

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 12, 2015 – 6:30 PM**


The Plan Commission met in City Hall on Monday, October 12, 2015 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Dennis Doughty. Also attending was Dennis Hunt representing the property at #621 W. Park Avenue.

Mayor Hoffman called the meeting to order and introduced new Plan Commissioner Greg Misfeldt. The Plan Commission members then introduced themselves to Mr. Misfeldt.

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

2. Dennis Hunt appeared to support the petition to rezone parcel #4303, located at #621 West Park Avenue, from R-1C Single Family Residential District to C-4 Highway Commercial District. Plan Commission Secretary Rubenzer reviewed the C-4 Highway Commercial zoning surrounding the parcel with the Plan Commission. It was stated that the C-4 Highway Commercial zoning probably fit the parcel better than the R-1C zoning. Mr. Hunt stated that the dilapidated existing house on site was being rebuilt into an accounting office. He noted that ample parking existed at the location for an accounting business and that this would fit well into the existing neighborhood.
Motion by Smith, seconded by Tzanakis to recommend the Common Council conduct a public hearing to consider rezoning parcel #4303, located at #621 West Park Avenue, from R-1C Single Family Residential District to C-4 Highway Commercial District. Said public hearing to be scheduled upon receipt of the \$300 advertising and processing fee and proper notification of all adjacent property owners. **All present voting aye except Misfeldt who recused himself and abstained from the vote. Motion carried.**

3. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:46 P.M.


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

**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.**

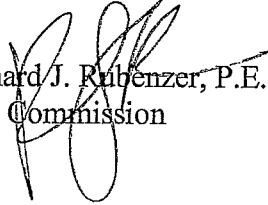
4. The Plan Commission considered the attached Certified Survey Map for subdivision of a parcel between Chippewa Mall Drive and Chippewa Crossing Boulevard. The subdivision includes right-of-way for Chippewa Mall Drive and three lots.

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

Date Filed: 10/5/2015

Fee Paid: \$325⁰⁰ Date: 10/5/2015 TR# 47312

Fee Paid: _____ Date: _____ TR# _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI., for a rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 621 W. Park Avenue

Lot: _____ Block _____ Subdivision _____ Parcel # 4303

or Legal Description: _____

Present zoning classification of property: R-1C Single Family Residential

Zoning classification requested: C-4 Highway Commercial

Name & Address of Petitioner:

Dennis Hunt
1360 Waldheim Rd
Chippewa Falls WI 54729

Home/Business Address:

Phone Number: (715) 225-4706

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: N/A

Existing use of all buildings on such land: vacant house and detached garage

Principal use of all properties within 300 feet of such land: Highway Commercial.

Purpose for which such property is to be used: Professional business services including accounting and tax practice.

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

Leaving it zoned residential is not in the general public's interest as it's the only property in that strip zoned single family residential.

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. Attached _____.

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:

Owners/Addresses

~~Keith Malone~~
Invest a prop, LLC
Rick Hunt
7715 184th St
Chippewa Falls, WI 54729

Petitioners/Addresses

~~Dennis~~
Dennis Hurn
1360 Waldheim Rd
Chippewa Falls, WI 54729

• **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.