

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, OCTOBER 7, 2013**

The Plan Commission met in City Hall on Monday, October 7, 2013 at 7:30 P.M. Present were Commissioners Peter Pohl, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Secretary Rick Rubenzer, Commissioners Jeff Labs and Dave Cihasky. Also attending were Assistant City Engineer Matt Decur, Paul Canfield of Two Rivers Real Estate, Marty Tauger from Commerce Bank and Alderperson Jane Lardahl.

1. **Motion** by Varga, seconded by Hull to approve the minutes of the September 9, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Paul Canfield and Marty Tauger appeared to support the attached petition for an amendment to Conditional Use Permit #09-01 and #05-02 for Phase 1 of the Wissota Green Subdivision. Mr. Canfield and Mr. Tauger explained the addition of twin homes and answered questions about the local real estate market for twin homes.  
**Motion** by Varga, seconded by Hubbard to schedule a public hearing upon receipt of the \$300 advertising fee and proper notice to surrounding property owners.  
**All present voting aye. Motion carried.**
  
3. Paul Canfield and Marty Tauger appeared to support the second replat of the Wissota Green Subdivision.  
**Motion** by Hubbard, seconded by Smith to recommend the Common Council approve the second replat of the Wissota Green Subdivision. **All present voting aye. Motion carried.**
  
4. **Motion** by Varga, seconded by Smith to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:57 P.M.

  
Matt Decur, Acting Secretary  
Plan Commission

# PLAN COMMISSION ATTENDANCE SHEET

DATE: \_\_\_\_\_

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Paul Cahill	2 Rivers Real Estate	4252 Southtowne Dr Evan Grove VT 54701	715-828-0815	PaulCahill@penetx.net
Marty Touger	Commerce Bank	11	715- <del>828</del> 770-9181	Tougers@5mail.com
Jane Sandahl		1103 Weather Ridge	723-0841	jardahl@chippewatfallsvt.gov

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, SEPTEMBER 9, 2013**

The Plan Commission met in City Hall on Monday, September 9, 2013 at 7:30 P.M. Present were Commissioners Jeff Labs, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Peter Pohl, and Vice-Chairperson Tom Hubbard. Also attending were Assistant City Engineer Matt Decur, Gary Bodig representing A T & T, Mark Mueller representing the rezoning of Lot 11, Block 1 of Zielie Addition Replat, John Schepke representing Schepke Sunshine Circle LLC and Bill Larson of 630 Woodward Avenue.

1. **Motion** by Smith, seconded by Tzanakis to approve the minutes of the August 12, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution #2013-04 to allow A T & T to install a diesel generator enclosed in steel on a 10' x 4' concrete pad in an added 10' x 15' enclosure on site at #631 Chippewa Street. Bill Larson of #630 Woodward Avenue asked how loud the generator would be and how often it would be exercised. Gary Bodig responded:

1) 71 decibels at 20 feet, the approximate noise level of a hair dryer or vacuum cleaner and;

2) it would be tested once per week for about twenty minutes.

Mr. Larson was satisfied. Commissioner Labs asked about a lease renegotiation. Rubenzer responded that condition #4 of Conditional Use Permit Resolution #2013-04 addressed the lease rate change. Mayor Hoffman closed the public hearing.

**Motion** by Smith, seconded by Hull to approve Conditional Use Permit Resolution #2013-04 to allow A T & T to install a diesel generator enclosed in steel on a 10' x 4' concrete pad in an added 10' x 15' enclosure on site at #631 Chippewa Street. **All present voting aye. Motion carried.**

3. John Schepke appeared to support the attached certified survey map dividing Lot #1 and Lot #2 at #24 Sunshine Circle. This request accompanies a pending request to rezone resulting Lot #4, (on proposed CSM), from C-4 Highway Commercial to R-3A Multi-Family Residential. Mr. Schepke provided the attached site plan to construct a 12 unit one-bedroom apartment complex.

**Motion** by Tzanakis, seconded by Varga to recommend the Common Council approve the attached certified survey map subdividing Lots #1 and #2 of the Gateway Center Subdivision and located at #24 Sunshine Circle into Lots #3 and #4 as shown. Said recommendation contingent upon receipt of the \$100 certified survey map review fee. **All present voting aye. Motion carried.**

4. Mark Mueller appeared to support his petition to rezone Lot #11, Block #1 of the Zielie Addition Replat from R-1C Single Family Residential to R-2 Two-Family Residential. Rubenzer explained that drive access to Lot #11 would be via existing Alexander Street and Mr. Mueller would be responsible to construct sanitary and water services to Lot #11

from Marilyn Street through the existing 30' wide utility easement. Commissioner Tzanakis inquired as to whether the proposed rezoning would affect offers to purchase the lots surrounding Lot #11.

**Motion** by Tzanakis, seconded by Varga to recommend the Common Council schedule a public hearing to consider rezoning City owned Lot #11, Block #1 of the Zielie Addition Replat from R-1C Single Family Residential to R-2 Two-Family Residential. Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notice of adjacent property owners. **All present voting aye. Motion carried.**

5. **Motion** by Varga, seconded by Smith to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:50 P.M.

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

Date Filed: 9/30/13

Fee Paid: 25.00 Date: 9-30-13 TR# 40878

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

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, Wisconsin, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.47, for the following described property:

Address of Property: PHASE I WISCONSIN GREEN SUBDIVISION

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

Or Legal Description: SEE ATTACHED

Property is zoned: MIXED RESIDENTIAL

Home/Business Address: 4252 SOUTHTOWNE DR., SUITE A, EAU CLAIRE, WI 54701

Phone Number: (715) 770-9181

Purpose for which this Permit is being requested:

REPLAT OF EXISTING SUBDIVISION

CONDITIONAL USE PERMIT APPLICATION (Continued)

Existing use of property within 300' of subject property:(List or attach map)

- SAME AS PREVIOUS REQUEST FOR OUTLOT 13

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:

- LARGER LOTS
- LESS DENSE
- INTRODUCTION OF TWIN HOMES

Operational plans of the proposed use:

Hours of Operation: N/A  
Days of Operation: \_\_\_\_\_  
Number of Employees: \_\_\_\_\_  
Part-Time Full-Time

Capacity:

Number of Units: REDUCED BY 20+

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

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

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

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

Building plans:

Existing buildings: TWIN HOMES WOULD BE NEW USE.

CONDITIONAL USE PERMIT APPLICATION (Continued)

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

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

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

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

Change in Use: CHANGED EXISTING FLAT. INTRODUCED TWIN HOMES.

Outside Appearance: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of Buildings: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Planting & Landscaping:

Type: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Timetable: \_\_\_\_\_  
\_\_\_\_\_

CONDITIONAL USE PERMIT APPLICATION (Continued)

Screening:

Type: \_\_\_\_\_

\_\_\_\_\_

Fences: \_\_\_\_\_

\_\_\_\_\_

Type: \_\_\_\_\_

Height: \_\_\_\_\_

Location: \_\_\_\_\_

\_\_\_\_\_

Earth Bank:

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

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

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

\_\_\_\_\_

Lights:

Number of  
Lights: \_\_\_\_\_

\_\_\_\_\_

Location: \_\_\_\_\_

Hours: \_\_\_\_\_

\_\_\_\_\_

Type: \_\_\_\_\_

\_\_\_\_\_

Signs:

Type: \_\_\_\_\_

Lighted: \_\_\_\_\_

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

Location: \_\_\_\_\_

\_\_\_\_\_

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



CONDITIONAL USE PERMIT APPLICATION (Continued)

Drives:

Number of: \_\_\_\_\_  
Location: \_\_\_\_\_  
Width: \_\_\_\_\_

Parking:

Number of Stalls: \_\_\_\_\_  
Location of Stalls: \_\_\_\_\_  
Setbacks: \_\_\_\_\_  
Surfacing: \_\_\_\_\_  
Screening: \_\_\_\_\_

Drainage:

Storm Sewer: STAY THE SAME  
RockBeds: \_\_\_\_\_  
Detention Pond: \_\_\_\_\_  
Retention Pond: \_\_\_\_\_

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

ATTACHED

List any additional information being submitted with this permit application:

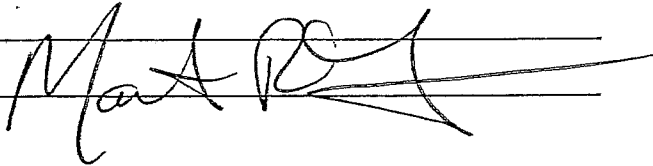
- CHANGING COTTAGE HOME LOTS TO TWIN HOMES
- MAKING LARGER LOTS FROM EXISTING
- LEAVING STORM WATER IN PLACE
- PETITION TO VACATE MANDOR DRIVE AND TRAILS

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

Owners/Addresses

Petitioners/Addresses

COMMERCIAL BANK  
7650 EDINBOROUGH WAY  
SUITE 150  
EDINA, MN 55435



MARTIN TAUGER - AGENT  
4252 SOUTHTOWNE DR.  
SUITE A  
EAU CLAIRE, WI 54701

**RESOLUTION TO AMEND C.U.P. RESOLUTION #05-02 FOR  
WISSOTA GREEN TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

**WHEREAS**, on March 7, 2005, the City of Chippewa Falls Plan Commission approved C.U.P. Resolution #05-02 (attached) for the Wissota Green Traditional Neighborhood Development after conducting a public hearing to hear all concerns and comments; and

**WHEREAS**, at it's April 13, 2009 regular meeting, the Plan Commission received a request from Sienna Corporation to; 1) Re-subdivide Phase I of the Wissota Green Subdivision from sixty-one (61) to forty (40) larger lots, 2) Revise the Type One Manor lot standard so two and three family dwellings are not primary uses, 3) Revise the original land use plan so Type II Manor lots, Type III and Type IV Cottage lots and Type V greenlet lots are changed to Type I Manor lots along with Type V greenlet lots also being changed to Town House lots, and, 4) Revise the lot frontage/sidewalk and trail plan to reflect the proposed larger lots and additional Type 1 Manor lot designations; and

**WHEREAS**, the Plan Commission reviewed the said request of Sienna Corporation using City municipal Code 17.26.5 Planned Development District: Traditional Neighborhood Development which directs such a review use Wisconsin Statutes 66.1027 (1) (c) and 66.1027 (2) and Municipal Code 17.26 PUD Planned Unit Development Regulations as review criteria; and

**WHEREAS**, Sienna Corporation intends to replat the Wissota Green Phase I development from sixty-one (61) lots to forty (40) larger lots that are more typical of residential subdivisions in the City of Chippewa Falls.

**NOW, THEREFORE BE IS RESOLVED**, that the Plan Commission of the City of Chippewa Falls, Wisconsin finds;

1. That upon review of C.U.P. Resolution #05-02 and the approved Storm Water Management Plan by City Staff, the proposed revised forty(40) lot layout footprint will result in the same amount of common space and green space as the original sixty-one (61) lot layout.

2. The Plan Commission further finds that the proposed revised plat, revised land use plan and revised lot frontage/sidewalk and trail plan are not detrimental to adjacent

C.U.P. Resolution #09-01

land uses because the revisions present a less intense use of the original sixty-one (61) lots.

3. The Plan Commission further finds that the proposed revised plat is consistent with the original purpose and intent of C.U.P. Resolution #05-02 because the revised larger lot areas, widths and setbacks represent a less intensive use of the land.

4. The Plan Commission finds that the proposed revised Land Use Plan, and revised lot frontage/sidewalk and trail plan are consistent with the original purpose and intent of C.U.P Resolution #05-02 because each proposed land use revision results in a less intensive use of the land.

5. The Plan Commission further finds that the proposed revised plat, revised Land Use Plan and revised lot frontage/sidewalk and trail plan are not detrimental to adjacent land uses because the revisions represent a less intense use of the original sixty-one (61) lots.

6. The Plan Commission further finds that the proposed revised plat is consistent with the original purpose and intent of C.U.P. Resolution #05-02 because the revised lot areas, widths and set backs represent a less intensive use of the land.

7. The Plan Commission further finds that the revision of the Type I Manor lot standard to exclude two and three family residences, and the proposed revision of ten (10) Type II Manor lots to ten (10) Type I Manor lots, forty-five (45) Type III Cottage lots to thirty-eight (38) Type I Manor lots, eight (8) Type IV Cottage lots to six (6) Type I Manor lots, twelve (12) Type V greenlet lots to four (4) Townhouse lots and seven (7) Type V greenlet lots to three (3) Type I Manor lots represents a less intensive use of the land and to be consistent with the original purpose and intent of C.U.P. Resolution #05-02.

**NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLAN  
COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN:**

- a) That conclusions based on the previous seven findings of fact and pursuant to Chapters 17.26, 17.26.5 and 17.47 of the Code of Ordinances of the City of Chippewa Falls, that Conditional Use permit #05-02 be amended to include the revised plot layout, revised land use plan, revised Type I Manor lots standard and the revised lot frontage/sidewalk and trail plan.

C.U.P. Resolution #09-01

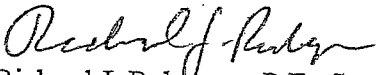
- b) Further that the said revisions replace the original documents of C.U.P. Resolution #05-02 and the revisions combined with C.U.P. #05-02 in its entirety become C.U.P. Resolution #09-01.

**FURTHER**, that C.U.P. Resolution #09-01 is hereby granted.

MOTION: Hubbard

SECONDED: Varga

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on May 11, 2009, by a vote of 7 ayes, 0 nays and 0 abstentions.

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

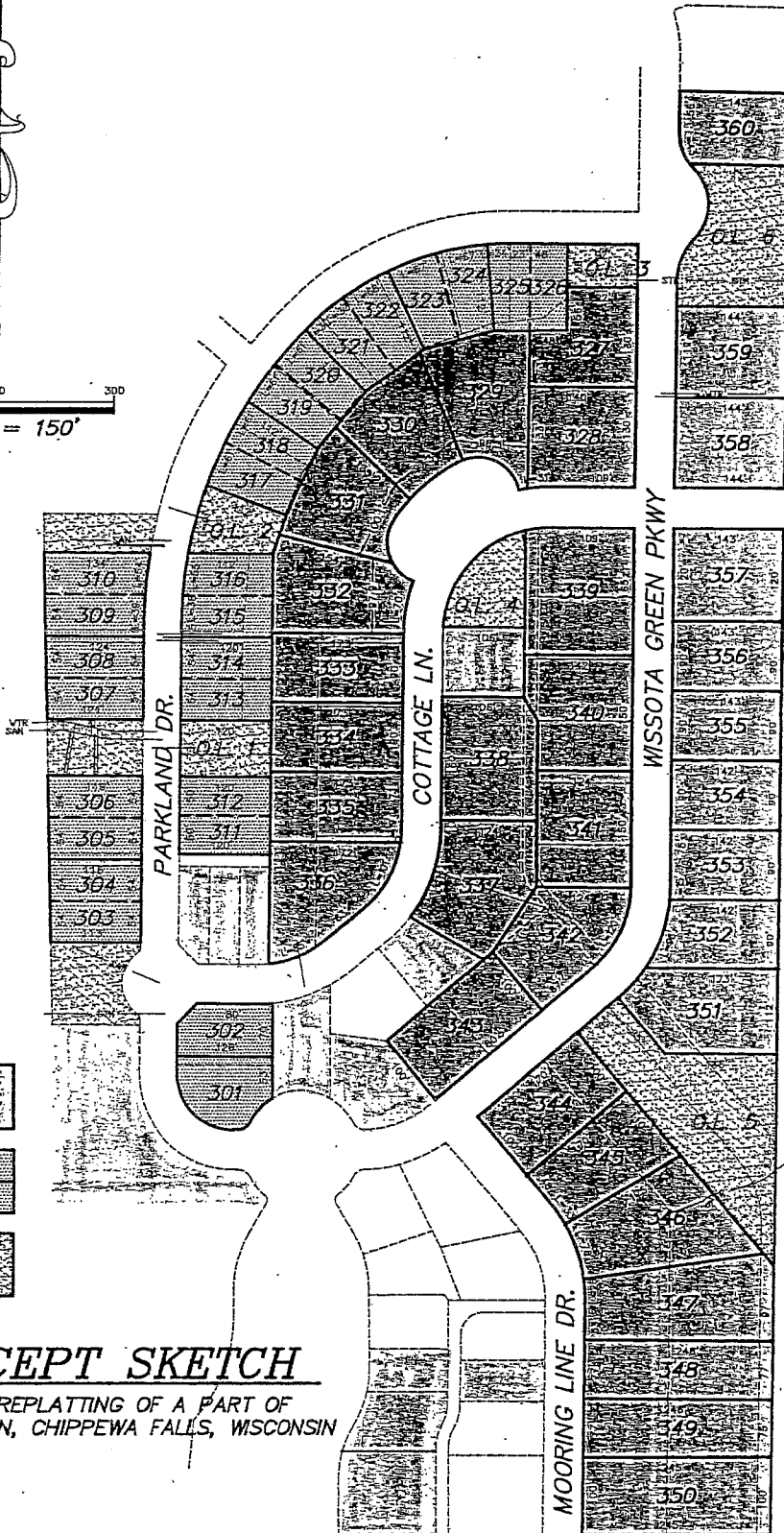


# REAL LAND SURVEYING

635 FAIRFAX STREET  
ALTOONA, WI 54720  
(715) 514-4116



0 75 150 300  
SCALE: 1" = 150'



SINGLE  
FAMILY

TWIN  
HOME

GREEN  
SPACE

## CONCEPT SKETCH

FOR THE REPLATTING OF A PART OF  
WISSOTA GREEN, CHIPPEWA FALLS, WISCONSIN



LANDOWNER/SUBDIVIDER:

- COMMERCE BANK

APPROVING AUTHORITIES:

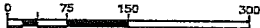
- CITY OF CHIPPEWA FALLS

OBJECTING AUTHORITIES:

- DEPARTMENT OF ADMINISTRATION

SURVEYOR

- PETER J. GARTMANN R.L.S. No. 2279  
REAL LAND SURVEYING  
635 FAIRFAX ST.  
ALTOONA, WISCONSIN 54720

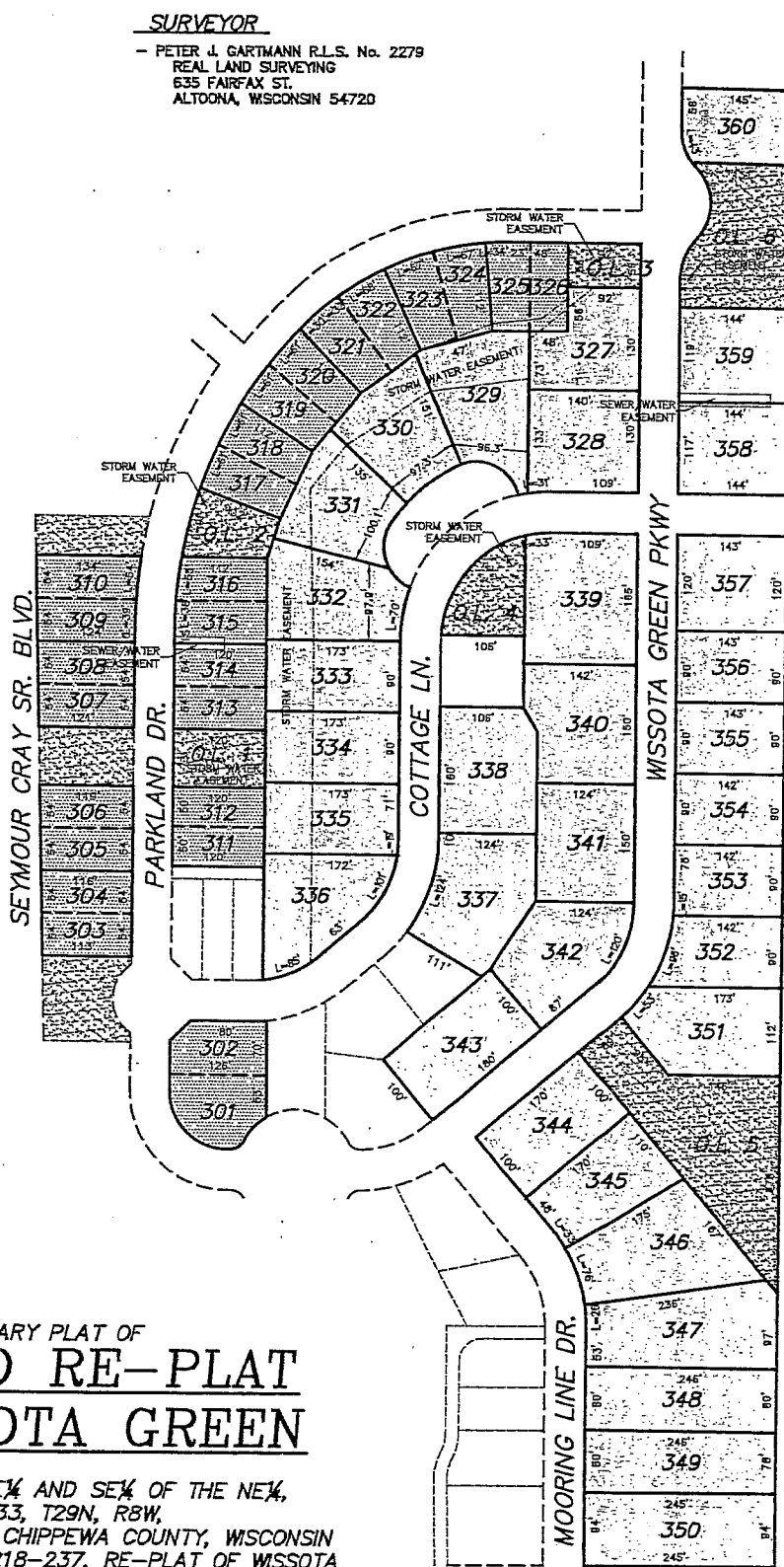


SCALE: 1" = 150'

SINGLE FAMILY

TWIN HOME

SPECIAL SPACE



PRELIMINARY PLAT OF  
**SECOND RE-PLAT  
OF WISSOTA GREEN**

IN THE NE¼ OF THE NE¼ AND SE¼ OF THE NE¼,  
SECTION 33, T29N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING LOTS 201-212 AND 218-237, RE-PLAT OF WISSOTA  
GREEN AND LOTS 3-16, 49-57, 102-109, OUTLOTS 1, 3,  
5, 7, 9, 16, 18, WISSOTA GREEN AND VACATED MANOR  
DRIVE

**NOTE:**

- EASEMENTS MAYBE NEEDED AND WILL BE SHOWN ON THE FINAL PLAT FOR CITY SERVICES TO INDIVIDUAL LOTS AFTER LOCATING THE SERVICES IN THE FIELD.
- SIDE YARD SETBACKS FOR THE PLANNED DEVELOPMENT SHOULD BE MODIFIED TO ALLOW 0 SETBACK FOR THE TWIN HOME LOTS ALONG ONE SIDE OF EACH OF THE LOTS
- STORM WATER EASEMENT AREAS ARE RESTRICTED SO THAT THERE WILL BE NO ALTERING THE EXISTING GRADE EXCEPT FOR REMOVAL OF EXISTING PATHWAY
- THE TYPICAL EXISTING EASEMENTS SHOWN ON THE PLAT OF WISSOTA GREEN WILL BE RELEASED IN A SEPARATE DOCUMENT.
- THERE WILL BE A 10' EASEMENT FOR ELECTRIC, TELEPHONE AND CABLE ALONG ALL STREETS ON THE FINAL PLAT

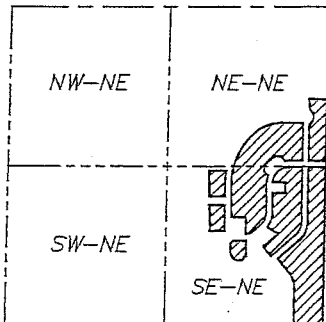
PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
301	9,861
302	8,317
303	6,143
304	6,220
305	6,297
306	6,375
307	6,557
308	6,634
309	6,728
310	7,001
311	6,000
312	6,000
313	6,480
314	6,480
315	6,404
316	6,304
317	6,172
318	6,172
319	6,194
320	6,194

PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
321	6,346
322	6,583
323	6,538
324	6,538
325	5,822
326	5,409
327	15,467
328	18,223
329	19,557
330	16,497
331	16,589
332	18,862
333	15,570
334	15,570
335	15,561
336	19,128
337	20,335
338	19,570
339	23,347
340	19,865

PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
341	18,600
342	18,070
343	18,000
344	17,000
345	16,281
346	22,986
347	23,906
348	19,652
349	19,326
350	23,039
351	20,239
352	13,804
353	12,768
354	12,793
355	12,821
356	12,849
357	17,176
358	16,816
359	17,152
360	13,618

PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
O.L. 1	8,779
O.L. 2	8,016
O.L. 3	5,104
O.L. 4	9,674
O.L. 5	37,240
O.L. 6	23,009

**LOCATION SKETCH  
OF THE NE¼ OF SECTION 33**



PRELIMINARY PLAT OF  
**SECOND RE-PLAT  
OF WISSOTA GREEN**

IN THE NE¼ OF THE NE¼ AND SE¼ OF THE NE¼,  
SECTION 33, T29N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING LOTS 201-212 AND 218-237, RE-PLAT OF WISSOTA  
GREEN AND LOTS 3-16, 49-57, 102-109, OUTLOTS 1, 3,  
5, 7, 9, 16, 18, WISSOTA GREEN AND VACATED MANOR  
DRIVE