

**MINUTES OF THE PLAN COMMISSION MEETING  
MONDAY, SEPTEMBER 13, 2010 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, September 13, 2010 at 7:30 P.M. Present were Dave Cihasky, Jeffrey Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Jerry Smith, Jane Lardahl, Rick Rubenzer, Tom Hubbard and Mayor Greg Hoffman. Absent was Peter Drogemuller. Also attending were Christi Haun, Connie Goss & Steve Kubacki representing City County and Bruce Hayhoe Sr. of Woods & Water Realty.

1. **Motion** by Varga, seconded by Lardahl, to approve the minutes of the August 9, 2010 Plan Commission meeting. All present voting aye. Motion carried.

2. **Motion** by Tzanakis, seconded by Cihasky, to approve the minutes of the August 30, 2010 Special Plan Commission meeting. All present voting aye. Motion carried.

3. The Plan Commission considered the petition to rezone an 80' x 120' parcel (part of Parcel #4453.1000) located along Seventh Avenue. Rubenzer stated that a Certified Survey Map had been submitted (attached) that would need approval from the Plan Commission and the Common Council. The CSM was submitted after the Plan Commission agenda was posted on Thursday, September 10, 2010. The Plan Commission asked about adjacent zoning and the intention for the proposed 80' x 120' lot to be rezoned. After discussion, there was a **motion** by Hubbard and a seconded by Smith to recommend that the Common Council conduct a public hearing to consider rezoning an 80' x 120' parcel located along Seventh Avenue at the Northeast corner of Parcel #4453.1000. Said public hearing to be scheduled contingent upon receipt of the \$300 legal advertising fee, proper notification of adjacent property owners and approval of the submitted Certified Survey Map by the Chippewa Falls Common Council. All present voting aye. Motion carried.

4. Connie Goss appeared on behalf of Chippewa County to request a one-year extension of Condition Use Permit Resolution #09-05. Ms Goss gave a brief history of the process. First, a Conditional Use Permit was obtained in 2008 with Verizon as the contractor. After that, Verizon was sold, changes were made to the site plan and the County obtained CUP Resolution #09-05 with Verizon as an additional cellular vendor reducing County taxpayer contributions to the tower. Most recently, the \$164,000 tower cost was included in a Chippewa Valley Inter-Networking (CINC) grant application. The \$164,000, if used as local match, would leverage approximately \$490,000 to be used for communication infrastructure in the Chippewa Valley. Ms. Goss also noted the importance of the tower for City of Chippewa Falls emergency communication capabilities. Christi Haun then discussed the larger grant to the Chippewa Valley Inter-Networking Consortium (CINC). The entire grant is in the amount of about 32.3 million dollars and would include installation of a fibre optic network between Superior and Eau Claire. The Chippewa Valley (CINC) part is about 11.5 million dollars and would include the Chippewa County monopole tower, two additional towers and other fibre and networking infrastructures. Steve Kubacki then summarized the process. Environmental

studies are required for the additional towers and the process may take up to ten (10) months or so to be completed. Commissioner Tzankis asked how the CINC related to the Wisconsin Independent Network (WIN). Ms. Goss explained that the WIN is a separate network but is connected to the CINC. Commissioner Smith stated that the Board of Education strongly supports the CINC. After additional discussion, there was a **motion** by Smith and a second by Hubbard to approve a one-year extension of Conditional Use Permit Resolution #09-05 until October 12, 2011. All present voting aye. Motion carried.

5. **Motion** by Varga, seconded by Hubbard, to adjourn. All present voting aye. Motion carried. The Plan Commission meeting adjourned at 7:53 P.M.

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