


**MINUTES OF THE SPECIAL PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 17, 2013**

The Plan Commission met in City Hall on Monday, June 17, 2013 at 7:30 P.M. Present were Commissioners Peter Pohl, Jeff Labs, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioner Dave Cihasky and the Alderperson Appointee. Also in attendance was Nate Flagstad of Advanced Engineering Concepts and Real Land Surveying.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the May 13, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Certified Survey Map for Coventry Lane. **Motion** by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map for Coventry Lane contingent on:
 - 1) receipt of the \$100 certified survey review fees, and
 - 2) submission and approval of a storm water management plan for Coventry Lane.**All present voting aye. Motion carried.**

3. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:33 P.M.

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


**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 10, 2013**

The Plan Commission met in City Hall on Monday, June 10, 2013 at 7:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Alderperson Appointee and Commissioners Jeff Labs, Mike Tzanakis, Curt Stepanek, Dan Varga and Jerry Smith.

NOTE:

THE PLAN COMMISSION MEETING

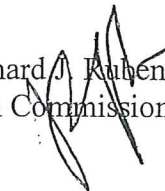
FOR

MONDAY, JUNE 10, 2013

WAS

CANCELLED

DUE TO A LACK OF QUORUM.


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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 13, 2013**

The Plan Commission met in City Hall on Monday, May 13, 2013 at 7:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Jeff Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioner Jerry Smith and Alderperson Brian Flynn. Also attending were Alderperson Jane Lardahl, City Planner Jayson Smith, City Inspector Paul Lasiewicz and those listed on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the April 8, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**
2. Public Works Director Rubenzer presented background information for the Wissota Shores proposal. He stated a traffic study was in progress but not yet completed. Paul Canfield and Bryan Renton presented the Wissota Shores Planned Development Conditional Use Permit request. Mr. Canfield anticipated raised property values when Wissota Shores is completed. He stated the owner and developers would support any solution for traffic congestion that was reached by the Town of Eagle Point and the City of Chippewa Falls. He spoke to the high quality of the proposed buildings. He also restated that Wissota Shores would result in a reduced density from the original Wissota Green subdivision. Bryan Renton spoke of a positive neighborhood feeling that would be developed. Rubenzer detailed that the attached phase plan from existing C.U.P. 2005-02 addressed that Eagle Point and County Highway "I" traffic would be allowed to utilize original Wissota Green subdivision streets until the completion of STH #178 in 2006 at which time CTH "I" through traffic would be routed onto STH #178. Bill Albright of Heartland Contractors Inc. spoke to the high quality of construction. Mayor Hoffman opened the public hearing.

Town of Eagle Point Chairman Dennis Ferstenou listed concerns with closing a connection to 160th Street (formerly CTH "I"). A closing would increase town plow route mileage and times and would isolate a couple of town roads. He said the Town would be opposed to closing a connection to 160th Street but would discuss and consider reducing speed limits if warranted. Rubenzer responded that the traffic study would be made available to the Town at completion. Rubenzer continued that City Attorney Ferg had opined that the City Council could close a city street using the official map process (public hearing) if the street was wholly contained in the city. Rubenzer confirmed that a street closure was only a "consideration" at this time, was not necessarily being promoted and that all traffic solutions were on the table.

Carl Guggenberger of Minneapolis recently closed on a lot or lots along 161st Street in the Town of Eagle Point east of Wissota Shores. He spoke in favor saying he had toured Prairie Park in Eau Claire, witnessed high quality construction and supported Wissota Shores as it would have buildings that were pleasing to the eye and quality tenants. Lisa Haley of CTH "S" spoke against the project. She stated buildings would not be quality buildings and compared the proposal to buildings on Weatherridge Road.

Jan Nyhus of 16096 80th Avenue, Chippewa Falls, spoke against the project. She said she didn't think anyone would build single family houses next to Wissota Shores in the future. She was concerned about Wissota Shores neighbors trespassing on private property to access Lake Wissota. She said she paid high property taxes for that privilege. She hoped the development would be managed well and kept up well if approved. She proposed adding trees along the east property line.

Susan Hebert-Flanagan of 3010 Cottage Lane, Wissota Green, supported the project and stressed the importance of local ownership in creating a feel of safety and comfort in the neighborhood. She anticipated that it would be a good positive development.

Roger Liddell of 2803 90th Street, Eau Claire, was concerned with maintaining a 160th Street access. He opposed the project also because taxes would increase to build a new school if necessary for the subdivision children.

Attorney Brian Nodolf speaking on behalf of the three developers stated he valued and respected comments from land owners. He stated that this was not a rezoning; however, it was a Planned Development Conditional Use Permit. Capacity concerns were previously addressed in approved, existing C.U.P. Resolution #2005-02. He did not like the demonization of renters that was occurring. He spoke to the safety and security of the Wissota Shores development and surrounding neighborhood. He concluded by reaffirming the development team would support any joint traffic solution arrived at by the City of Chippewa Falls and the Town of Eagle Point.

The Plan Commission discussed the proposal. The recent park facilities were a positive addition. The demand for high quality rental units was restated. Commissioner Cihasky pointed out that an existing access to STH #178 via Lakeview Drive was still not scheduled to be constructed as part of the Wissota Shores Development proposal. The need for a tree "buffer" along the east property line was questioned. Commissioner Hubbard suggested rewording item "H" of P.D. C.U.P. Resolution #2013-03 to say developer and owner support a City of Chippewa Falls and Town of Eagle Point traffic solution, not necessarily just a closing the connection to 160th Street solution".

Mayor Hoffman closed the public hearing.

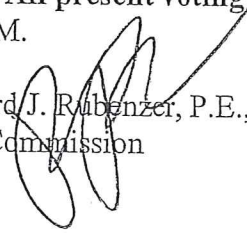
3. **Motion** by Varga, seconded by Hubbard to approve Planned Development Conditional Use Permit Resolution #2013-03 with the appropriate changes to item "H". **A roll call vote was taken. Voting aye were Varga, Hubbard, Pohl, Tzanakis, Rubenzer and Hoffman. Opposed were Cihasky, Labs and Stepanek. Resolution passed with a 6-3 vote.**
4. The Plan Commission considered the preliminary plat for Wissota Shores. Since slight street changes had been made, a new plat would be necessary. Rubenzer stated that the Common Council was the approving agency for plats and that disapproval or approval depended on the plats compliance with state statute chapter 236.
Motion by Hubbard, seconded by Tzanakis to recommend the Common Council approve the revised preliminary plat of Wissota Shores contingent on:
 - 1) receipt of appropriated plat review fees, and
 - 2) submission and approval of a storm water management plan for Wissota Shores.**All present voting aye. Motion carried.**

5. Bill Albright appeared to support the petition to rezone lot #63, parcel #4006.0076 at 836 Bridgewater Avenue, from R-1B Single Family Residential to R-3-4 Multi-Family, 4-Plex Residential. He stated the owner had initially anticipated remodeling the existing farm house but that it was found to not be cost effective and a four-plex would fit the lot better. Commissioner Stepanek questioned why not a duplex. Rubenzer stated that Lot #63 was not part of the original Willow Creek Subdivision Conditional Use Permit Resolution #2007-03 and therefore the Common Council would consider the rezoning request.

Motion by Hubbard, seconded by Varga that the Common Council conduct a public hearing to consider the request to rezone lot #63, parcel #4006.0076 at 836 Bridgewater Avenue from R-1B Single Family Residential to R-3-4 Multi-Family, 4-Plex Residential. Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and conducted after the proper notification of adjacent property owners. **All present voting aye. Motion carried.**

6. The Marilyn Addition preliminary plat had been previously considered and so no action was taken on that item.
7. **Motion** by Varga, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 8:49 P.M.

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



PLAN COMMISSION ATTENDANCE SHEET

DATE: May 13, 2013

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Dr. Bill ← Peggy Sprague		16126 81st Av C.F.	726-9570	
Bryan Kinton	2 Rivers Real Estate		577-0712	
DENNIS FERSTENOW	TOWN OF FAIRFAX PLANT	917136th St. C.F.	720-1220	
Yvonne Custer		7717 161st St. C.F.	726-9289	
Ruby Jean Martin		7713 162nd St C.F.	723-2245	
Lisa Dean		1726 Brickyard	723-7140	
Paul Centfield	2 Rivers Real Estate	3878 London Rd EC WI. 54201	715-828-0514	
Carl Guggenberger	Self - Heartland Cent.	6832 Humboldt Ave S Munneypolis mn	612-518-3536	
Brian Nodorf	2 Rivers	4410 Golf Terrace Site 120 EC	715-830-9771	
SEAN P BOHAN	AEC	635 FAIRFAX ARIZONA WI	715-552-0330	
MARY BRUNSTADT	Self	8155 163rd St Chippewa Falls,	715-726-0101	
Sue Dahl		9008 State Hwy 124 C.F.	715-723-5996	

PLAN COMMISSION ATTENDANCE SHEET

DATE: May 13, 2013

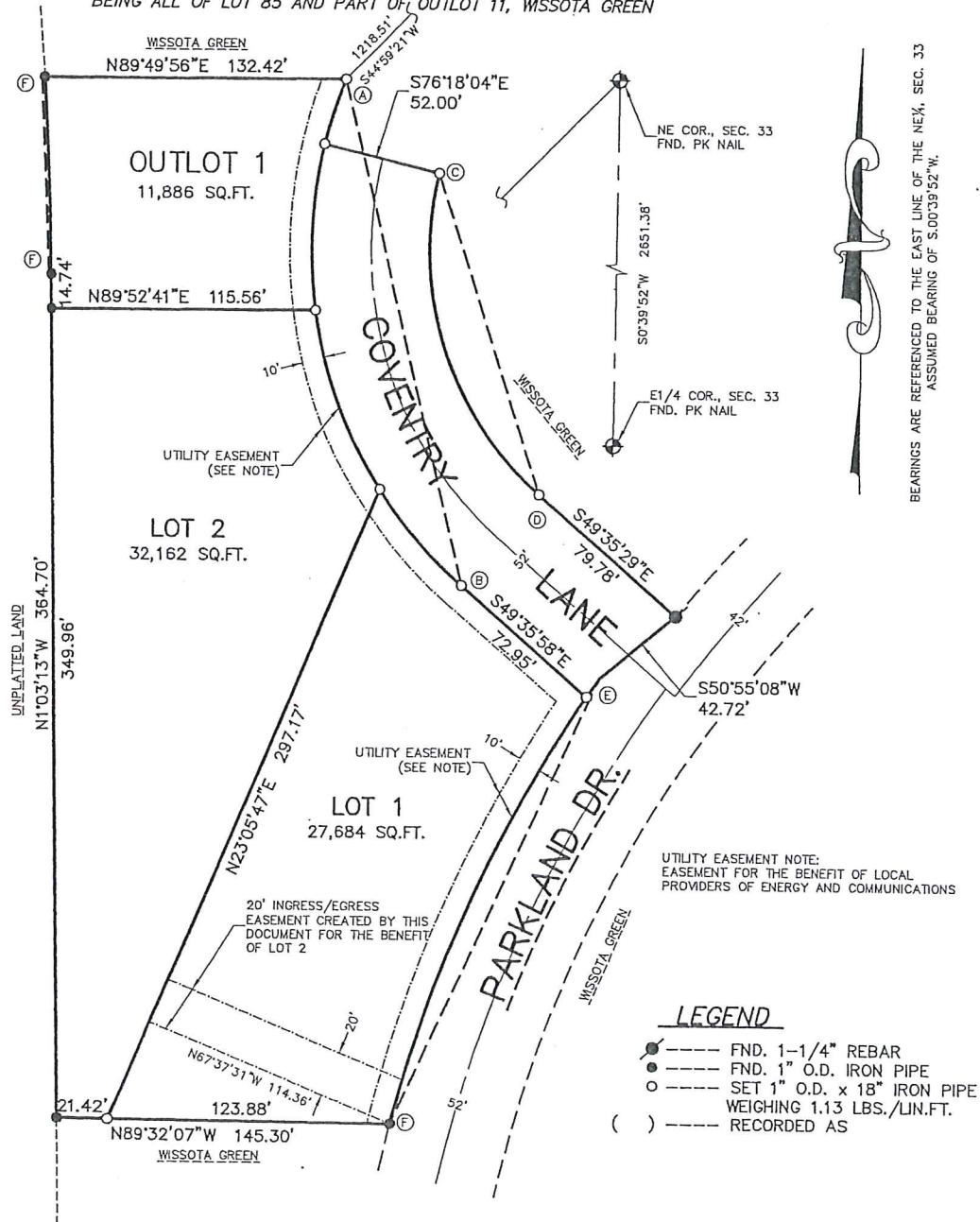
NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Ellen Dearie		711 Northview Ln	728-7374	
Jive Mandelst		711 Northview Ln	723-7374	
Jane Corballe		1103 Weather Ridge	723-0841	
Kevin & Cheryl Flynn	Home Owner	1602 Willow Creek Pkwy	726-0919	
Raye Kiddell		2003 9 th St SE	835-1301	
M. McWhorter		8943 16 th St SE		
Louisa J. Davis		7943 160 th St	456-9156	
Dan Williams	Home Owner	7943 160 th St	271-9946	
Jan Nykers		16096 John Ave	715-723-8489	
Ron Johnson		16096 80th Ave	715-723-8489	
Bill Albright		16789 84 th Monrovi	715-811-8000	
John James	Home owner	15592 93 rd Ave	715-723-9273	

CHIPPEWA CO. CERTIFIED SURVEY
MAP No. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER **IN THE NE¹/₄ OF THE NE¹/₄,
 SECTION 33, T29N, R8W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY,
 WISCONSIN**

BEING ALL OF LOT 85 AND PART OF OUTLOT 11, WISSOTA GREEN



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE¹/₄, SEC. 33 ASSUMED BEARING OF S.00°39'52"W.

**CHIPPEWA CO. CERTIFIED SURVEY
MAP No. _____**

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER IN THE NE¹/₄ OF THE NE¹/₄,
SECTION 33, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY,
WISCONSIN
BEING ALL OF LOT 85 AND PART OF OUTLOT 11, WISSOTA GREEN

CURVE TABLE								
CURVE	LOT	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN
A-B		239.97'	190.34'	072°14'13"	224.39'	S13°28'52"E	S22°38'15"W	S49°35'58"E
	BDRY	29.69'	190.34'	008°56'19"	29.66'	S18°10'05"W		
	OL 1	72.37'	190.34'	021°47'06"	71.94'	S02°48'23"W		
	2	82.86'	190.34'	024°56'32"	82.21'	S20°33'26"E		
	1	55.05'	190.34'	016°34'16"	54.86'	S41°18'50"E		
C-D		152.83'	138.34'	063°17'54"	145.18'	S17°57'01"E	S13°41'56"W	S49°35'58"E
E-F		215.23'	591.00'	020°51'56"	214.04'	S24°55'29"W	S35°21'27"W	S14°29'31"W
	ST	10.04'	591.00'	000°58'23"	10.04'	S34°52'16"W		
	1	205.19'	591.00'	019°53'33"	204.16'	S24°26'18"W		
G-H	OL 1	85.25'	1617.39'	003°01'12"	85.24'	N02°33'49"W	N01°03'13"W	N04°04'25"W

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:
 THAT BY THE DIRECTION OF BRYAN RENTON, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.
 THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE NE¹/₄ OF THE NE¹/₄, SECTION 33, T29N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING ALL OF LOT 85 AND PART OF OUTLOT 11, WISSOTA GREEN AND PART OF VACATED COVENTRY LANE, SAID VACATION BY CITY RESOLUTION ##### ON date, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT 11;
- THENCE N.89°49'56"E. 132.42 FEET;
- THENCE SOUTHERLY, ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, THE LONG CHORD WHICH BEARS S.18°10'05"W. 29.66 AND HAVING A RADIUS OF 190.34 FEET;
- THENCE S.76°18'04"E. 52.00 FEET;
- THENCE SOUTHERLY, ALONG THE ARC OF A CURVE CONCAVE EASTERLY, THE LONG CHORD WHICH BEARS S.17°57'01"E. 145.18 FEET AND HAVING A RADIUS OF 138.34 FEET;
- THENCE S.49°35'29"E. 79.78 FEET TO THE SOUTHERLY CORNER OF LOT 86, WISSOTA GREEN ON THE NORTHWESTERLY LINE OF PARKLAND DRIVE;
- THENCE S.50°55'08"W., ALONG SAID NORTHWESTERLY LINE, 42.72 FEET;
- THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, THE LONG CHORD WHICH BEARS S.24°55'29"W. 214.04 FEET AND HAVING A RADIUS OF 591.00 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT 85;
- THENCE N.89°32'07"W. 145.30 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT;
- THENCE N.01°03'13"W., ALONG THE WEST LINE OF SAID LOT 85 AND SAID OUTLOT 11, A DISTANCE OF 364.70 FEET;
- THENCE NORTHERLY, ALONG THE WEST LINE OF SAID OUTLOT 11 AND ALONG THE ARC OF A CURVE CONCAVE WESTERLY, THE LONG CHORD WHICH BEARS N.02°33'49"W. 85.24 FEET AND HAVING A RADIUS OF 1617.39 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE SUBDIVISION THEREOF.
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 18, SUBDIVISION AND PLATTING ORDINANCE OF THE GENERAL CODE OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2013
 PETER J. GARTMANN, R.L.S. 2279

**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL. ___ OF CERTIFIED SURVEY MAPS PAGE_

REGISTER

IN THE NE¼ OF THE NE¼,
SECTION 33, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

COMMON COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED: _____ (DATE) SIGNED: _____

GREGORY S. HOFFMAN, MAYOR

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

COMMERCE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS, DO HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE SAID COMMERCE BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____ AND _____, AT _____, WISCONSIN

AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS _____ DAY OF _____, 2013.

SIGNATURE: _____

PRINT NAME AND TITLE: _____

SIGNATURE: _____

PRINT NAME AND TITLE: _____

STATE OF _____ STATE OF _____
COUNTY OF _____ ss

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED

_____ AND _____
TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY OF _____ ss