

**MINUTES OF THE PLAN COMMISSION MEETING  
MONDAY, AUGUST 10, 2009 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, August 10, 2009 at 7:30 P.M. Present were Mayor Greg Hoffman, Dave Cihasky, Dan Varga (arriving late), Jeffrey Labs, Alderman Jason Anderson, Mike Tzanakis, Peter Drogemuller, Curt Stepanek, Rick Rubenzer and Tom Hubbard (arriving late). Also attending were City Inspector Paul Lasiewicz, Vice President of WWR Environmental Services Brian Schneider & President & CEO of WWR Environmental Services Jim Hager and Scott Casanova of A T & T.

1. **Motion** by Tzanakis, seconded by Stepanek, to approve the minutes of the July 13, 2009 Plan Commission meeting. All present voting aye. Motion carried.

2. After a brief discussion, there was a **motion** by Anderson and a second by Labs, to move the regularly scheduled Plan Commission meeting on Monday, September 7, 2009 (Labor Day) to Tuesday, September 8, 2009. All present voting aye. Motion carried.

Commission members Varga and Hubbard arrived at this point.

3. The Plan Commission considered C.U.P. Resolution #09-03. Rubenzer stated that the lease rate in condition #6 would rise from \$1,404.00 monthly to \$1,459.98 monthly for other vendors due to the annual 4% increase. This increase would occur on September 1, 2009. He continued that the Common Council is the approving body for the lease rate. There were questions about other cities lease rates. A list of lease rates paid by other cities is available in the Engineering Department. Scott Casanova of A T & T stated that typical municipal lease rates range from \$1,100 to \$1,500 monthly. Hubbard suggested that condition #6 be changed to read “that the initial lease rate and rent be as set by the City of Chippewa Falls Common Council”.

Mayor Hoffman opened the public hearing to consider C.U.P Resolution #09-03. Scott Casanova spoke in favor of the permit. No one spoke against the permit. Mayor Hoffman closed the public hearing. **Motion** by Hubbard, seconded by Anderson, to approve C.U.P. Resolution #09-03 allowing A T & T to place six wireless communication antennae on the City’s water tower located at #1821 Kennedy Road and construct a 12’ x 26’ equipment building on a 20’ x 36’ leased enclosure space on site. All present voting aye. Motion carried.

4. Jim Hager, President & CEO of WRR Environmental Services appeared to request permission to us a Certified Survey Map (attached) to subdivide a piece of property where his existing transloading business is located. Mr. Hager stated that his business of recycling industrial solvents (hazardous waste) has been in operation at this site since 1995 without any incidents. Inspector Lasiewicz added that he has inspected the building, that secondary containment measures were in place and there were no issues

with the business. Commissioner Tzanakis added that he lived just north of the business and wasn't aware that it was even in operation. Mr. Hager stated that the business typically utilized three semi-trailers per railcar and three railcars per week. He added that he was not requesting to expand his business but that after a change in ownership, the railroad is requiring WRR to purchase the property that their business is located on. Commissioner Stepanek questioned fire protection for the business. The Commission discussed access to the Certified Survey Map area, whether or not Lot 12 was actually Ludgate Street right-of-way and what the proper zoning for the parcel is. WRR would be required to open and improve (hot mix) Ludgate west of Oxford Street as part of the approval. Rubenzer will correspond with Chippewa Surveying concerning Lot 12 actually being Ludgate right-of-way. **Motion** by Tzanakis, seconded by Hubbard, to recommend the Common Council approve the Certified Survey Map for WRR Environmental Services (attached) after receipt of the \$100 CSM review fee. All present voting aye. Motion carried.

5. The Commission briefly again discussed the proper zoning for WRR Environmental Services and then there was a **motion** by Anderson and a second by Cihasky, to recommend the Common Council conduct a public hearing to consider rezoning a parcel delineated on a Certified Survey Map for WRR Environmental Services from R-1B Single Family Residential District and railroad right-of-way to I-2 Light Industrial District. Said public hearing to be scheduled upon: 1) Recording of the associated Certified Survey Map, 2) Receipt of the \$175 legal advertising fee and 3) Proper notification of the adjacent property owners. All present voting aye. Motion carried.

6. **Motion** by Varga, seconded by Cihasky, to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 8:07 P.M.

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