

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

The Plan Commission met in City Hall on Thursday, September 10, 2015 at 6:30 P.M. Present were Commissioners, Dave Cihasky, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Mayor Greg Hoffman, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent was Dennis Doughty. Also attending were Bill Bresina and Chris Vetter.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the August 10, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Bill Bresina appeared to request approval of the attached Certified Survey Map in the Town of Wheaton. Director of Public Works Rubenzer noted that the City had extra territorial plat and certified survey map review for all land subdivisions within three miles of the City corporate limits. Mr. Bresina indicated that the Town of Wheaton had approved the three lot subdivision as attached. Director of Public Works Rubenzer stated that the parcel could be served with municipal water and sewer and that more than three lots could be created if the parcel were annexed to the City. Note that in the Town of Wheaton, five acres is the minimum lot size. Mr. Bresina stated he had proposed the development in the City to two different developers but it was not cost effective considering the amount of wetlands contained in the development. After the Plan Commission discussed and debated the issue further;
Motion by Tzanakis, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map in the Town of Wheaton upon:
 - 1) receipt of the \$100 Certified Survey Map review fee.
 - 2) submission and approval of a stormwater management plan for the parcel.
 - 3) provide the City Engineers Office with a copy of the Certified Survey Map after execution of all proper signatures and recording of the Certified Survey Map at Chippewa County Register of Deeds. **All present voting aye. Motion carried.**

3. The Plan Commission considered the attached annexation petition for Lot #9, Block #3, Tropicana City Subdivision in the Town of Wheaton from Kurt and Carol Lofgren. Director of Public Works Rubenzer gave background information for the request and noted that annexation would fall in the middle of an R-1B Single Family Residential Zoning District. Director of Public Works Rubenzer stated that the property was contiguous and that he didn't anticipate any problems with the State of Wisconsin Department of Administration Review.
Motion by Smith, seconded by Hubbard to recommend the Common Council approve the annexation for Lot #9, Block #3, Tropicana City Subdivision in the Town of Wheaton to the City of Chippewa Falls and that the parcel be zoned R-1B Single Family Residential District. **All present voting aye. Motion carried.**

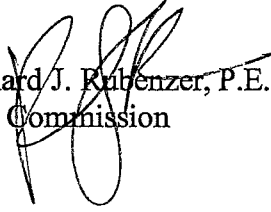
4. The Plan Commission considered the attached Certified Survey Map for subdivision of a parcel between Chippewa Mall Drive and Chippewa Crossing Boulevard. The subdivision includes right-of-way for Chippewa Mall Drive and three lots.

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

Motion by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map between Chippewa Mall Drive and Chippewa Crossing Boulevard upon;

- 1) receipt of the \$100 Certified Survey Map review fee.
- 2) submission and approval of a stormwater management plan for the parcel.
- 3) provide the City Engineers Office with a copy of the Certified Survey Map after execution of all proper signatures and recording of the Certified Survey Map at Chippewa County Register of Deeds. **All present voting aye. Motion carried.**

5. **Motion** by Smith, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:19 P.M.


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

**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.**

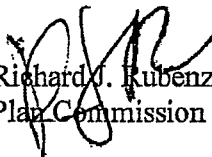
3. Since no conditional use permit process was required for the proposed forty-unit multi-family Homestead Family Apartments development discussed in item #2, **no action was taken on this item.**

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

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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

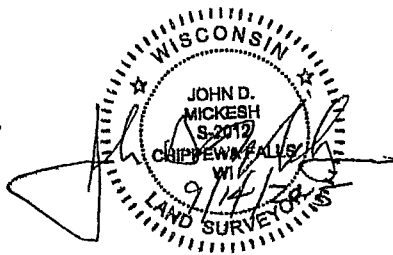
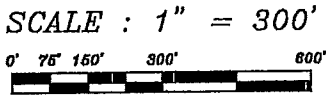
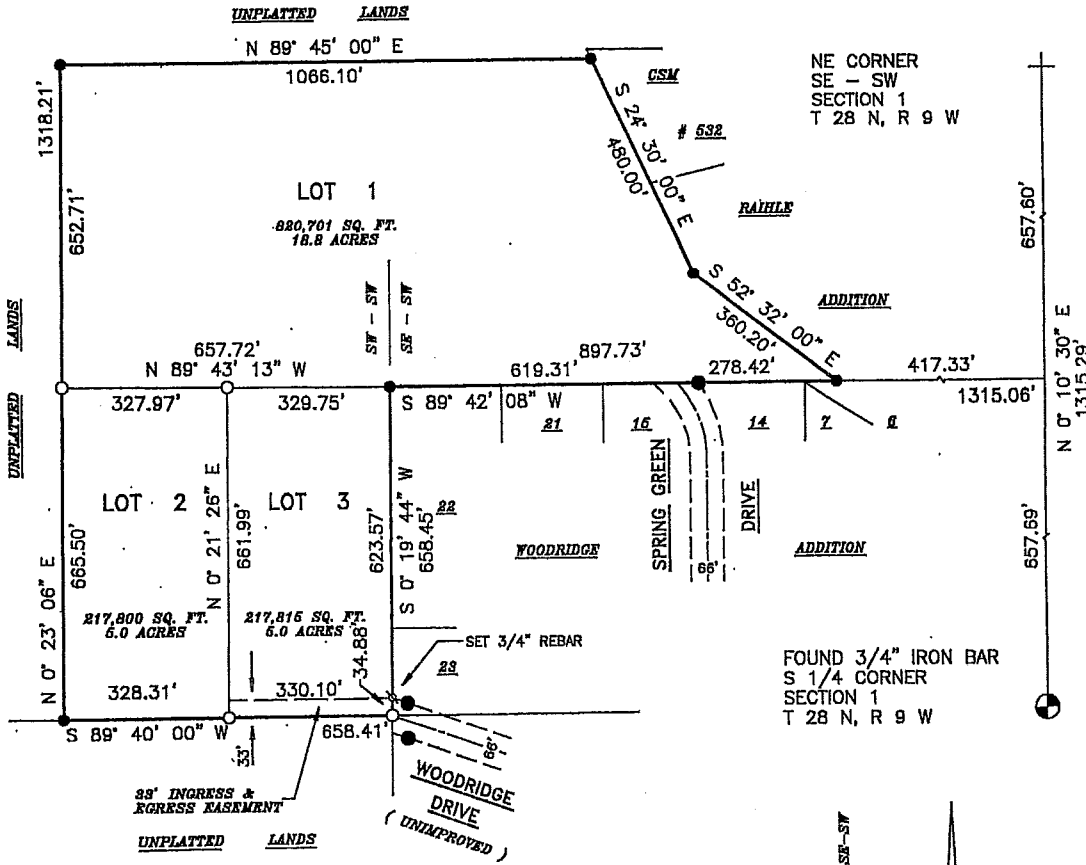
CHIPPEWA CO. CERTIFIED SURVEY

MAP NO. _____

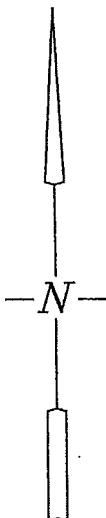
RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

REGISTER

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



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE-SW
OF SECTION 1, ASSUMED BEARING OF N 0° 10' 30" E.



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

CHIPPEWA CO. CERTIFIED SURVEY

MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

REGISTER

I, John D. Mickesh, Professional Land Surveyor, Hereby certify:

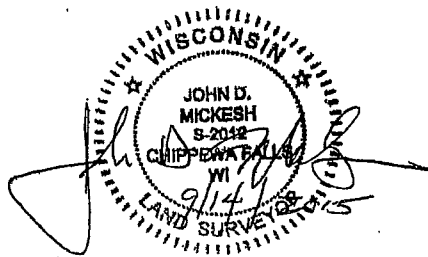
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 38, Chippewa County's Land Division Ordinance and under the direction of William J. Bresina, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is part of the S 1/2 of the SW 1/4 of Section 1, Township 28 North, Range 9 West, Town of Wheaton, Chippewa County, Wisconsin.

Commencing at the S 1/4 corner of Section 1, thence N 0° 10' 30" E along the east line of the SE - SW, 657.69 feet, thence S 89° 42' 08" W 417.33 feet to the point of beginning, thence continuing S 89° 42' 08" W 897.73 feet, thence S 0° 19' 44" W 658.45 feet, thence S 89° 40' 00" W 658.41 feet, thence N 0° 23' 06" E 1318.21 feet, thence N 89° 45' 00" E 1066.10 feet, thence S 24° 30' 00" E 480.00 feet, thence S 52° 32' 00" E 360.20 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

SIGNED _____
Mayor

APPROVED _____



Sheet 2 of 2

COPY

**PETITION FOR ANNEXATION OF LANDS
TO THE CITY OF CHIPPEWA FALLS
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

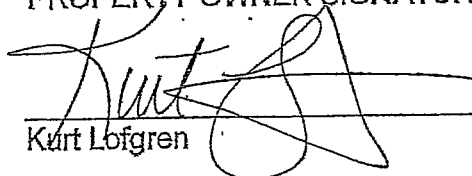
13883

TO: City of Chippewa Falls
TO: Town of Wheaton

1. Pursuant to Section 66.0217 of the Wisconsin State Statutes, we the undersigned, being the sole owners and electors of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Wheaton, in Chippewa County, Wisconsin, to the City of Chippewa Falls.
2. The population of said land is zero. The number of electors that reside on the lands to be annexed is zero.
3. Said land is contiguous to the City of Chippewa Falls and is presently part of the Town of Wheaton, in Chippewa County, Wisconsin.
4. We, the undersigned request that upon annexation, the land as described in Exhibit "A" be zoned as R-1B Single Family and become part of the Third Ward.
5. Area of lands to be annexed contains 0.24 acres.
6. Tax Parcel Number of lands to be annexed: 22809-0124-63510309.
 - Attach a copy of a complete legal description of the property.
 - Attach a copy of a scale map of the property.
 - Attach a copy of the most recent real estate tax bill.

Dated this 19th day of August, 2015.

PROPERTY OWNER SIGNATURES:


Kurt Lofgren

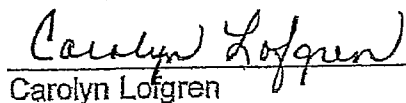

Carolyn Lofgren

EXHIBIT A

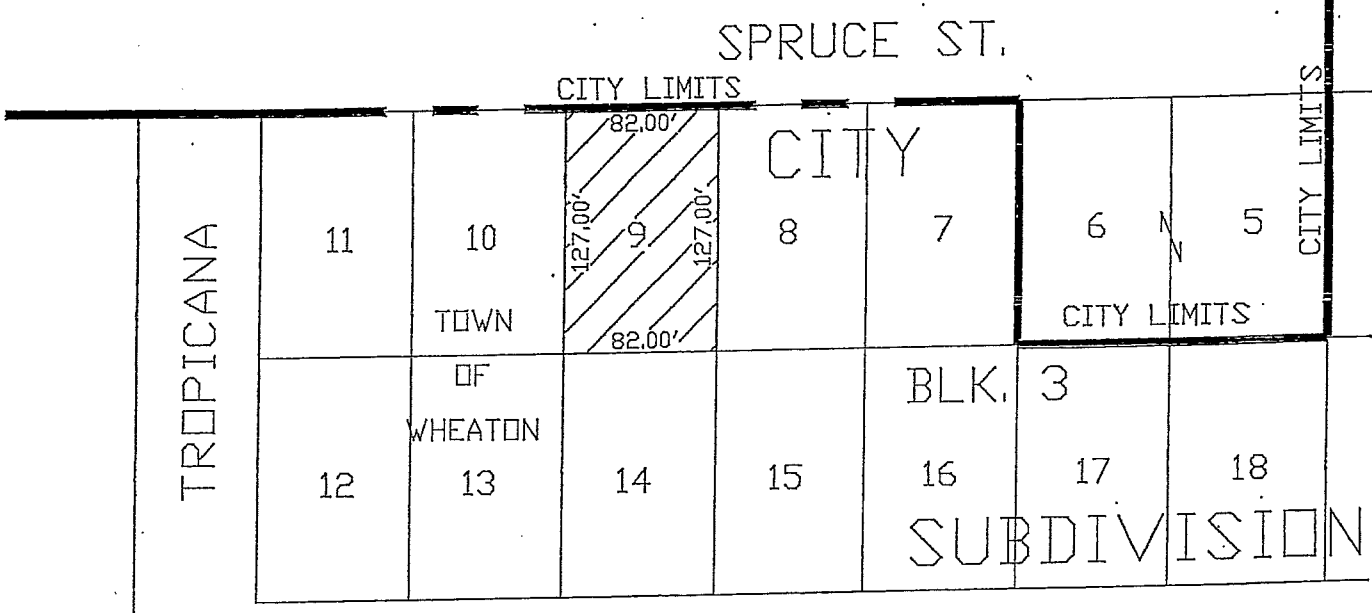
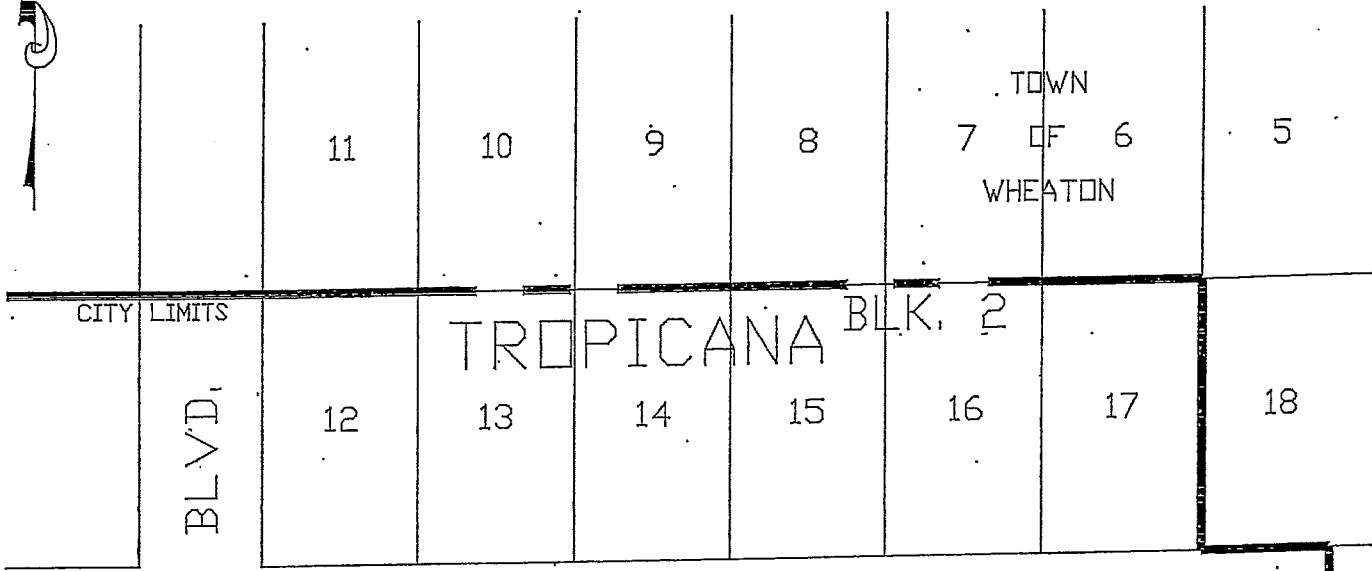
13883

Parcel Description

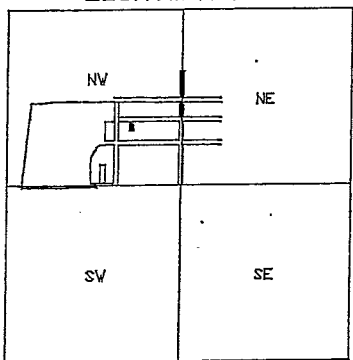
Lot Nine (9), Block Three (3) of Tropicana City, Town of Wheaton, Chippewa County, Wisconsin.

MAP OF ANNEXATION
 TOWN OF WHEATON TO THE CITY OF CHIPPEWA FALLS
 LOT 9, BLOCK 3
 TROPICANA CITY SUBDIVISION

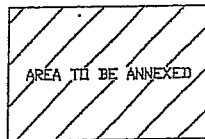
13883



LOCATION MAP

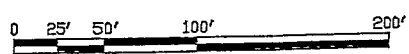


SECTION 1-28-9



LEGEND

DATE: 8/19/2015
 DRAWN BY: T.M.B.



SCALE: 1"=100'

Chippewa County Tax Application



ASSESSMENT

13883

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[Tax Info](#)

Parcel Number:	22809-0124-63510309	Address:	4658N OTTER LN
Computer Number:	044-43		STONE LAKE WI, 548760331
Municipality:	TOWN OF WHEATON		
Current Owner:	LOFGREN KURT & CAROLYN	Assessment Year:	2014
Note Field:			

Property Address:		Legal Descriptions
	SECT 01 TWN 28N RNG 09	TROPICANA CITY
		LOT 9
Vol-Page/Doc#1:	754814	BLK 3
Vol-Page/Doc#2:	808270	
Vol-Page/Doc#3:	815489	

	Acres	Land	Improvements	School District:	CHIPPWA SCH DIST
1 RESIDENTIAL		25,000		Vctnl District:	CVTC DIST #0100
				Total Acres:	
				Total Land:	25,000
				Total Improve:	
				Exempt Info	

Chippewa County Tax Application



TAX DETAILS 2014

73883

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[Search Results](#)

[Current Assessment](#)

[Tax Info](#)

[Payments](#)

Parcel Number:	22809-0124-63510309		Address:	
Computer Number:	044-43		SECT 01 TWN 28N RNG 09	
Municipality:	TOWN OF WHEATON	Mill Rate:	0.0155	
Tax Payer:	LOGGREN KURT & CAROLYN			
Note Field:				
Bill Number:		Certificate:	Est Fair Market:	25,100
State Tax:	4.26		Land Value:	25,000
County Tax:	95.88		Improve Value:	
Local Tax:	69.06		Total Value:	25,000
School Tax:	195.99		--Special Assessments--	
Special Dist:				
Vocfl Tax:	22.51			
Gross Tax:	387.70			
First Dollar Credit:				
Lottery Credit:				
Net Tax:	387.70			
Net Tax & Specs:	387.70			
			Principal Due:	
Principal Paid:	387.70	1st Half:	193.85	Specials:
Interest Paid:		2nd Half:	193.85	Interest Due:
			Total Due:	

<<Previous Year • Next Year>>

CERTIFIED SURVEY MAP NO. _____
 VOLUME _____, PAGE _____.

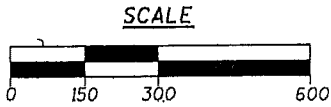
PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 8, T28N, R8W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

N
 BEARINGS REFERENCED TO THE NORTH
 LINE OF THE SE 1/4 OF SECTION
 28-34-12 MEASURED AS N85°52'57"E

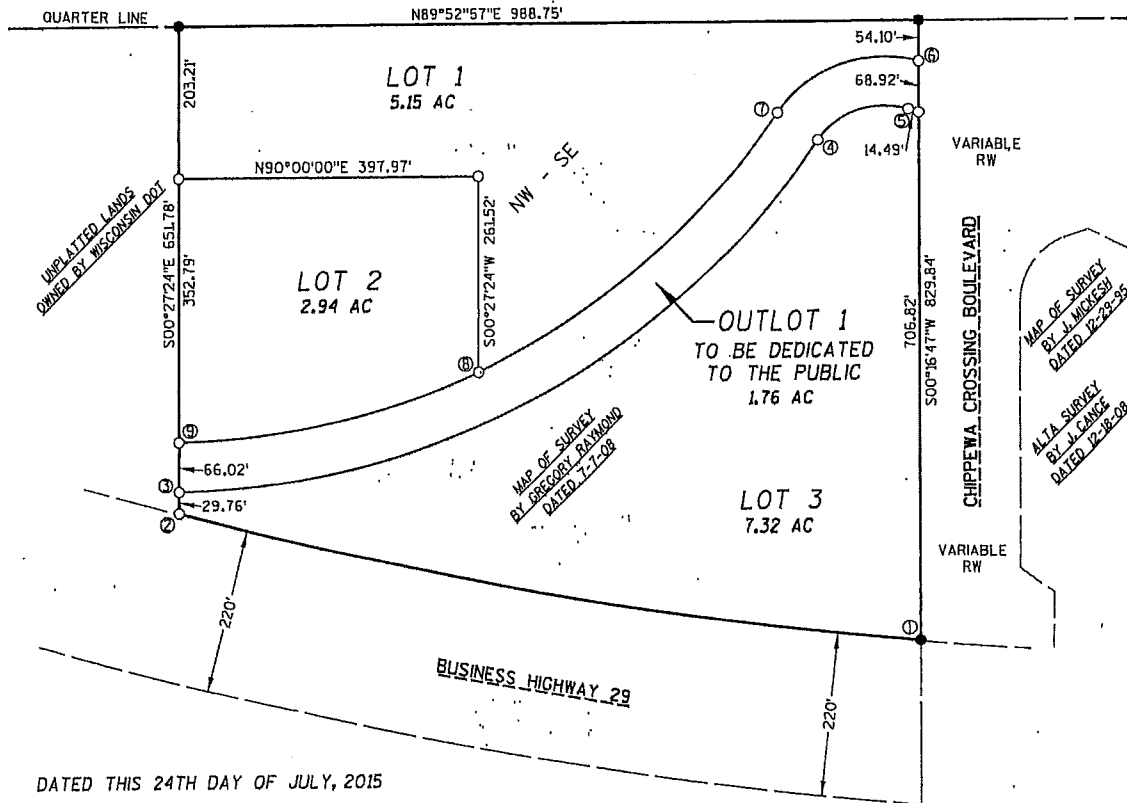
LEGEND

- GOVERNMENT CORNER (AS NOTED)
- SET 3/4 " X 18" IRON REBAR,
WEIGHING 1.50 LBS/LIN. FT.
- FND 1" IRON PIPE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
1-2	10°15'53"	5619.65'	1006.77'	N79°54'57"W	1005.42'
3-4	54°53'37"	1059.44'	1015.02'	N61°37'52"E	976.64'
4-5	72°34'10"	107.14'	135.70'	S71°00'40"W	126.81'
6-7	70°50'59"	173.14'	214.10'	S69°59'27"W	200.72'
7-8	31°03'03"	993.44'	538.38'	N49°42'06"E	531.82'
8-9	23°45'34"	993.44'	411.96'	N77°06'25"E	409.01'
7-9	5°46'03"	993.44'	950.34'	N61°34'53"E	914.52'



SW - NE
 UNPLATTED LANDS
 UNPLATTED LANDS



MAP OF SURVEY
 BY J. LANCE
 DATED 12-23-95

MAP OF SURVEY
 BY J. LANCE
 DATED 12-18-08

DATED THIS 24TH DAY OF JULY, 2015

JASON L. CANCE, P.L.S. 2688

PREPARED FOR:
 ROB KREJCI, ASSISTANT CITY ENGINEER
 CITY OF CHIPPEWA FALLS
 30 WEST CENTRAL STREET
 CHIPPEWA FALLS, WI 54729