

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, November 11, 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 October 7, 2019 Plan Commission Meeting. (*Attachment*)
2. Consider Plat of Marilyn Second Addition on Veronica Court. Make recommendation to the Common Council. (*Attachment*)
3. Consider Certified Survey Map from John Mickesh on behalf of Harvestime Church located on Prairie View Road. Make recommendation to the Common Council. (*Attachment*)
4. 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, November 5, 2019 at 2:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 7, 2019– 6:30 PM**


The Plan Commission met in City Hall on Monday, October 7, 2019 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Nate Flagstad representing Real Land Surveying, Steve Frazer of Frazer Construction, Michael and Trisha Houle of Valley Vineyard Church.

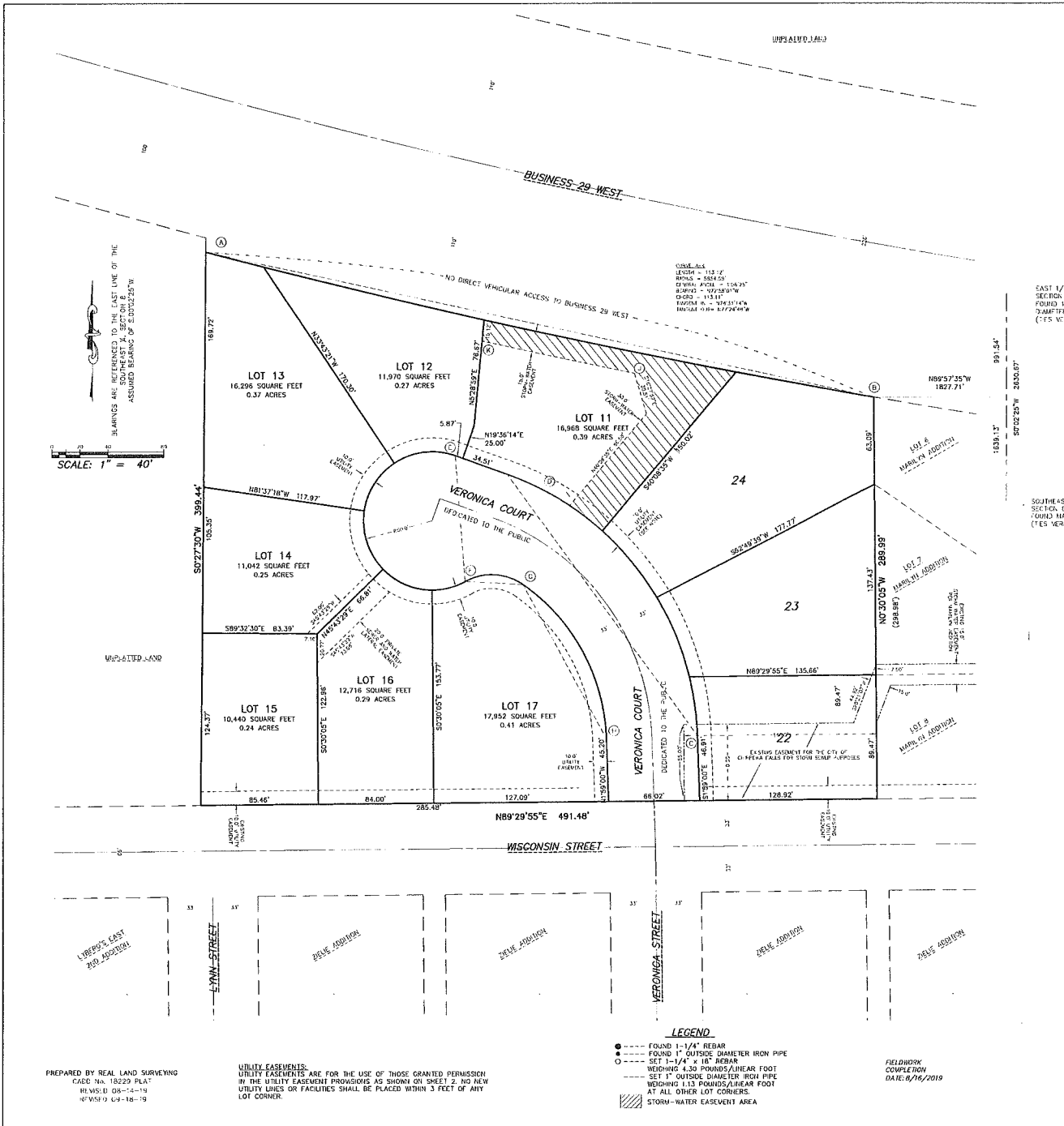
1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the September 9, 2019 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Marilyn 2nd Addition Plat (Veronica Court) prepared by Pete Gartmann on behalf of Steve Frazer. Director of Public Works Rubenzer handed out the attached aerial photo of Marilyn Court. He noted that the fifty foot radius of the Marilyn Court cul de sac was a challenge for snow storage due to a narrow boulevard area and also the narrow boulevard did not provide much room to install and maintain a hydrant. He stated that the fifty foot cul de sac radius is permitted by Chippewa Falls Municipal Code Chapter 18.08(5) Dead End Streets but that typical cul de sac plats were sixty foot radius unless allowed by a conditional use permit. The “straight” section of Veronica Court was proposed for a sixty foot right-of-way width. Chapter 18.08 (1) Street Right-of-Way Widths require a sixty-six foot wide right-of-way for all streets. Director of Public Works Rubenzer noted that the proposed Veronica Court did not align with existing Veronica Street south of Wisconsin Street. After considerable discussion;
Motion by Tzanakis, seconded by Cihasky to recommend the Common Council not approve the attached Marilyn 2nd Addition Plat (Veronica Court) prepared by Pete Gartmann on behalf of Steve Frazer as submitted. Further that the Plan Commission while wanting to maximize development square footage, did not want to allow a right-of-way less than sixty-six foot in width but would allow a fifty foot radius cul de sac as permitted in Municipal Code 18.08(5). Mayor Hoffman requested a roll call vote. **Voting aye were Tzanakis, Cihasky, Misfeldt, Doughty, Arneberg, Smith and Hull. Voting nay were Varga, Rubenzer, Hubbard and Hoffman. Motion carried on a 7-4 vote.**

3. The Plan Commission considered a request from Valley Vineyard Church to construct a 20’x30’ garage and additional classrooms at its existing 910 Bridgewater Avenue location. Director of Public Works Rubenzer explained that the attached existing Conditional Use Permit Resolution No. 2011-02 permitted the church to operate at its present Bridgewater Avenue location in the old Premier Fitness building. The said building was lost in a fire in 2016. Since the church building that exists today was considerably smaller in footprint than the Premier Fitness building and the use remained the same, no new conditional use permit notice and hearing was required post fire. The Plan Commission discussed the request and came to a consensus that;
Motion by Misfeldt, seconded by Hubbard to amend Conditional Use Permit Resolution No. 2011-02 by adding the attached new site plan and garage plans and to not require Valley Vineyard Church to go through another notice and public hearing process because the new footprint is smaller than originally approved and the use remains the same. **All present voting aye. Motion carried**

4. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:08 P.M.

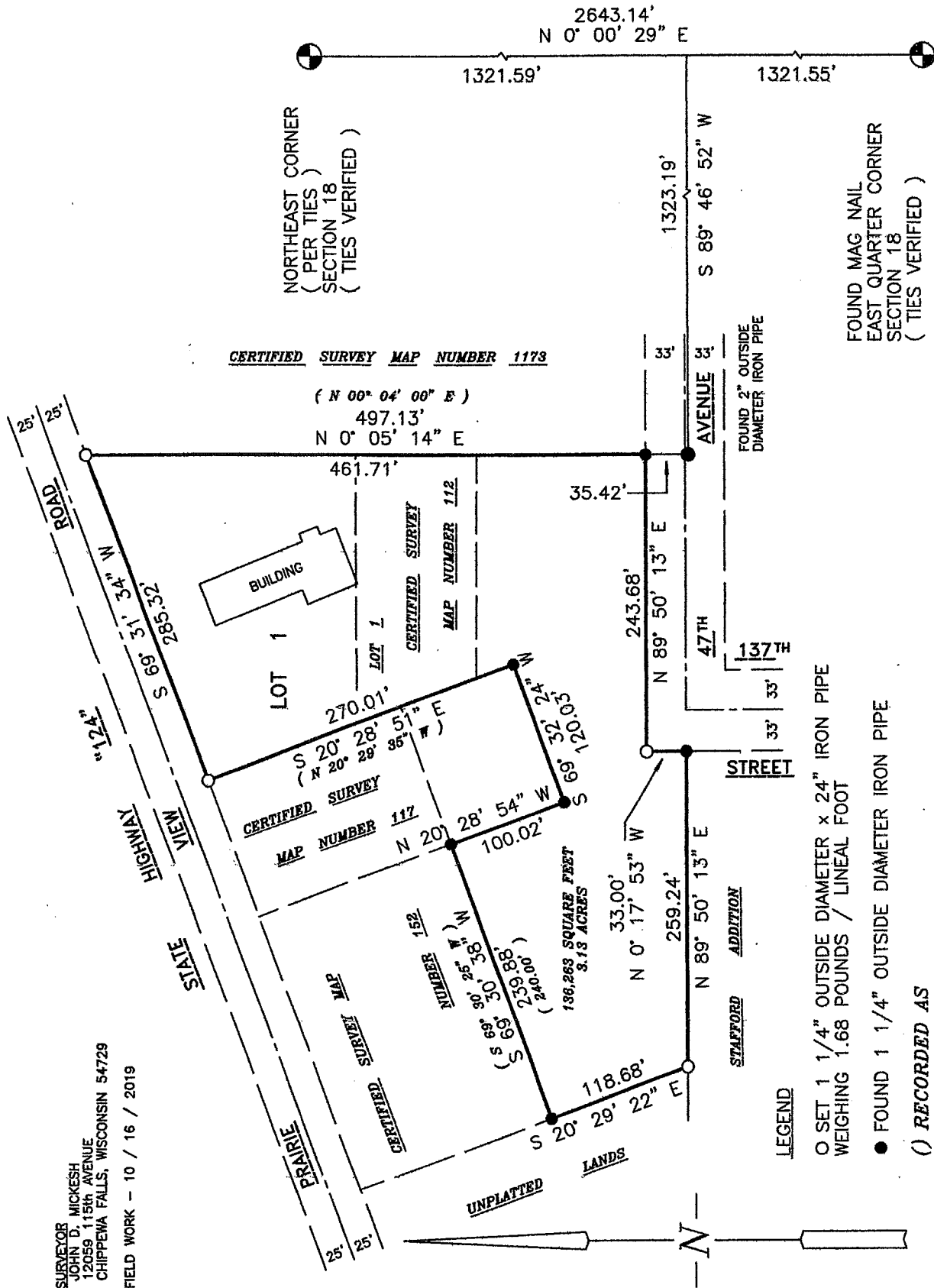

Richard J. Rubenzer, P.E., Secretary
Plan Commission



BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 112 AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SCALE : 1" = 120'
 0' 30' 60' 120' 240'

SURVEYOR
 JOHN D. MICKESH
 12059 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729
 FIELD WORK - 10 / 16 / 2019



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, ASSUMED BEARING OF $N 0^{\circ} 00' 29'' E$.

**BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP # 112 AND PART
OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS,
CHIPPEWA COUNTY, WISCONSIN.**

I, John D. Mickesh, Professional Land Surveyor, hereby certify :

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and AE – 7 of the Wisconsin Administrative Code and the Subdivision Regulations of the City of Chippewa Falls and under the direction of Harvestime Church, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is all of Lot 1 of Certified Survey Map # 112 and part of the Northwest Quarter of the Northeast Quarter of Section 18, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the Northeast corner of Section 18, thence S 0° 00' 29" W 1321.59 feet, thence S 89° 46' 52" W 1323.19 feet, thence N 0° 05' 14" E 35.42 feet to the point of beginning, thence continuing N 0° 05' 14" E 461.71 feet, thence S 69° 31' 34" W 285.32 feet, thence S 20° 28' 51" E 270.01 feet, thence S 69° 32' 24" W 120.03 feet, thence N 20° 28' 54" W 100.02 feet, thence S 69° 30' 38" W 239.88 feet, thence S 20° 29' 22" E 118.68 feet, thence N 89° 50' 13" E 259.24 feet, thence N 0° 17' 53" W 33.00 feet, thence N 89° 50' 13" E 243.68 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

CITY COUNCIL APPROVAL

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

Greg Hoffman, Mayor

Date

Bridget Givins, City Clerk

Date