

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, FEBRUARY 13, 2012**

The Plan Commission met in City Hall on Monday, February 13, 2012 at 7:30 P.M. Present were Commissioners, Peter Pohl, Jeffrey Labs, Mike Tzanakis, Dan Varga, and Curt Stepanek. Alderperson Brian Flynn, Secretary Rick Rubenzer, Chairperson Mayor Greg Hoffman and Vice-Chairperson Tom Hubbard. Absent were Commissioners Dave Cihasky and Jerry Smith. Also attending were Burt Brovold, Rick Moen and Craig Wurzer.

1. **Motion** by Hubbard, seconded by Flynn, to approve the minutes of the January 9, 2012 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Rick Moen appeared to request approval of the attached certified survey map. Director of Public Works Rick Rubenzer explained that municipal water would need to be extended about five hundred to six hundred feet to serve the four lots proposed on the certified survey map. He continued that an easement would need to be recorded for driveway and water service to lots 2 and 3. A stormwater management plan would also need to be prepared, submitted to and approved by the City of Chippewa Falls Engineering Department. **Motion** by Tzanakis, seconded by Rubenzer to recommend the Common Council approve the attached certified survey map located on and around vacated Lemnel Street east of Old Eau Claire Road. Approval subject to the following conditions:

- 1) Completion and approval of a stormwater management plan for all four lots.
- 2) Construction of municipal water main to city specifications by developer Romaine Berg.
- 3) Development and recording of an easement for driveway access and water services to lot numbers 2 and 3.
- 4) Payment of the \$100 certified survey review fee.

**All present voting aye. Motion carried.** Rick Moen left the meeting at this point.

3. Craig Wurzer of Wurzer Construction appeared to support the attached petition to rezone parcel #4424.64, Lot 2, CSM #3542 from R-3-8 Multi-Family Eight Plex to R-3A Multi-Family Residential. He stated that he was aware that a stormwater management plan was required and that he developed plans for four 8-unit buildings or three 12-unit buildings. He continued that the 3 three 12-unit building plan contained more green space and was more environmentally friendly. Concern was expressed for a safe route to school from the future buildings. Rubenzer stated that the lot #2 frontage of 50' did not meet R-3A or R-3-8 zoning minimums (80') and thus the matter would have to be considered by the zoning board of appeals. He continued that the rezoning petition needed owner Bill Bergh's signature.

**Motion** by Rubenzer, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider rezoning parcel #4424.64, Lot #2, CSM 3542 from R-3-8 Multi-Family Eight Plex to R-3A Multi-Family Residential. Scheduling the public hearing to be contingent on:

- 1) Completion and approval of a stormwater management plan.
- 2) Payment of the \$300 legal advertisement fee.
- 3) Proper notification of all adjacent property owners.
- 4) Signing of the rezoning petition by owner Bill Bergh.

**All present voting aye. Motion carried.**

4. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:47 P.M.

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