

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JANUARY 11, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, January 11, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Beth Arneberg, Alderperson Chuck Hull and Vice Chairperson Tom Hubbard. Absent were Commissioners Dan Varga, Jerry Smith, Secretary Rick Rubenzer, and Mayor Greg Hoffman. Also attending was Assistant City Engineer Robbie Krejci.

1. **Motion** by Doughty, seconded by Cihasky to approve the minutes of the November 9, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
2. **Motion** by Doughty, second by Tzanakis to approve the minutes of the December 7, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
3. No one appeared to present the attached Certified Survey Map for a parcel on West Haven Road. Assistant City Engineer Krejci discussed the proposed CSM and that it met all the requirements of existing R1-B zoning, and was a follow up to the small portion of West Haven Road that was discontinued in 2015. It was noted that the garage to be removed if Lot 2 was sold to a different owner than Lot 1 was noted on the CSM.  
**Motion** by Cihasky, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map upon:
  - 1) receipt of the \$100 Certified Survey Map review fee.**All present voting aye. Motion carried.**
4. **Motion** by Tzanakis, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:36 P.M.



Robbie Krejci, P.E., Acting Secretary  
Plan Commission

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, NOVEMBER 9, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, November 9, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Mayor Greg Hoffman. Absent was Vice-Chairperson Tom Hubbard. Also attending were City Inspector Paul Lasiewicz, City Planner Jayson Smith, Alderperson Paul Olson, Lt. Matt Kelm, Alderperson Jon Monarski and persons on attached attendance sheet.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the October 12, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Patricia Walker appeared to support the attached petition for a Special Use Permit, (SUP). Secretary Rubenzer stated he didn't believe a SUP was necessary to extend business hours. Ms. Walker stated she has been secretary of Barnabas Ministries, (Coffeehouse), since 1998 and the Ministry has existed since 1991. She stated that the "Mission Coalition" had approached Barnabas Ministries and asked if they could provide a "warming house" to provide temporary shelter for individuals stuck outside in the cold. She said Barnabas presently offers hot meals on Mondays, Wednesdays and Fridays and Gospel Music on Saturdays. She stated on three occasions last year individuals were allowed to stay overnight in the building on a temporary basis. Ms. Walker wasn't sure if a Special Use Permit was needed. Inspector Lasiewicz stated that if a homeless shelter was the request, that would constitute a different use than the coffee house and a Special Use Permit would be necessary. Commissioner Cihasky said that if the request was to house a transient population, different building code requirements, (fire suppression), would be necessary. Mike Cohoon of 463 Glenwood Court, Chippewa Falls, appeared and stated no beds or sleeping overnight were being proposed or would be allowed. He stated that customers would be allowed to watch television or play cards. Ms. Walker then stated she was proposing extending hours of operation rather than a Special Use Permit. Ruth Rosenow of Chippewa County Housing Authority appeared and stated that the "Mission Coalition" was interested in finding out the "need" for a warming house or a homeless shelter. Commissioner Misfeldt asked if people were expecting to sleep at the Barnabas House, who would monitor this? Mr. Cohoon answered that this was an experiment for emergency situations and to determine the need for temporary housing. Joy LaMartina of the Mission Coalition appeared and stated that Chippewa Falls area people were using the Sojourner House Homeless Shelter in Eau Claire.  
**Motion** by Doughty, seconded by Arneberg to take no action on the agenda item. **All present voting aye. Motion carried.**
  
3. Attorney Scott Nicastro appeared on behalf of Chippewa Manor and Retirement Center to support the attached Certified Survey Map for subdivision of parcel #4393 and existing house at #801 Woodward Avenue. Mr. Nicastro indicated that the Manor intended to demolish an existing building on the parcel and construct a maintenance garage on proposed Lot #2 of the proposed Certified Survey Map. City Inspector Lasiewicz

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

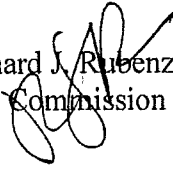
indicated that this subdivision would result in one primary use per lot and also that the existing house and garage on proposed Lot #1 would meet residential district setbacks should proposed Lot #1 ever be rezoned from P-1 Public and Institutional to R1-C Single Family Residential. Commissioner Varga inquired about the size of proposed Lot #1.

**Motion** by Smith, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map for the Chippewa Manor upon:

- 1) Receipt of the \$100 Certified Survey Map review fee and
- 2) any revisions to the Manor parcel Storm Water Management Plan necessitated as a result of this subdivision.

**All present voting aye. Motion carried.**

4. **Motion** by Cihasky, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:00 P.M.

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

# PLAN COMMISSION ATTENDANCE SHEET

DATE: 11-09-15

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Paul Olson	310 Courts	City Council		
Matt K+lu	210 Island	CFPD		
Roy Zomath	516 Island St.	Mission Coalition	715 577-9650	natureofjoy@ so-gl.com.net
Scott Waver	15644 60 <sup>th</sup> Ave	Brown Hills M. H. A.	715 404 8055	apt@waver @gmail.com
Scott Nicastro	Fau Claire	Chippewa River	715-853- 3514	
Kris Marfeneau	1160 161 <sup>st</sup> St	Chippewa Falls		
Jean Mad	212 N. Duane St	C. F.		
Milk Cohoon	463 Glenwood Ct	CF	715-210-5405	atrosenow@chippewa.com
Ruth Rosarow	500 Squires	CF	715-723-8280	

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

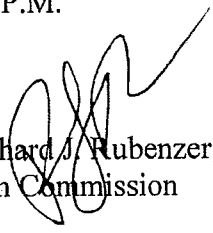
The Plan Commission met in City Hall on Monday, December 7, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was 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

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.**

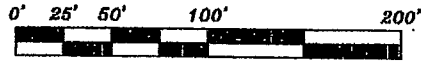
5. **Motion** by Smith, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:43 P.M.



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

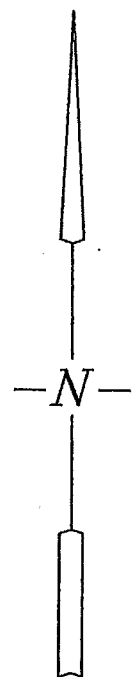
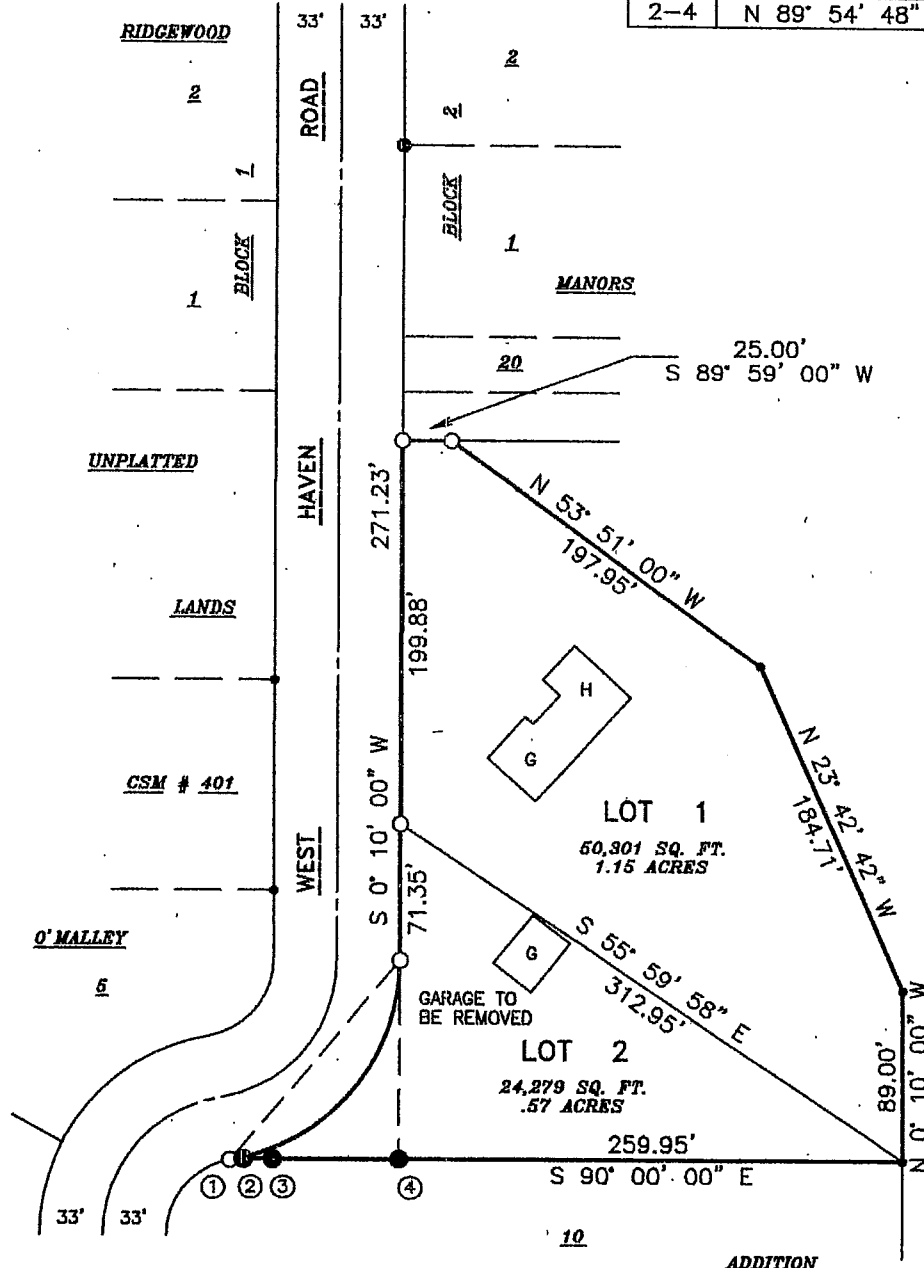
BEING PART OF THE SW 1/4 OF THE SE 1/4  
 OF SECTION 1, TOWNSHIP 28 NORTH, RANGE 9  
 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA  
 COUNTY, WISCONSIN.

SCALE : 1" = 100'



DATA TABLE

NO.	BEARING	DIST.
1-2	N 85° 23' 45" E	6.87'
2-3	N 89° 54' 48" E	15.02'
3-4	N 89° 54' 48" E	66.04'
2-4	N 89° 54' 48" E	81.06'



CURVE DATA

RADIUS	106.00'
CHORD	136.62'
CHORD BEARING	S 40° 13' 00" W
ARC	148.35'
CENTRAL ANGLE	80° 11' 07"

LEGEND

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