

## 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, October 12, 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 133 677 3325 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 September 14, 2020 Plan Commission Meeting. (*Attachment*)
2. Elect Vice-Chairperson for the Plan Commission.
3. Review Certified Survey Map for Lot #4 of CSM #4836 in Lake Wissota Business Park. Make recommendation to the Common Council. (*Attachment*)
4. Consider Conditional Use Permit Application from U-Haul for additional outdoor storage units at 409 E. Prairie View Road. (*Attachment*)
5. 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 amended 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, October 8, 2020 at 12:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, SEPTEMBER 14, 2020 – 6:30 PM**

The Plan Commission met in City Hall on Monday, September 14, 2020 at 6:30 P.M. Attending remotely were Commissioners Dennis Doughty, Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman and Commissioners Dan Varga. Also attending remotely was Mike Rowan.

1. **Motion** by Tzanakis, seconded by Misfeldt to approve the minutes of the August 10, 2020 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered the attached annexation petition for Parcel #22809-0132-00020000 and Parcel #22809-0133-02510000, Part of the NW ¼ of the SW ¼ and part of the SW ¼ of the SW ¼, Section 1, T28N, R9W, Town of Wheaton, Chippewa County, Wisconsin. Commissioner Hubbard noted that the plat of Stelter Ridge had been considered at the August 10, 2020 Plan Commission meeting and had been approved at the following Council meeting. Commissioner Cihasky listed a concern about the diameter of the cul-de-sac “bulb” and the length of the cul-de-sac. Director of Public Works Rubenzer stated that the cul-de-sac “bulb” radius exceeded the minimum radius listed in Chapter 18 of the Chippewa Falls Municipal Code. He continued that the 1200’ length exceeded the 500’ maximum cul-de-sac length set forth in Chapter 18 and should have emergency services review and approval. He stated that there wasn’t room for additional outlets from Stelter Ridge because the subdivision was bound by USH #53 on the west, a steep slope on the south and the Middle School and existing residential development on the east.  
**Motion** by Tzanakis, seconded by Misfeldt to recommend the Common Council approve an annexation of Parcel #22809-0132-00020000 and Parcel #22809-0133-02510000, Part of the NW ¼ of the SW ¼ and part of the SW ¼ of the SW ¼, Section 1, T28N, R9W, Town of Wheaton, Chippewa County, Wisconsin contingent on a successful review and approval of emergency services.. **All present voting aye. Motion carried.**
  
3. The Plan Commission considered zoning Stelter Ridge Plat R-1B Single Family Residential District. Director of Public Works Rubenzer noted that the adjacent neighborhoods of Stelter Ridge in the City of Chippewa Falls had a R-1B Single Family Residential zoning designation.  
**Motion** by Misfeldt, seconded by Smith to recommend the Common Council approve zoning Stelter Ridge Plat R-1B Single Family Residential District. **All present voting aye. Motion carried.**
  
4. **Motion** by Tzanakis, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:49 P.M.

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

**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 7, 2020 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.**

**NOTE:**

**THE PLAN COMMISSION MEETING**

**FOR**

**MONDAY, SEPTEMBER 7, 2020**

**IS**

**CANCELLED**

**DUE TO THE HOLIDAY**

**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.**

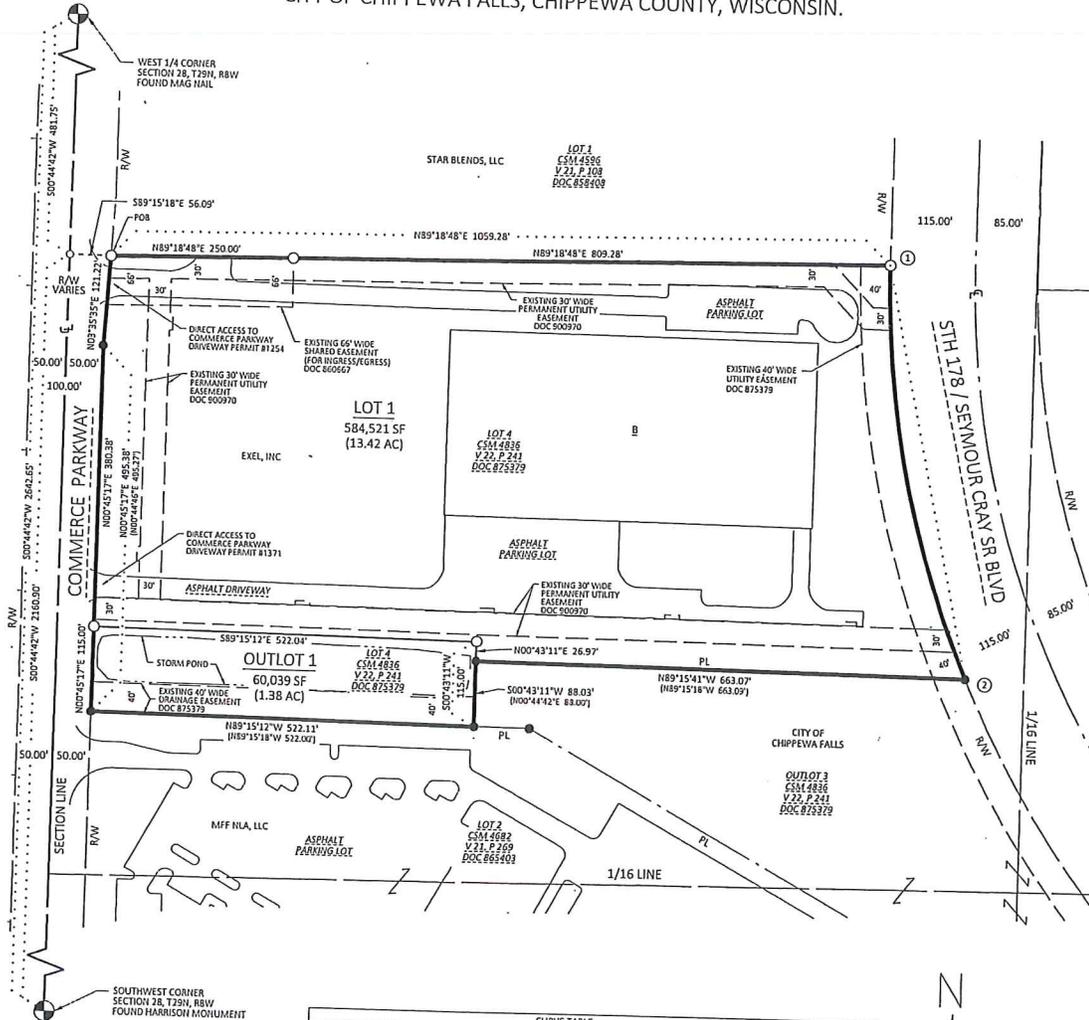
Please note that attachments to this agenda may not be final and are subject to change.  
This agenda may be amended as it is reviewed.

**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 Tuesday, September 1, 2020 at 11:00 A.M. by Mary Bowe.

FOR  
RIZUVU ONLY.

CHIPPEWA COUNTY CERTIFIED  
SURVEY MAP NO. \_\_\_\_\_  
ALL OF LOT 4, CSM 4836, V 22, P 241, DOC 875379,  
LOCATED IN PART OF THE NW 1/4 - SW 1/4, SEC 28, T29N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



CURVE	RADIUS	LONG CHORD	LONG CHORD BEARING	CENTRAL ANGLE	TANGENT	ARC LENGTH	TANGENT BACK	TANGENT AHEAD
1-2	1388.24'	567.68'	S 11° 28' 05" E	23° 35' 44"	289.96'	571.71'	S 00° 19' 47" W	S 23° 15' 58" E

LEGEND

- ...SET 3/4" X 18" IRON REBAR WEIGHING 1.502 LBS/LF
- ...FOUND 3/4" OD IRON REBAR
- ⊙ ...COMPUTED POINT
- ⊕ ...GOVERNMENT CORNER MONUMENT (AS NOTED)
- ( ) ...RECORDED AS
- R/W ...RIGHT-OF-WAY
- REBAR ...REINFORCING BAR
- LF ...LINEAR FOOT
- POB ...POINT OF BEGINNING
- DOC ...DOCUMENT
- T29N ...TOWNSHIP NORTH
- R14W ...RANGE WEST
- V ...VOLUME
- P ...PAGE
- SF ...SQUARE FEET
- AC ...ACRES
- OD ...OUTSIDE DIAMETER
- LBS ...POUNDS
- CL ...CENTER LINE
- B ...BUILDING
- PL ...PROPERTY LINE
- CSM ...CERTIFIED SURVEY MAP
- ...SECTION LINE
- - - ...PROPERTY LINE
- - - - - ...LOT LINE
- - - - - ...EASEMENT
- - - - - ...R/W LINE
- - - - - ...STORM POND



NOTES

THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED TO COMPLETE THIS LAND DIVISION.  
A TITLE SEARCH WAS NOT COMPLETED FOR THIS SURVEY.  
FIELD SURVEY COMPLETED ON 9/4/20

PREPARED FOR:  
DHL REAL ESTATE SOLUTIONS  
360 WESTAR BLVD  
WESTERVILLE, OH 43082-7627

PREPARED BY:  
NEIL C. BOWE, PLS 2827  
770 TECHNOLOGY WAY  
CHIPPEWA FALLS, WI 54729

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



CHIPPEWA COUNTY CERTIFIED  
SURVEY MAP NO. \_\_\_\_\_

ALL OF LOT 4, CSM 4836, V 22, P 241, DOC 875379,  
LOCATED IN PART OF THE NW 1/4 - SW 1/4, SEC 28, T29N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 4, CSM 4836, V 22, P 241, DOC 875379, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, T29N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE S00°44'42"W, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 481.75 FEET; THENCE S89°15'18"E, A DISTANCE OF 56.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 OF CSM 4836 AND THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCE PARKWAY, BEING THE POINT OF BEGINNING; THENCE N89°18'48"E, ALONG THE NORTHERLY LINE OF SAID LOT 4 OF CSM 4836, A DISTANCE OF 1059.28 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STH 178 / SEYMOUR CRAY SR BLVD; THENCE 571.71 FEET, ALONG AN ARC OF A CURVE TO THE LEFT AND THE EASTERLY LINE OF SAID LOT 4 OF CSM 4836 AND WESTERLY RIGHT-OF-WAY LINE OF STH 178 / SEYMOUR CRAY SR BLVD, CONCAVE TO THE EAST, HAVING A RADIUS OF 1388.24 FEET, THE LONG CHORD OF WHICH BEARS S11°28'05"E, 567.68 FEET; THENCE N89°15'41"W, ALONG THE SOUTHERLY LINE OF SAID LOT 4 OF CSM 4836, A DISTANCE OF 663.07 FEET; THENCE S00°43'11"W, ALONG THE EASTERLY LINE OF SAID LOT 4 OF CSM 4836, A DISTANCE OF 88.03 FEET; THENCE N89°15'12"W, ALONG THE SOUTHERLY LINE OF SAID LOT 4 OF CSM 4836, A DISTANCE OF 522.11 FEET TO THE WESTERLY LINE OF SAID LOT 4 OF CSM 4836 AND EASTERLY RIGHT-OF-WAY LINE OF COMMERCE PARKWAY; THENCE N00°45'17"E, ALONG SAID WESTERLY LINE OF SAID LOT 4 OF CSM 4836 AND EASTERLY RIGHT-OF-WAY LINE OF COMMERCE PARKWAY, A DISTANCE OF 495.38 FEET; THENCE N03°35'35"E, ALONG SAID WESTERLY LINE OF LOT 4 OF CSM 4836 AND EASTERLY RIGHT-OF-WAY LINE OF COMMERCE PARKWAY, A DISTANCE OF 121.22 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 644,561 SQUARE FEET (14.80 ACRES), MORE OR LESS.

SUBJECT TO ANY EASEMENTS OF RECORD.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF DHL REAL ESTATE SOLUTIONS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF s.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION CONTROL ORDINANCE FOR THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 21ST DAY OF SEPTEMBER, 2020.

\_\_\_\_\_  
NEIL C. BOWE  
S-2827

CITY OF CHIPPEWA FALLS APPROVAL

THIS CERTIFIED SURVEY MAP IS APPROVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
GREG HOFFMAN, MAYOR

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BRIDGET GIVENS, CITY CLERK

\_\_\_\_\_  
DATE



PREPARED FOR:  
DHL REAL ESTATE SOLUTIONS  
360 WESTAR BLVD  
WESTERVILLE, OH 43082-7627

PREPARED BY:  
NEIL C. BOWE, PLS 2827  
770 TECHNOLOGY WAY  
CHIPPEWA FALLS, WI 54729

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

Date Filed: 10-6-2020

Fee Paid: \$25.<sup>00</sup> Date: 10-6-2020 TR#: 62108

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, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.47, for the following described property:

Address of Property: 409 E Prairie View Rd Chippewa Falls WI 54729.  
(4428)

Lot#: \_\_\_\_\_ Block#: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel# 22808-1722-70801001

Legal Description: NW NW PRT CSM #801 LEASED PCL BEG @ NE COR  
CSM #801; S 622.50', W 170' N 135' W 129.40' N 45D W 21.21',  
W 385' N 69 D E 311.83', E 406.60' TO POB CSM IN VZ P380 DOC#47918.

Zoning classification of property: C-2 General Commercial

Purpose for which this Permit is being requested: Adding additional out door storage units along the  
Northside of the building.

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

Cardinal Family Eye Care - 509 E South Ave  
Foxboro Property Management - 493, 495, 497 E South Ave  
Chippewa Yellow Bus Co - 510 South Ave

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

Safe and secure individual storage units with minimal after hour use. Quality curb appeal. Affordable storage option.

Operational plans of the proposed use:

Hours of Operation: 7am - 7pm Mon-Thu and ~~Sat~~ <sup>Sat</sup> 7am - 8pm Fri 9-5 Sun  
Days of Operation: Mon-Sun  
Number of Employees: 8 Part-time 2 Full-time

Capacity:

Number of Units: N/A

Size:

Number of Residents/Children:

Ages:

Other:

Building plans:

Existing buildings: No change

Proposed buildings: Adding additional outside storage units - Total 18  
Size of units - 10x10

Use of part of building: N/A

Proposed additions: None

Future additions: None

Change in use: Exterior self storage

Outside appearance: Self contained storage units - See Attached pictures of example

Number of buildings: Total of 3 buildings each building containing 6 units

Planting & Landscaping:

Type: No change

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

Screening:

Type: None

Fences: None

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

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

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

Earth Bank:

Planting: N/A

Maintenance: N/A

Other: N/A

Lights:

Number of lights: No change in lighting

Location: N/A

Hours: N/A

Type: N/A

Signs:

Type: No change to signage

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

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

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

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

Drives:

Number of: No change

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

Width: \_\_\_\_\_

Parking:

Number of stalls: Removing roughly 26 parking stalls

Location of stalls: North of building

Setbacks: N/A

Surfacing: N/A

Screening: N/A

Drainage:

Storm sewer: No change

Rock beds: \_\_\_\_\_

Detention pond: \_\_\_\_\_

Retention pond: \_\_\_\_\_

**Submit site plan showing property line, buildings and other structures.**

List any additional information being submitted with this permit application: \_\_\_\_\_

Offering inexpensive option to interior self storage, taking advantage of large parking lot from previous business  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Owner(s)/Address(es):

Amerco Real Estate.  
\_\_\_\_\_  
2727 N. Central Ave. Phoenix, AZ 85004.  
\_\_\_\_\_

Phone #: 800-528-0463.  
\_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: Paul Zillmer  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

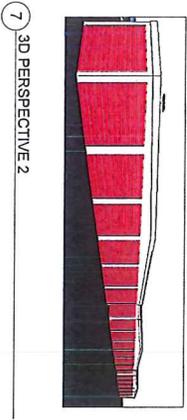
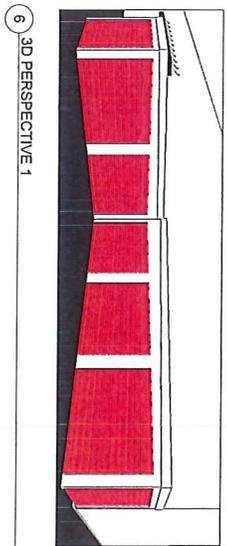
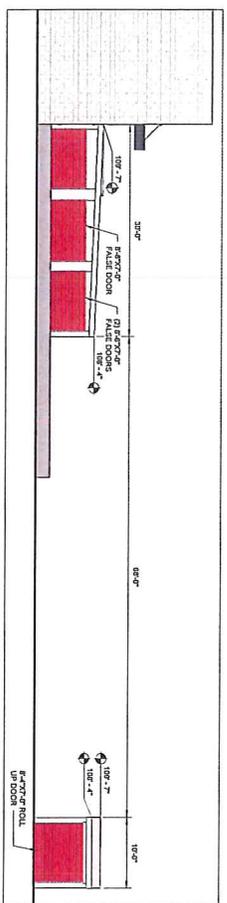
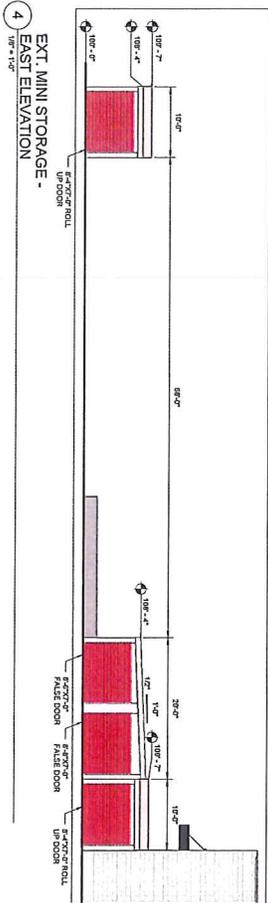
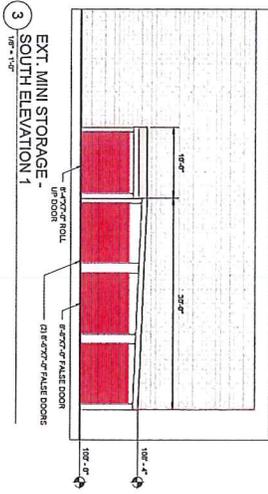
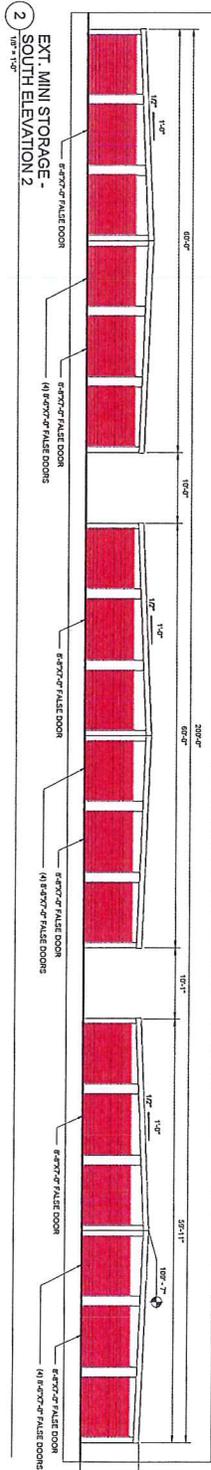
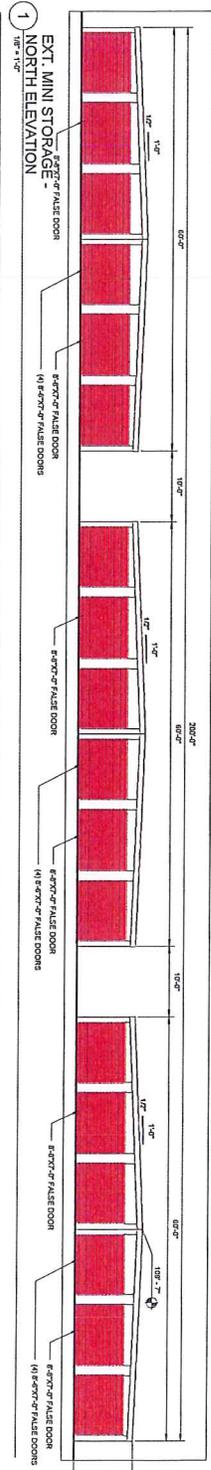
Petitioner(s)/Address(es):

Paul Zillmer- Owners Representative.  
\_\_\_\_\_  
409 E Prairie View Rd Chippewa Falls WI 54729.  
\_\_\_\_\_

Phone #: 715-897-0929.  
\_\_\_\_\_  
Email: paul\_zillmer@uhaul.com  
Signature: Paul Zillmer  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_



# PRELIMINARY PLAN

(NOT FOR CONSTRUCTION)

ARCHITECT OF RECORD:  
LLOYD CARPENTER ARCHITECT, LLC

COMMERCIAL | INDUSTRIAL | DESIGN/BUILD

www.alliancebuilds.com | 1050 Broadway St., Wauwatosa, WI 54180  
office: 920-336-3400 | fax: 920-336-3401

NO.	DATE	DESCRIPTION	BY	CHKD
1	19-12-19	ISSUED FOR PERMIT	JL	JL
2	19-12-19	ISSUED FOR PERMIT	JL	JL
3	19-12-19	ISSUED FOR PERMIT	JL	JL
4	19-12-19	ISSUED FOR PERMIT	JL	JL
5	19-12-19	ISSUED FOR PERMIT	JL	JL
6	19-12-19	ISSUED FOR PERMIT	JL	JL
7	19-12-19	ISSUED FOR PERMIT	JL	JL
8	19-12-19	ISSUED FOR PERMIT	JL	JL
9	19-12-19	ISSUED FOR PERMIT	JL	JL
10	19-12-19	ISSUED FOR PERMIT	JL	JL
11	19-12-19	ISSUED FOR PERMIT	JL	JL
12	19-12-19	ISSUED FOR PERMIT	JL	JL

PROJECT INFO:  
**19-124**  
PROPOSED FOR:  
**UHAUL of BARABOO #749075**  
625 LINN STREET  
BARABOO, WI 53913

CLIENT: UHAUL  
ACOR: LLOYD CARPENTER ARCHITECT, LLC  
DRAWN BY: O.R.V.  
SCALE: 1/8" = 1'-0"

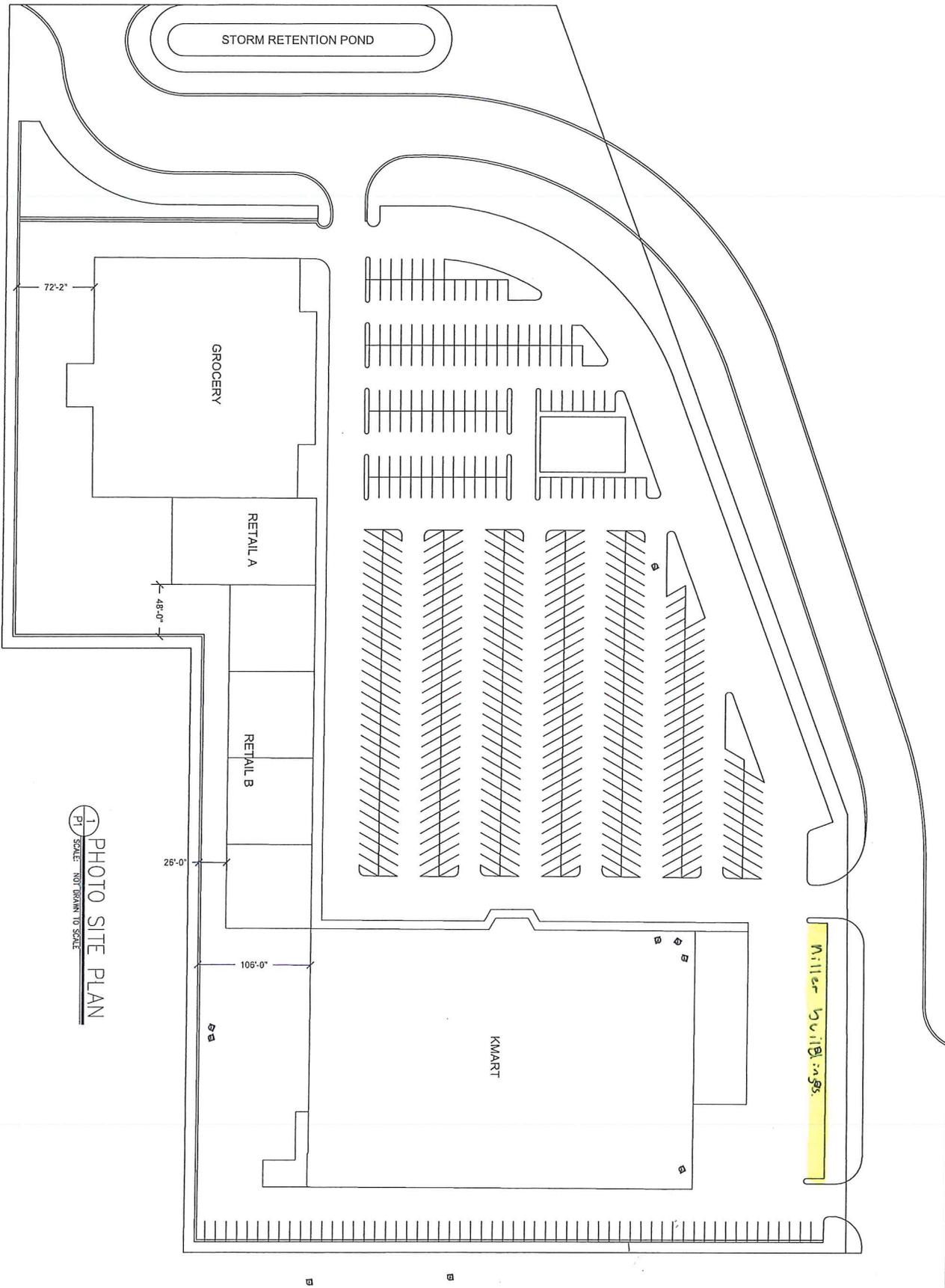
SHEET NAME:  
**EXT. MINI STORAGE ELEVATIONS**  
102











1  
P1 PHOTO SITE PLAN  
SCALE: NOT DRAWN TO SCALE

PHOTO SITE PLAN  
SHEET  
P1

PROJECT #:	17-34
ISSUE DATE:	6-19-17
DESIGNED BY:	
DRAWN BY:	JJP

MARK	DATE	DESCRIPTION
		REVISIONS

EXISTING KMART  
CHIPPEWA FALLS, WI

THIS DOCUMENT IS THE PROPERTY OF DRL DRAFTING & DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DRL DRAFTING & DESIGN.

**DRL**  
DRAFTING & DESIGN  
CHIPPEWA FALLS, WI  
715-728-8856  
WWW.DRLDD.COM