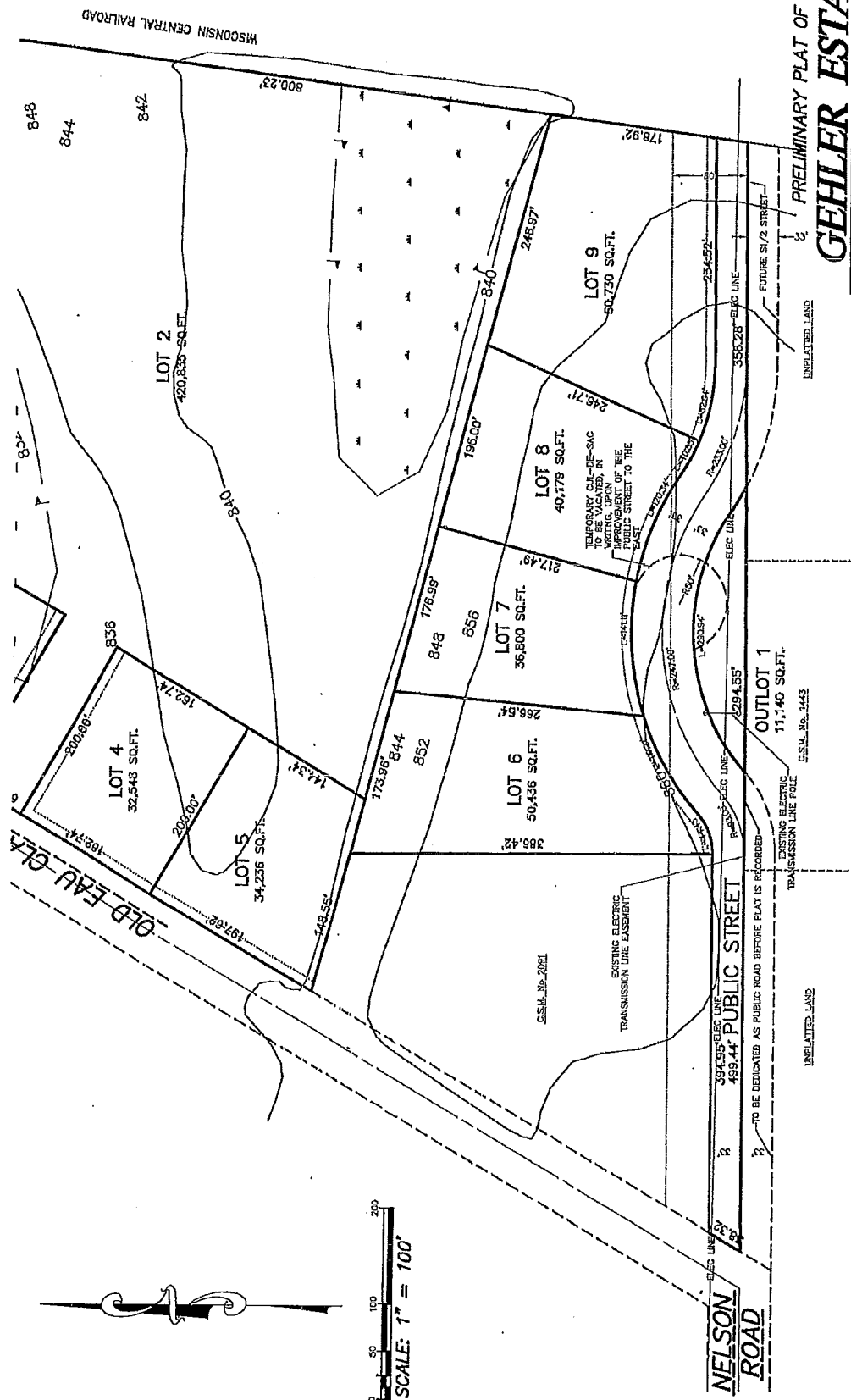
LOCATION SKETCH OF THE SE $\frac{1}{4}$  OF SECTION 12



PRELIMINARY PLAT OF  
**GEHLER ESTATE**

IN THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$  AND SW $\frac{1}{4}$ -SE $\frac{1}{4}$ ,  
SECTION 12, T28N, R9W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
INCLUDING OUTLOT 1 OF CSM NO. 2081

PREPARED BY REAL LAND SURVEYING LLC  
CADD No. 15041Preliminary



**PRELIMINARY PLAT OF  
GEHLER ESTATE**

IN THE SE~~1~~/~~4~~-SE~~1~~/~~4~~ AND SW~~1~~/~~4~~-SE~~1~~/~~4~~,  
SECTION 12, T28N, R9W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
INCLUDING OUTLOT 1 OF CSM NO. 2091

PREPARED BY REAL LAND SURVEYING LLC  
CADD No. 15041Preliminary

