


**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JANUARY 13, 2014 – 7:30 PM**

The Plan Commission met in City Hall on Monday, January 13, 2014 at 7:30 P.M. Present were Commissioners Dave Cihasky, Jeff Labs, 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 Peter Pohl. Also attending were Council President Bill Hicks, Alderperson Jane Lardahl and Assistant City Engineer Matt Decur.

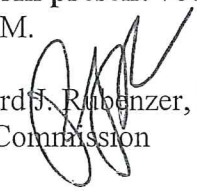
1. **Motion** by Tzanakis, seconded by Smith to approve the minutes of the November 11, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered and discussed the request of Bill Hicks to rezone parcel #3485, (Lots 3 & 4, Block 2 of the Southside Plat), located at #13 E. Canal Street from C-1 Neighborhood Shopping to R-1C Single Family Residential. Property owner, Mr. Hicks pointed out the mix of Commercial, Neighborhood Shopping and majority of R-2 Two Family zoning that surrounded his property. He indicated that R-2 Two Family zoning would be more consistent with the existing neighborhood. The Plan Commission discussed this, concurred and then asked Mr. Hicks if he wished to amend his petition. He responded he would like to amend his petition from R-1C Single Family Residential to R-2 Two Family Residential.  
**Motion** by Hubbard, seconded by Tzanakis to recommend the Common Council conduct a public hearing to consider rezoning parcel #3485, (lots 3 & 4, Southside plat), located at #13 E. Canal Street from C-1 Neighborhood Shopping District to R-2 Two Family Residential. Said public hearing to be scheduled after receipt of the \$300 advertizing fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**
  
3. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:39 P.M.

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

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, NOVEMBER 11, 2013 – 7:30 PM**

The Plan Commission met in City Hall on Monday, November 11, 2013 at 7:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, 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 Jeff Labs. Also attending were Assistant Engineer Matt Decur, Martin Tauger, representing Commerce Bank, Paul Canfield of 2 Rivers Real Estate, Knute Lindquist, owner of #20 N. State St and Amy Belden.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the October 7, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Martin Tauger appeared to request and support Planned Development Conditional Use Permit Resolution #2013-05 and amend C.U.P. Resolution #'s 05-02 and 09-01. He stated potential buyers had requested more traditional larger lots and reduced traffic volume. He stated the reduction from 40 to 33 (larger) lots would result in less traffic and less units. He stated Twin Homes resulted in 58% of all new home sales in this area so far in 2013. He also stated the Twin Homes would be a transition and buffer from Single Family homes to the 8-unit multi-family buildings in Wissota Shores. Mayor Hoffman opened a public hearing to consider P.D. C.U.P. Resolution #2013-05. Commissioner Cihasky stated a Traffic Impact Analysis would be helpful. Rubenzer said the traffic counts had been completed and were being analyzed. Mayor Hoffman closed the public hearing.  
**Motion** by Smith, seconded by Hubbard to approve Planned Development Conditional Use Permit Resolution #2013-05. **All present voting aye. The motion carried on a 10-0 vote.**
  
3. Knute Lindquist, property owner of #20 N. State Street appeared to support a Conditional Use Permit application for a child care center in the lower level of the duplex at #20 N. State Street. Mr. Lindquist stated 3 onsite parking spaces and a two car garage were available. Operator Amy Belden presently owns "Magical Family Daycare" for 8 children in Eau Claire and is licensed by the State of Wisconsin. She hopes to move to the #20 N. State Street location with up to twenty children or as many as regulated by the State of Wisconsin.  
**Motion** by Hoffman, seconded by Hubbard that the Plan Commission conduct a public hearing to consider a Conditional Use Permit Resolution to conduct a child care business in the lower level at the duplex at #20 N. State Street. The public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**
  
4. **Motion** by Varga, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:52 P.M.

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

Date Filed: 1-7-14

Fee Paid: 25.00 Date: 1-7-14 TR # 42817

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: 13 EAST CANAL St Chippewa Falls, WI 54729

Lot: 3 1/4 Block 2 Subdivision South Side PLAT Parcel # 3485

or Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Present zoning classification of property: C1

Zoning classification requested: ~~R-1C~~ R-2 Two-family

*Bye  
Per  
Bill Hicks  
1/13/14  
P.C. meeting  
c*

Name & Address of Petitioner:

William Hicks  
13 EAST CANAL ST  
Chippewa Falls, WI 54729

Home/Business Address:

13 EAST CANAL ST  
CHIPPEWA FALLS, WI 54729

Phone Number: 715 559-1287

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

Existing use of all buildings on such land: Residential

Principal use of all properties within 300 feet of such land: Commercial, Residential, Multi Family

Purpose for which such property is to be used: Residential

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

Less intensive - more restrictive zoning

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

William Huber  
13 EAST CANAL ST  
Chippewa Falls, WI 54729

---

---

---

---

---

---

---

Petitioners/Addresses

William Huber  
13 EAST CANAL ST  
Chippewa Falls, WI 54729

---

---

---

---

---

---

---