

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, DECEMBER 7, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, December 7, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, 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 was Commissioner Dennis Doughty. Also attending were Rick Schafer, City Planner Jayson Smith and City Council member Paul Nadreau.

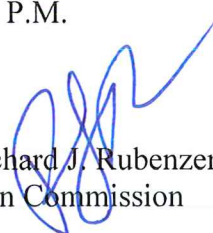
1. There were no minutes attached with the agenda so no action was taken.
2. The Plan Commission considered the attached petition to rezone a three acre parcel of property located on the south side of Chippewa Crossing Boulevard from C-2 General Commercial to P-1 Public and Institutional District. The parcel is the proposed location for the fire station. City Planner Smith located the parcel on the City map displayed in the council room. He pointed out that Wangard was swapping the parcel with the City for another parcel located at the southwest corner of Chippewa Crossing Boulevard and State Trunk Highway #178.  
**Motion** by Tzanakis, seconded by Varga to recommend the Common Council conduct a public hearing to consider rezoning a three acre parcel of land located along the south side of Chippewa Crossing Boulevard from C-2 General Commercial to P-1 Public and Institutional District. Said public hearing to be scheduled after receipt of the \$300 publication and process fee from the Fire Department and proper notification of adjacent property owners. **All present voting aye except Cihasky who recused himself and abstained from the vote. Motion carried.**
3. The Plan Commission considered the attached Certified Survey Map for a three acre parcel of property, (presently owned by Wangard Properties), located along the south side of Chippewa Crossing Boulevard. Stormwater Management was inquired about.  
**Motion** by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map for a three acre parcel of property located along the south side of Chippewa Crossing Boulevard. Said approval contingent upon:
  - 1) Receipt of the \$100 Certified Survey Map review fee from the Fire Department.
  - 2) Approval of a Stormwater Management Plan for the parcel.**All present voting aye except Cihasky who recused himself and abstained from the vote. Motion carried.**
4. The Plan Commission considered the attached petition for a Special Use Permit to store bottled water in the former Kmart facility located at #409 East Prairie View Road. Rick Schafer representing Chippewa Commons appeared to support the petition. The Plan Commission noted the number of trucks and times of delivery or loading for the project and discussed the proposed truck route. The Plan Commission discussed whether or not an expiration date should be placed on the permit. Secretary Rubenzer stated that most conditional and special use permits issued over the past five years did not have an expiration date with them, indicating they would be valid until the approved use would

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

change. Mr. Schafer added that the lease with Premium Waters was for eighteen months and Chippewa Commons hoped to have a retail business in place in the next eighteen months.

**Motion** by Tzanakis, seconded by Misfeldt to recommend the Common Council conduct a public hearing to consider a Special Use Permit for Premium Waters to store bottled water in the former Kmart facility located in the Chippewa Commons development at #409 East Prairie View Road. Said public hearing to be scheduled after receipt of the \$300 advertising and process fee and proper notification of adjacent property owners. **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 6:43 P.M.



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

Date Filed: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

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 rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: Chippewa Crossing Blvd / See attach CS n2

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

Part of Parcel: 22808-0932-00020000  
22808-0841-00020000

Legal Description: SEE Attached CS n2

Present zoning classification of property: C-2 General Commercial

Zoning classification requested: P-1 Public/Institutional

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: n/a

Principal use of all properties within 300 feet of such land: Vacant - Commercial Zoned  
Vacant - R-1B Single Family

Purpose for which such property is to be used: Fire Station

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

**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:

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

Owner(s)/Address(es):

City of Chippewa Falls  
30 W Central Street  
Chippewa Falls WI 54729  
Phone #: 715 724 2734  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

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

Petitioner(s)/Address(es):

Same as Owner  
\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

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

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
 VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 8, AND PART  
 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, ALL IN T28N,  
 R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

**LEGEND**

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



DATED THIS 13TH DAY OF NOVEMBER, 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

SEH INC.  
 10 N. BRIDGE ST.  
 CHIPPEWA FALLS WI 54729

CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 8, AND PART  
OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, ALL IN T28N,  
R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JASON L. CANCE, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 8, AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, ALL IN  
TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8; THENCE S00°02'25"W ALONG THE WEST  
LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9 A DISTANCE OF 115.00 FEET TO THE SOUTHERLY RIGHT  
OF WAY OF CHIPPEWA CROSSING BOULEVARD ALSO BEING THE POINT OF BEGINNING; THENCE S89°38'26"E  
ALONG THE SOUTHERLY RIGHT OF WAY OF CHIPPEWA CROSSING BOULEVARD A DISTANCE OF 300.01 FEET;  
THENCE S00°02'25"W 300.00 FEET; THENCE N89°47'16"W 435.00 FEET; THENCE N00°02'25"E 300.00 FEET  
TO THE SOUTHERLY RIGHT OF WAY OF CHIPPEWA CROSSING BOULEVARD; THENCE N89°53'00"E ALONG THE  
SOUTHERLY RIGHT OF WAY OF CHIPPEWA CROSSING BOULEVARD A DISTANCE OF 135.00 FEET TO THE POINT  
OF BEGINNING;

CONTAINING 130,667 SQUARE FEET (3.00 ACRES) MORE OR LESS, AND BEING SUBJECT TO EASEMENTS  
BOTH IMPLIED AND RECORDED.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF ROB KREJCI, ASSISTANT CITY ENGINEER,  
CITY OF CHIPPEWA FALLS, PURCHASER, 30 W. CENTRAL STREET, CHIPPEWA FALLS, WI 54729.

THAT THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE  
LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE  
STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING,  
DIVIDING, AND MAPPING THE SAME.

DATED THIS 13TH DAY OF NOVEMBER 2015.

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

CITY COUNCIL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS, CHIPPEWA CROSSING  
PARTNERS, LLC, OWNER, IS HEREBY APPROVED BY THE CITY COUNCIL.

\_\_\_\_\_  
GREG HOFFMAN, MAYOR DATE

\_\_\_\_\_  
BRIDGET GIVENS, CLERK DATE

Date Filed: December 1, 2015

Fee Paid: \$25.00 Date: Dec. 1, 2015 TR#: 47841

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**PETITION FOR A SPECIAL USE PERMIT**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 409 E. Prairie View Rd. Chippewa Falls, WI 54729

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

Or Legal Description: Legacy#4428 NW NW PRT CSM #801 LEASED PCL BEG @ NE COR CSM #801; S 622.50', W 170', N 115', W 129.40', N 45 D W 21.21', W 385', N 385.23', N 69 D E 311.83', E 406.60' TO POB CSM IN V2 P380 DOC #479180 (FORMERLY K-MART)

Zoning classification of property: \_\_\_\_\_  
\_\_\_\_\_

Home/Business Address:

2423 Rivers Edge Dr.  
Altoona, WI 54720  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number: ( 715 ) 379-2309

Purpose for which this Permit is being requested:

Exclusive use for Premium Waters Inc. to storage pallets of water & materials to be used in the production of their consumer water bottling operation.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing use of property within 300 feet of subject property: (List or attach map)  
See Attached Map



---

---

---

---

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located: The former Kmart building was used as retail sales for years, Premium water will be using the space to store water and during high production times then distribute the water as needed to its customers.

---

---

---

Operational plans of the proposed use:

Hours of Operation:

Load In – (January 1 to March 31) 1 truck every 3 hours 24/7 – 8 trucks a day or 56 trucks per week.

Load Out – (May 1 to August 31) 2 trucks every 3 hours 8:00 am to 9:00 pm 7days a week 8 trucks a day or 56 trucks per week.

Days of Operation: 7 days a week

Number of Employees:	<u>N/A</u>	<u>4 Employee</u>
	<u>Part-time</u>	<u>Full-time</u>

Capacity:

Number of Units: \_\_\_\_\_

Size: \_\_\_\_\_

Number of Residents/Children: \_\_\_\_\_

Ages: \_\_\_\_\_

Other: \_\_\_\_\_

Building plans:

Existing buildings: See Attached

Proposed buildings: N/A

Use of part of building: N/A

Proposed additions: N/A

Future additions: N/A

Change in use: Retail sales to temporary storage of product.

Outside appearance: Building will be repainted and cleaned up in the spring of 2016 to match the Gordy's Market color scheme

Number of buildings: N/A

Planting & Landscaping:

Type: N/A

Timetable: N/A

Screening:

Type: N/A

Fences: N/A

Type: \_\_\_\_\_  
Height: \_\_\_\_\_  
Location: \_\_\_\_\_

Earth Bank:

Planting: N/A

\_\_\_\_\_

Maintenance: N/A

\_\_\_\_\_

Other: N/A

\_\_\_\_\_

Lights:

Number of lights: Existing site lighting to remain the same

\_\_\_\_\_

\_\_\_\_\_

Location: Remain the Same

\_\_\_\_\_

Hours: Remain the Same

\_\_\_\_\_

Type: Remain the Same

\_\_\_\_\_

Signs:

Type: N/A

Lighted: \_\_\_\_\_

Size: \_\_\_\_\_

Location: \_\_\_\_\_

\_\_\_\_\_

Setbacks: \_\_\_\_\_

Drives:

Number of: Remain the Same

Location: Remain the Same

\_\_\_\_\_

Width: Remain the Same

Parking:

Number of stalls: N/A

Location of stalls: N/A

Setbacks: N/A

Surfacing: N/A

Screening: N/A

Drainage:

Storm sewer: N/A

Rock beds: N/A

Detention pond: N/A

Retention pond: N/A

**Submit site plan showing property line, buildings and other structures.**

List any additional information being submitted with this permit application:

- 1) Will There Be Outside Storage or Truck Parking? There could be a few trucks that are "preloaded" prior to shipping. All trucks would be parked in the back of the facility near the existing loading docks. No truck parking will occur in the front of the mall area parking lot.
  
- 2) What is the proposed truck route between the Premium Waters facilities and the Kmart location? At this time: From both locations, we will use Business 29 to Highway 124 to Woodward Ave to South Ave and the turnoff at the former Kmart. This will prevent trucks from traveling through the South Ave neighborhood or past the Halmstad school.

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

Owners/Addresses:

Wisconsin Real Property Investments, LLC  
2423 Rivers Edge Dr.  
Altoona WI, 54720

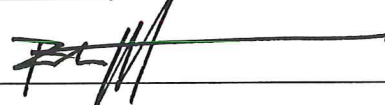
Robb Majeski (Member)

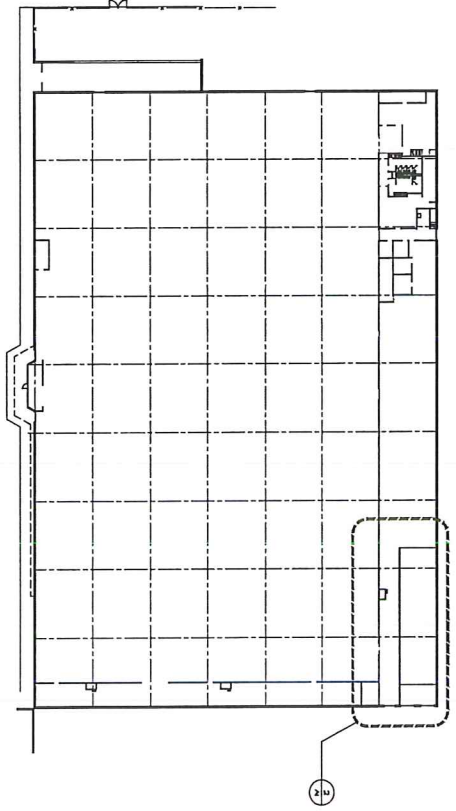


Petitioners/Addresses:

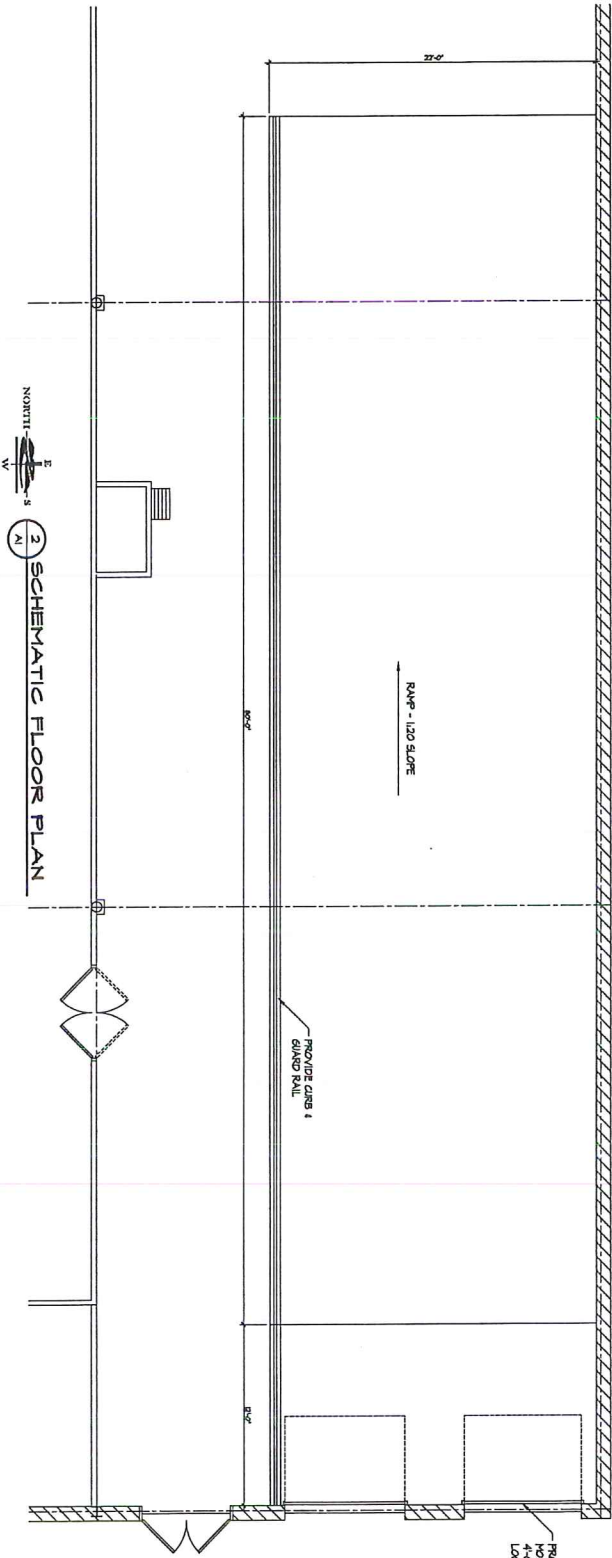
Wisconsin Real Property Investments  
2423 Rivers Edge Dr.  
Altoona WI, 54720

Robb Majeski (Member)





1 OVERALL FLOOR PLAN



2 SCHEMATIC FLOOR PLAN

PROVIDE VESSELS APPROPRIATE  
MODIFICATIONS TO BASE POOR SILL, TO  
4'-0" ± ABOVE GRADE - ACTUAL OHP  
LOCATION TO BE VERIFIED ON SITE

**ROSEN WALKER ARCHITECTS**  
1001 DOW STREET - SUITE C  
MILWAUKEE, WISCONSIN 53233  
WWW.RWARCHITECTS.COM

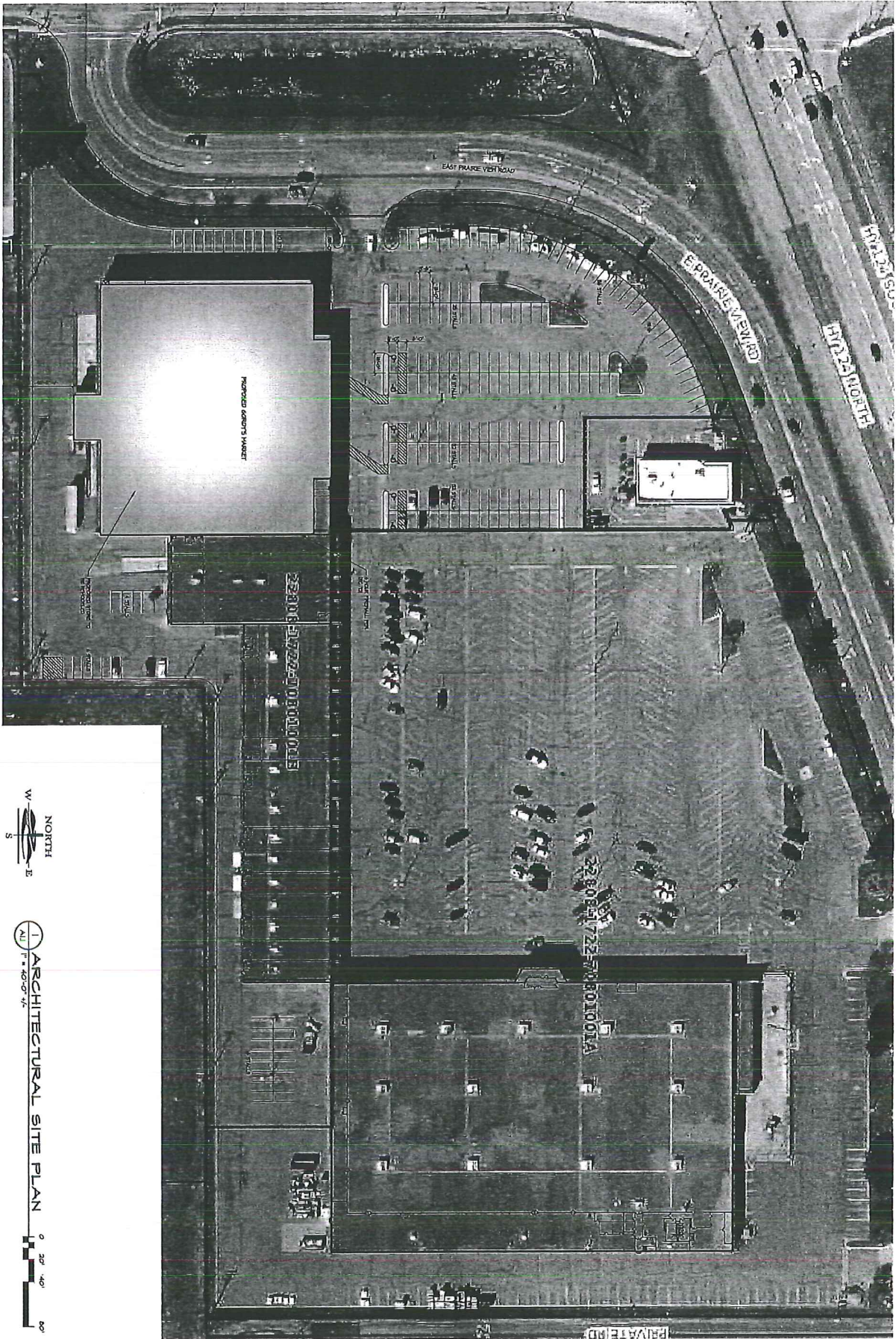
THESE PLANS HAVE NOT BE ENGINEERED OR  
FOUNDERED INTO RECORD DRAWINGS FOR  
CONSTRUCTION. THE CONTRACTOR SHALL BE  
RESPONSIBLE FOR VERIFYING ALL DIMENSIONS  
AND CONDITIONS OF THE EXISTING FACILITY.  
10/20/2015

# CHIPPEWA COMMONS - STORAGE

PREPAREMENT REQUIRED TO EXISTING CONDITION IS BASED ON AVAILABLE  
RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITION. FIELD  
CORRECTIONS OR MODIFICATIONS TO THE EXISTING CONDITION SHALL  
BE MADE AT THE DISCRETION OF THE ARCHITECT. THE CONTRACTOR SHALL  
BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE  
EXISTING FACILITY. ALL DIMENSIONS SHALL BE FIELD MEASUREMENTS.

DATE:  
10/20/2015

SHEET  
A1



ARCHITECTURAL SITE PLAN  
 0 20' 40' 80'

DATE	
DESIGN	
REVISION	
SHEET NO.	A1.1
DATE	
BY	
APP'D	

PROPOSED ALTERATIONS FOR  
 GORDY'S MARKET  
 309 E PRAIRIE VIEW ROAD  
 CHESTER FALLS, N 54121



1408 122nd STREET - SUITE C  
 CHESTER FALLS, N 54121  
 PHONE: 781.322.2078  
 FAX: 781.726.1668  
[www.rivervalleyarchitects.com](http://www.rivervalleyarchitects.com)