

**MINUTES OF THE PLAN COMMISSION MEETING  
MONDAY, MARCH 7, 2011 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, March 7, 2011 at 7:30 P.M.

Present were Dave Cihasky, Peter Drogemuller, Mike Tzanakis, Dan Varga, Curt Stepanek, Jerry Smith, Jane Lardahl, Rick Rubenzer, and Mayor Greg Hoffman. Absent were Jeffrey Labs and Tom Hubbard. Also attending were Robert Bruyette, Karen Fadness, Rich Bruyette, Alderperson George Adrian and City Inspector Paul Lasiewicz.

1. **Motion** by Cihasky, seconded by Tzanakis, to approve the minutes of the February 7, 2011 Plan Commission meeting. All present voting aye. Motion carried.

2. The Plan Commission considered the attached petition for a conditional use permit to allow a residential apartment on the first floor of the Tri-plex apartment located at #121 West Spring Street in Chippewa Falls. Over 50% of the fair market value of the building was recently destroyed in a fire and owner Robert Bruyette wishes to reestablish the first floor space into an apartment. The building is located in the Central Business District(CBD) and a first floor apartment which was the first floor use prior to the fire is a non-conforming use in the said district. The Plan Commission discussed adjacent uses in the CBD and whether or not it was reasonable to reestablish the non-conforming use at this location. There was a **Motion** by Cihasky,, seconded by Varga, to recommend that the Plan Commission conduct a public hearing to consider a conditional use permit to allow a residential apartment on the first floor of the Tri-plex apartment located at #121 West Spring Street in Chippewa Falls. Said public hearing to be scheduled contingent upon:

- 1) Receipt of the \$300 legal notice fee.
- 2) Proper notice of adjacent property owners.

All present voting aye except Smith who voted no. Motion carried.

3. The Plan Commission considered the request of AT&T to add a Charles Pedestal outside the existing equipment compound onsite at the Southside Water Tower located at #631 Chippewa Street. AT&T was granted Conditional Use Permit Resolution CUP Res. #10-02 in June of 2010 which allowed three additional antennae to be placed on the water tower and an additional equipment compound on the ground. City Attorney Ferg opined that the Plan Commission should determine whether or not the conditional use process should be required again for the pedestal. Plan Commission discussion concluded that even though the site plan was altered by the addition of the Charles Pedestal, the use, integrity and implementation of CUP Resolution #10-02 was still maintained without an additional public hearing. **Motion** by Tzanakis, seconded by Smith to allow ATT to install a Charles Pedestal at the Southside water tower located at #631 Chippewa Street and as shown on the attached plan. In addition, that secretary Rubenzer be authorized to add the pedestal plan to the CUP Resolution #10-02 site plan. All present voting aye. Motion carried.

4. **Motion** by Lardahl, seconded by Drogemuller, to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 7:50 P.M.

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