


**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, July 8, 2013**

The Plan Commission met in City Hall on Monday, July 8, 2013 at 7:30 P.M. Present were Commissioners Peter Pohl, Dan Varga, Beth Arneberg, Jerry Smith, Dave Cihasky, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioner Jeff Labs, Mike Tzanakis, Alderman Chuck Hull, and Secretary Rick Rubenzer. Also in attendance were Scott Kauphusman, Machine Tool Camp, Matt Decur, Assistant City Engineer, and Jayson Smith, City Planner.

1. **Motion** by Smith, seconded by Hubbard to approve the minutes of the June 17, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered the attached Special Use Permit petition from Scott Kauphusman, Machine Tool Camp. Jayson Smith introduced Mr. Kauphusman and briefed the Commission on Mr. Kauphusman's request to locate his light manufacturing business in the building located at 128 W. River Street. Mr. Kauphusman reviewed a printed power point that summarized his intent to renovate the building with new windows and entrances, cleaning, and move his business from Riverside Industrial Park into the renovated building providing need space for company growth.  
**Motion** by Cihasky, seconded by Smith to recommend that the Common Council schedule a Public Hearing for the Special Use Permit to operate a light industrial business at 128 W. River Street contingent on:
  - 1) receipt of the \$300 legal advertising fee and proper notification of adjacent property owners.**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 8:33 P.M.

  
Jayson Smith, Acting Secretary  
Plan Commission

**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

Date Filed: 7-3-13

Fee Paid: \$25.00 Date: 7-3-13 TR# 40083

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

PETITION FOR A SPECIAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the City Council of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.48, for the following described property:

Address of Property: 128 River Street, Chippewa Falls, WI 54729

Lot: \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Or Legal Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property is zoned Central Business District

Home/Business Address: 1517 Woodridge Dr., Chippewa Falls, WI 54729

Phone Number: (715) 514-9780

Purpose for which this Permit is being requested: We would like to relocate our industrial, "light manufacturing" business, Machine Tool Camp, to this location. Our intention is the operate our business, of remanufacturing computer controlled machine tools, from the three story building located at 128 River Street, currently owned by Mason Companies Inc. Our business will initially occupy the first and second floors of the building with possible future use of the third floor. In addition to our existing business we would also like to utilize portions of the first, second, and third floors under the existing Central Business District zoning code. Additional information on our business and ideas for the building is enclosed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed buildings \_\_\_\_\_

Use of part of building: \_\_\_\_\_

Proposed Additions: \_\_\_\_\_

Future Additions: \_\_\_\_\_

Change in

Use: The "Wilson" building was originally build, in the early 1900's, as a grocers warehouse. In the 1950's it was sold to Chippewa Shoe and used as a manufacturing facility. From the early 1990's to early 2000's Mason Companies Inc., manufactured in the building operating their "Letter Shop." The building has been used primarily for warehousing for the last 10 years. The building is also currently used by " Spirit of Christmas" during the holiday season with 10-20 employees in the building.

We would like to change the use of the building from warehousing back to manufacturing.

Outside

Appearance: The 3 story brick building currently has all windows boarded up. Our renovation of the building includes improvements in windows, entrances, etc.

Number of Buildings: 1

Planting & Landscaping:

Type: Currently there is no green space on this property. There is no grass and no trees. We may want to add a "green space" in part of the parking lot associated with the property. However, in general, the property doesn't offer many landscaping opportunities.

Timetable: Landscaping and planting are not in the short-term plans, but may be considered at a later date.

Existing use of property within 300' of subject property: (List or Attach Map) To the North of the building, there are single and multifamily residential properties, Farmers Union office space, Furniture painting and refinishing. To the East of the building, and across Island Street, is Burger King and Car Quest Auto Parts. To the West of the building is the Ritz Bar and a vacant lot. There are no structures South of the building.

Indicate any facts that indicate the proposed use will not be detrimental to the general public interest, the purposes of this Chapter and the general area in which it is located: \_\_\_\_\_

Our business is a very light type of manufacturing. Most of our labor time is spent on engineering and the installation of new computer control systems on industrial machines. Installing new controls is a process of removing old wiring and systems from machines and installing new wires, circuit boards, computers, etc.; all very quiet activities. While we do operate a small machine shop (one mill and one lathe) we do not run production in our machine shop and the machines are very quiet and used approx. 10 hours per month. Our loudest piece of equipment is an air compressor, at about 70dB at 3' range. It's very similar to the air compressor that has been in use at the building for many years. We anticipate that neighbors will not notice any difference in our use of the building beyond the number of vehicles in the parking lot. We will improve the appearance of the building and will bring opportunities to existing neighboring businesses.

Operational plans of the proposed use:

Hours of Operation: Current hours 7:00am to 6:00pm  
Days of Operation: Generally M-F Saturday and Sunday as needed  
Number of Employees: Generally 2 part-time and 4 full-time  
Part-Time Full-Time

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

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

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

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

Building Plans:  
Existing buildings: \_\_\_\_\_

Screening:

Type: None present

Fences: There is currently a chain-link fence at the back of the parking lot. While we do not currently have plans for any additional fencing, we may want to add an attractive fence/screen to secure the parking lot in the future.

Type: If fencing is used on the front of the parking lot, it will be an attractive, wrought iron type of look. It's important to our business to maintain an attractive facility.

Height: Possibly 8' tall

Location: Front/Side of Parking lot

Bank: none

Planting: \_\_\_\_\_

Maintenance: \_\_\_\_\_

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

Lights:

Number of

Lights: lights will be used, in accordance with existing code, to illuminate the building perimeter and parking lot. Lights may also be used for the general enhancement of the building appearance.

Location: building facade, building perimeter, parking lot

Hours: dusk to dawn

Type: to be determined

Signs:

Type: business name, "no weapons allowed", etc, in accordance with existing codes

Lighted: to be determined

Size: to be determined

Location: front of building near entrances

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

Drives:

Number of: there is one existing driveway from River Street into the parking lot  
Location: East side of building into the existing parking lot  
Width: as currently installed

Parking:

Number of Stalls: Currently 25 stalls in existing parking lot  
Location of Stalls: parking lot on East side of building  
Setbacks: \_\_\_\_\_  
Surfacing: blacktop  
Screening: none

Drainage:

Storm Sewer: existing drainage on River Street  
Rock Beds: none  
Detention Pond: none  
Retention Pond: none

Submit Site Plan Showing Property Line, Buildings, and Other Structures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

List any additional information being submitted with this permit application: \_\_\_\_\_  
Attached is a presentation with further information on our business, and our plans for the building.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Owners/Addresses

Petitioners/Addresses

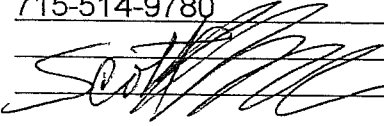
Scott Kauphusman

Same

1517 Woodridge Dr.

Chippewa Falls, WI 54729

715-514-9780



7/3/2013