

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, July 11, 2016** at **6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the June 13, 2016 Plan Commission Meeting. (*Attachment*)
2. Consider Certified Survey Map from Chippewa County in Lake Wissota Business Park. Make recommendation to the Common Council. (*Attachment*)
3. Conduct a Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 14. (*Attachment*)
4. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 14, City of Chippewa Falls, Wisconsin". (*Attachment*)
5. Adjournment

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, July 6, 2016 at 9:00 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 13, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, June 13, 2016 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky, Dennis Doughty and Mike Tzanakis. Also attending were the persons on the attached attendance sheet.

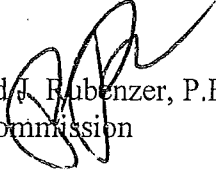
1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the May 9, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution No. 2016-02 to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. No one appeared on behalf of the petitioner to explain or support the Conditional Use Permit petition. Charlie Connell of #422 Frenette Drive appeared. He was concerned with parking spaces and number of staff levels. He also was concerned that the initial twenty-four unit Community Based Residential Facility (CBRF) had not yet been completed. Secretary Rubenzer explained that the parking requirement for CBRF's was one parking space per three units including employees. Sixteen parking spaces are required and twenty-two are being provided. He continued that the State of Wisconsin regulates and licenses CBRF's and would determine and monitor the number of employees required. Mr. Connell indicated that the condo association didn't have any problems with the proposal but truly wanted to see the building completed. He also asked that the City consider placing no parking along the North curb of Frenette Drive if parking on site were to become a problem. Mayor Hoffman closed the public hearing.
Motion by Hubbard, seconded by Hull to approve Conditional Use Permit Resolution No. 2016-02 to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. **All present voting aye. Motion carried.**

3. Mayor Hoffman opened a public hearing to consider Conditional Use Permit No. 2016-03 to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 N. Bridge St. John Schepke appeared to support and explain the petition. In response to a question, he stated that the existing tenant had moved out of the building and that a majority of the first floor space would remain in a commercial use. No one spoke against the permit. Mayor Hoffman closed the public hearing.
Motion by Smith, seconded by Hubbard to approve Conditional Use Permit No. 2016-03 to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 N. Bridge St. **All present voting aye. Motion carried.**

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

4. Max Gehler and Pete Gartman appeared to support the attached preliminary plat of Gehler Estate. Secretary Rubenzer explained that the attached preliminary plat had already been approved by the Chippewa Falls Common Council as a final plat. After discussion;
Motion by Rubenzer, seconded by Hubbard that the attached preliminary plat of Gehler Estate be approved. **All present voting aye. Motion carried.**
5. **Motion** by Hubbard, seconded by Varga that the Common Council approve the attached final plat of Gehler Estate. **All present voting aye. Motion carried.**
6. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:06 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

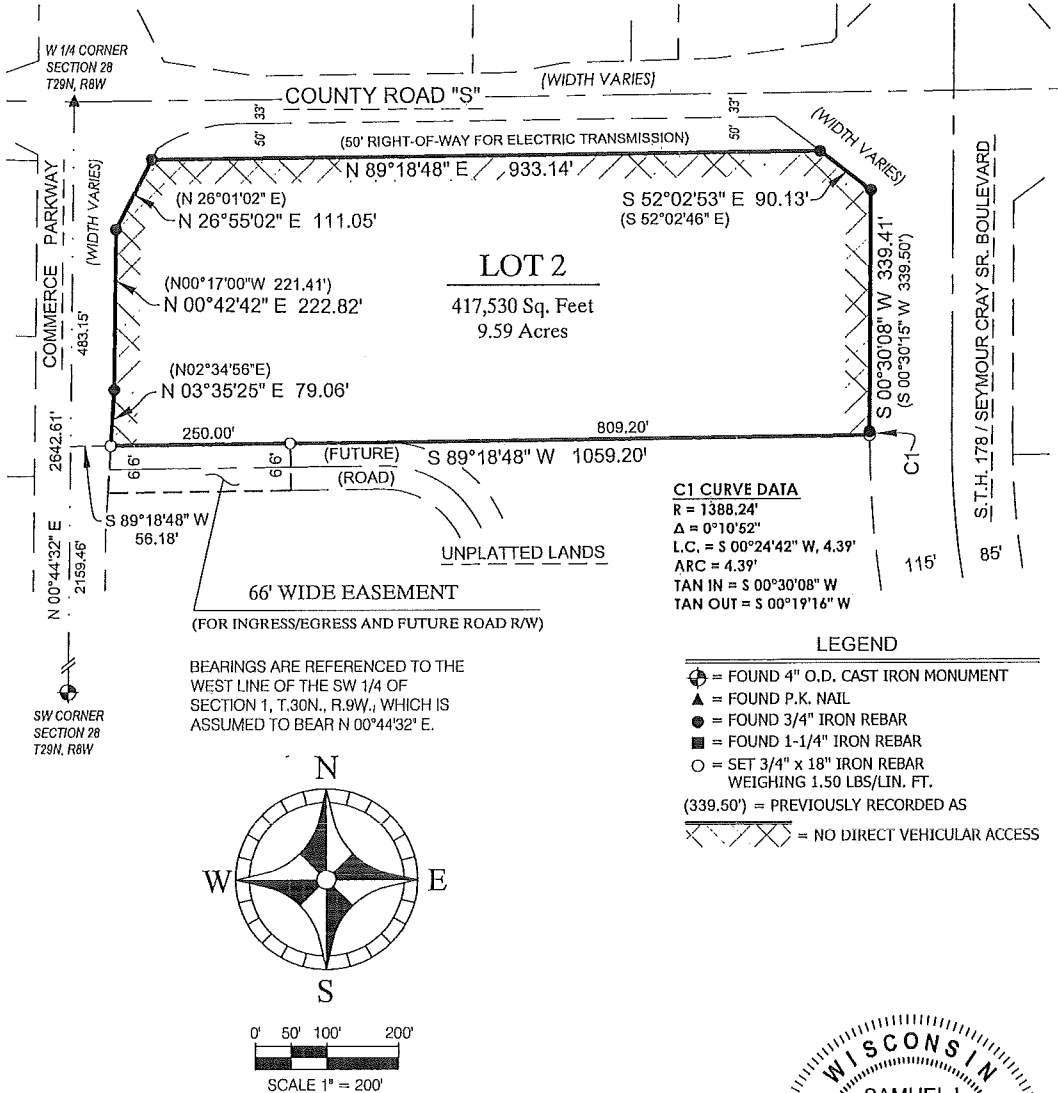
DATE: _____

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
DANIEL E. CORNELL		422 FAUBERTS	715-726-1538	
Dimitry White	Fremette Landsc	306 Fremette Dr. F	715-723-6213	
Gregg M. Anderson	" "	416 Fremette	715-861-3215	
Paul Arnold	" "	422 Fremette Dr	715-726-1538	
Gregg T. Erik		1509 S. Forward St		
Patrick Hall	GreenPoint	490 Broadway St.	715-523-1603	
JOHN S. HOPPE	GreenPoint	440 Broadway St	715-577-6384	

CHIPPEWA CO. CERTIFIED SURVEY
 MAP NO. _____

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

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,
 T.29N., R.8W., CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



DATE APPROVED _____
 CHIPPEWA COUNTY ZONING AGENCY
 BY _____

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

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

LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,
T.29N., R.8W., CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of the Frank Pascarella, Chippewa County Administrator, I have surveyed part of the Northwest 1/4 of the Southwest 1/4 of Section 28, T.29N., R.8W., City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

COMMENCEING at the Southwest Corner of said Section 28; thence, N.00°44'32"E. along the West Line of the Southwest 1/4, 2159.46 feet; thence, S.89°18'48"W., 56.18 feet to the **POINT OF BEGINNING**; thence, N.03°35'25"E. along the Easterly right-of-way line of Commerce Parkway, 79.06 feet; thence, continuing along said right-of-way line N.00°42'42"E., 222.82 feet; thence, continuing along said right-of-way line N.26°55'02"E., 111.05 feet; thence, N.89°18'48"E. along the Southerly right-of-way line of County Road "S", 933.14 feet; thence, continuing along said right-of-way line S.52°02'53"E., 90.13 feet; thence, S.00°30'08"W. along the Westerly right-of-way line of S.T.H. 178/Seymour Cray Sr. Boulevard, 339.41 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 1388.24 feet, and a long chord which bears S.00°24'42"W. for a distance of 4.39 feet; thence, Southwesterly along said right-of-way line and the arc of said curve, 4.39 feet; thence, S.89°18'48"W., 1059.20 feet to the **POINT OF BEGINNING**. Being subject to any easements of record.

Said parcel contains 417,530 square feet or 9.59 acres, more or less. The bearings are referenced to the West Line of the Southwest 1/4 of said Section 28, which is assumed to bear N.00°44'32"E.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Chippewa Falls. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2016.

Samuel I. Wenz, Professional Land Surveyor, S-2221



CITY OF CHIPPEWA FALLS APPROVAL

This Certified Survey Map is approved by the common council of the City of Chippewa Falls this

_____ day of _____, 2016.

Greg Hoffman, Mayor Date

Bridget Givens, City Clerk Date

PC TID RESOLUTION NO. 2016-01

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 14,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 14 (the "District") was created by the City on July 28, 2015 as an industrial district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 11, 2016 held a public hearing concerning the proposed amendment to the Project

Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 14 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

MOTION: _____

SECONDED: _____

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on July 11, 2016, by a vote of _____ ayes, _____ nays, and _____ abstentions.

Richard J. Rubenzer, PE, Secretary Plan Commission

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 14
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY