

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, April 8, 2019** 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 March 11, 2019 Plan Commission Meeting. *(Attachment)*
2. Consider Certified Survey Map, for lots 332, 333, 334 and 335 in 2nd replat, Wisconsin Green Subdivision. Make recommendation to the Common Council. *(Attachment)*
3. 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 Tuesday, April 2, 2019 at 1:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 11, 2019– 6:30 PM**

The Plan Commission met in City Hall on Monday, March 11, 2019 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, P.E., Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dennis Doughty and Beth Arneberg. Assistant City Engineer Bill McElroy, P.E. and those on the attached attendance sheet also attended the meeting.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the January 7, 2019 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered a petition from Houston Havenor, owner of lots 332, 333, 334 and 335, 2nd replat of Wissota Green Subdivision to replat the said lots for twin home construction. Secretary Rubenzer stated that either a replat or a Certified Survey Map of the proposed 332-335 lot subdivision would be acceptable but that a revision of Planned Development Conditional Use Permit Resolution No. 2013-05 would be necessary to allow the twin home construction. He continued that since neither a replat or certified survey map had been presented, no action could be considered by the Plan Commission at this time. **No action taken.**

3. The Plan Commission considered a petition to amend and revise Planned Development Conditional Use Permit Resolution No. 2013-05 from Houston Havenor, owner and Brian Munderloh of Commerce Bank to allow twin home construction on Lots 332-335. Secretary Rubenzer stated that the petition adequately addressed project density and other conditions of Planned Development Conditional Use Permit Resolution No. 2013-05 so no new public hearing notice and procedure process would be required. The Plan Commission agreed and rendered a consensus to not require a new public hearing process. Discussion followed about requiring home owner covenants and twin home owner maintenance agreements to be recorded. The Plan Commission also agreed to add the phrase prior to occupancy at the end of letter “D” on the City of Chippewa Falls Twin Home Construction Requirements and Standards.
Motion by Hubbard, seconded by Cihasky to allow Planned Development Conditional Use Permit Resolution No. 2013-05 to be amended and revised to allow twin home construction on lots 332, 333, 334 and 335, 2nd replat Wissota Green Subdivision contingent on submission and Plan Commission and Common Council approval of a revised Wissota Green Plat or Certified Survey Map of lots 332, 333, 334 and 335 and inclusion of the following documents into amended Planned Development Conditional Use Permit Resolution No. 2013-05:
 - a) Said replat or certified survey map
 - b) City of Chippewa Falls Twin Home Construction Requirements and Standards document.
 - c) Application to replat existing Planned Development Conditional Use Permit Resolution No. 2013-05, Wissota Green Subdivision Phase I, lots 332-335.
 - d) Houston Havenor Wissota Green Twin Home Detail Documents A1-A-3, S-1.**All present voting aye. Motion carried**

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


4. The Plan Commission considered the attached plat for Wissota Shores Phase III. Secretary Rubenzer suggested that Emergency Services review and comment on the plat. Secretary Rubenzer stated that the 17 acre Wissota Shores Subdivision was removed from the Wissota Green Subdivision via Conditional Use Permit Resolution No. 2013-01 and created with Conditional Use Permit Resolution No. 2013-03. He noted that Wissota Shores Phase III was part of the Conditional Use Permit Resolution No. 2013-03 original plan.

Motion by Hubbard, seconded by Varga to recommend the Common Council approve the attached plat of Wissota Shores Phase III contingent on:

- 1) Review and approval of Chippewa Falls Emergency Services.
- 2) Submission and approval of a storm water management plan.
- 3) Submission and approval of a developer's agreement for Wissota Shores Phase III.
- 4) Receipt of plat review fees.

All present voting aye. Motion carried.

5. **Motion** by Varga, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:05 P.M.

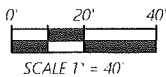
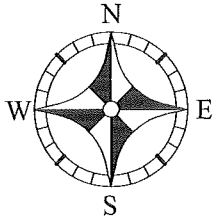
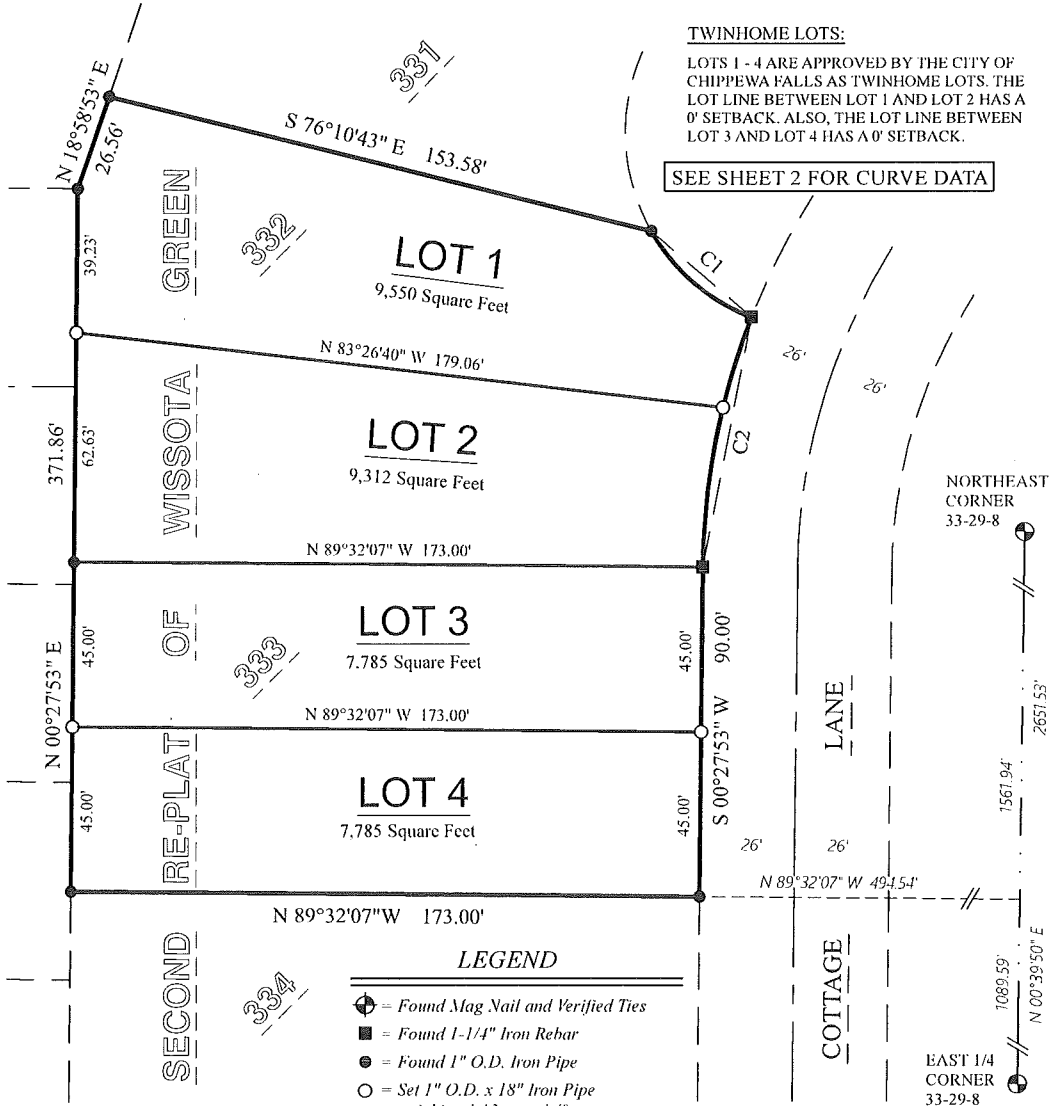

Richard J. Rubenzer, P.E., Secretary
Plan Commission

CHIPPEWA CO. CERTIFIED SURVEY
 MAP NO. _____

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

REGISTER

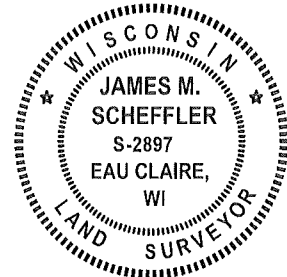
ALL OF LOTS 332 AND 333 OF SECOND RE-PLAT OF WISSOTA GREEN, LOCATED IN
 PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 29
 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE EAST
 LINE OF THE NORTHEAST 1/4 OF SECTION 33
 ASSUMED BEARING N.00°39'50"E.

Fieldwork Completed: 3/15/2019

SURVEYOR:
 James Scheffler
 1823 Susan Drive
 Eau Claire, Wisconsin 54701



CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

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

ALL OF LOTS 332 AND 333 OF SECOND RE-PLAT OF WISSOTA GREEN, LOCATED IN
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 29
NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

CURVE DATA TABLE

CURVE	RADIUS	ARC	DELTA	CHORD	TANGENT 1	TANGENT 2
C1	54.00'	36.95'	39°12'18"	S49°33'05"E 36.23'	S29°56'56"E	S69°09'14"E
C2	191.00'	69.83'	20°56'47"	S10°56'27"W 69.44'	S21°24'50"W	S00°28'03"W
LOT 1	191.00'	25.81'	07°44'33"	S17°32'34"W 25.79'		
LOT 2	191.00'	44.02'	13°12'14"	S07°04'10"W 43.92'		

SURVEYOR'S CERTIFICATE:

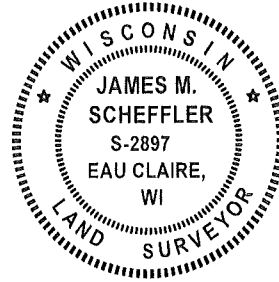
I, James M. Scheffler, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Houston Havenor, I have surveyed all of Lots 332 and 333 of Second Re-Plat of Wissota Green, located in part of the Southeast 1/4 of the Northeast 1/4, Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Said parcel is subject to any easements and restrictions of record.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Subdivision Regulations 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 _____, 2019.

James M. Scheffler, Wisconsin Professional Land Surveyor, S-2897



CITY COUNCIL APPROVAL:

Resolved that this Certified Survey Map in the City of Chippewa Falls is hereby approved.

Gregory Hoffman, Mayor Date

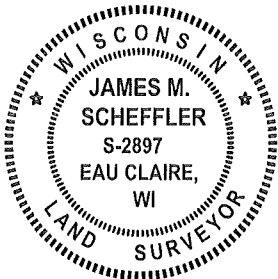
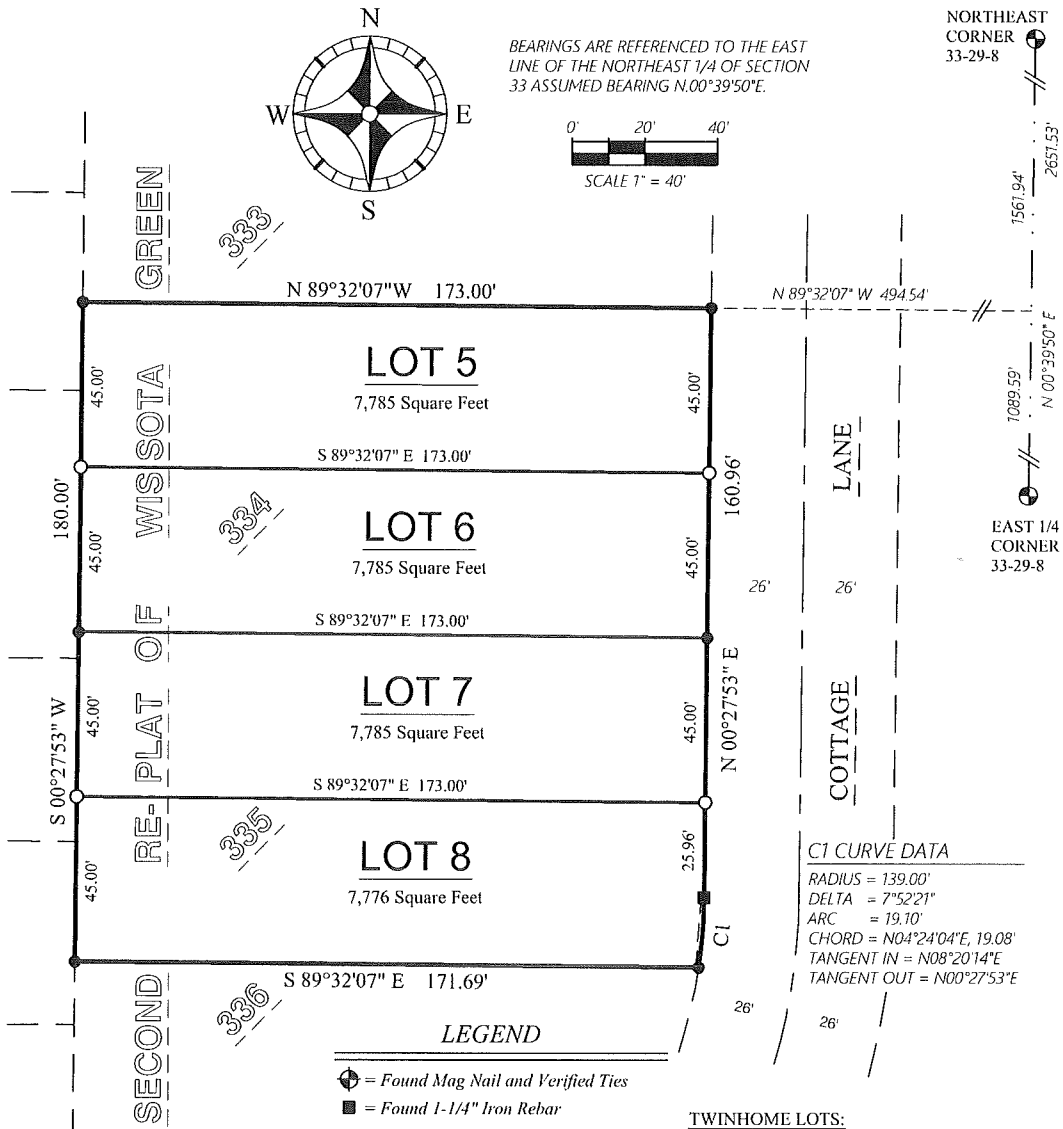
Bridget Givins, City Clerk Date

CHIPPEWA CO. CERTIFIED SURVEY
 MAP NO. _____

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

REGISTER

ALL OF LOTS 334 AND 335 OF SECOND RE-PLAT OF WISSOTA GREEN, LOCATED IN
 PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 29
 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



Fieldwork Completed: 3/15/2019

SURVEYOR:
 James Scheffler
 1823 Susan Drive
 Eau Claire, Wisconsin 54701

TWINHOME LOTS:

LOTS 5 - 8 ARE APPROVED BY THE CITY OF CHIPPEWA FALLS AS TWINHOME LOTS. THE LOT LINE BETWEEN LOT 5 AND LOT 6 HAS A 0' SETBACK. ALSO, THE LOT LINE BETWEEN LOT 7 AND LOT 8 HAS A 0' SETBACK.

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

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PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 29
NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

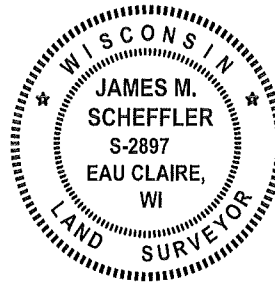
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I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code and the Subdivision Regulations of the City of Chippewa Falls. I further certify to the best of 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 _____, 2019.

James M. Scheffler, Wisconsin Professional Land Surveyor, S-2897



CITY COUNCIL APPROVAL:

Resolved that this Certified Survey Map in the City of Chippewa Falls is hereby approved.

Gregory Hoffman, Mayor Date

Bridget Givins, City Clerk Date