

## **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, September 14, 2020 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. The Mayor and Plan Commission members may not be physically present at the meeting but may attend remotely. The meeting may be viewed via livestream at the [www.chippewafalls-wi.gov](http://www.chippewafalls-wi.gov) live stream link. **The meeting will be conducted via Webex. The meeting number is 133 364 2801 and the Meeting Password is Chippewa1. To participate by phone, please call 1 415 655 0002.** 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 August 10, 2020 Plan Commission Meetings. *(Attachment)*
2. Consider Annexation Petition for Parcel #22809-0132-00020000 and Parcel #22809-0133-02510000, Part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and part of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 1, T28N, R9W, Town of Wheaton, Chippewa County, Wisconsin. Make recommendation to the Common Council.
3. Consider recommending zoning Stelter Ridge Plat R 1-B Single Family Residential District. Make recommendation to the Common Council.
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, 1<sup>st</sup> Floor, City Hall and also posted on the City Hall Bulletin Board on Thursday, September 3, 2020 at 1:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, AUGUST 10, 2020 – 6:30 PM**

The Plan Commission met in City Hall on Monday, August 10, 2020 at 6:30 P.M. Attending remotely were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dan Varga and Jerry Smith. Also attending remotely were City Planner Brad Hentschel, Mike Rowan, Bob Sworski and Tyler Hastings.

1. **Motion** by Tzanakis, seconded by Misfeldt to approve the minutes of the July 27, 2020 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Bob Sworski of CBS Squared Inc. presented the attached proposed Certified Survey Map (CSM) of part of Lot 1, Riverside Industrial Park, V 7, P 16, DOC 419688, located in Government Lot 2, Section 5, T28N, R8W, along Technology Way. Director of Public Works Rubenzer noted that the CSM was laid out so that the existing building appeared to meet setbacks but that existing parking would encroach into a setback. **Motion** by Rubenzer, seconded by Cihasky to recommend the Common Council approve the attached Certified Survey Map of part of Lot 1, Riverside Industrial Park, V 7, P 16, DOC 419688, located in Government Lot 2, Section 5, T28N, R8W, along Technology Way. Director of Public Works Rubenzer amended the motion, Cihasky seconded, to include a contingent condition of providing a separate easement document for easements shown on the CSM. **All present voting aye. Motion carried.**
  
3. Tyler Hastings of CBS Squared Inc. presented the attached plat of Stelter Ridge in the Town of Wheaton. Director of Public Works Rubenzer noted that a different plat had been previously discussed with Engineering that was proposed for annexation but that no formal reason was given that the plat was not pursued in the City of Chippewa Falls. **Motion** by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached Plat of Stelter Ridge in the Town of Wheaton contingent on receipt of the plat review fees and submission and approval of a stormwater management plan. **All present voting aye. Motion carried.**
  
4. **Motion** by Tzanakis, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:47 P.M.

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