

## 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, November 12, 2018 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.**

1. Approve the minutes of the October 8, 2018 Plan Commission Meeting. *(Attachment)*
2. Consider Rezoning petition from Lorne and Debbie Patzoldt to rezone Parcel 4501.3000, Lot 3, located at the Southeast corner of Eagle Street and Rutledge Street from R-1B Single Family Residential District to R-2 Two Family Residential District. Make recommendation to the Common Council. *(Attachment)*
3. Consider Rezoning petition from Michael Tanner to rezone Parcel 4758.8700, Lot 6, Outlot 3, Gehler Estates, located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. Make recommendation to the Common Council. *(Attachment)*
4. Consider Rezoning petition from Michael Tanner to rezone Parcel 4758.8800, Lot 7, Outlot 3, Gehler Estates, located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. Make recommendation to the Common Council. *(Attachment)*
5. Consider Rezoning petition from Michael Tanner to rezone Parcel 4758.8900, Lot 8, Outlot 3, Gehler Estates, located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. Make recommendation to the Common Council. *(Attachment)*
6. 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.

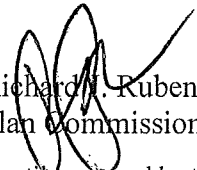
### **CERTIFICATION**

I hereby certify that a copy of this 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 Wednesday, November 7, 2018 at 10:00 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, OCTOBER 8, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, October 8, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Dennis Doughty, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Greg Misfeldt and Mike Tzanakis. Also attending were Assistant City Engineer Bill McElroy and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Doughty to approve the minutes of the September 24, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Lorne Patzoldt appeared to support the attached Certified Survey Map subdividing Lot 3 of Certified Survey Map 2693 into four lots, located along the south side of Rutledge Street at the southeast corner of Rutledge and Eagle Streets. Secretary Rubenzer noted that the proposed four lots are all located in an R-1B Single Family Residential District and that all four lots would meet legal lot requirements for minimum lot frontage (80') and minimum lot square footage, (8400 sf.) for the R-1B Single Family Residential District. Mr. Patzoldt indicated that he may propose rezoning the lots to R-2 Two Family Residential District in the near future. The Plan Commission briefly discussed the item. **Motion** by Varga, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map subdividing Lot 3 of Certified Survey Map 2693 into four lots, located along the south side of Rutledge Street at the southeast corner of Rutledge and Eagle Streets. Said approval contingent on:
  - 1) Receipt of the \$100 certified survey map review fee.
  - 2) Submission and approval of any necessary stormwater management plans.**All present voting aye. Motion carried.**
  
3. Jamey Bowe, River Valley Architects and Darla Bowe representing Oakleaf Clinics appeared to support the petition to rezone parcels 2025.5007 and 2025.5008, Lots 1 and 2, Block 2 of Lake Wissota Business Park located at the southeast corner of County Hwy I and Lakeland Drive from C-2 General Commercial to O-2 Office and Institutional district. The Plan Commission noted that a great majority of the surrounding property was zoned O-2 Office and Institutional and that the requested zoning would be consistent and compatible with the Lake Wissota Business Park at that location. **Motion** by Cihasky, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider rezoning parcels 2025.5007 and 2025.5008, Lots 1 and 2, Block 2 of Lake Wissota Business Park located at the southeast corner of County Hwy I and Lakeland Drive from C-2 General Commercial to O-2 Office and Institutional district. Said public hearing to be scheduled upon receipt of the \$300 legal advertising and administrative fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**
  
4. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:43 P.M.

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

Please note, these are draft minutes and may be amended until approved by the Common Council.

Date Filed: 10-9-18

Fee Paid: \$25.00 Date: 10-9-18 TR#: 56805

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**PETITION FOR REZONING**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: Rutledge Street (Parcel # 4501.3)  
Lot: 3 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel# 22908-3133  
-72693003

Legal Description: Lot 3 CSM #2693 in the SW 1/4 of  
the SW 1/4 of Section 31, Township 29 North  
Range 8 West, City of Chippewa Falls, Chippewa County

Present zoning classification of property: R-1B Single Family Residence

Zoning classification requested: R-2 Two Family Residence  
Duplex

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: \_\_\_\_\_

Existing use of all buildings on such land: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Principal use of all properties within 300 feet of such land: Retirement Home  
and Single Family

Purpose for which such property is to be used: ~~Twin Home or Two Family~~  
Residence Duplex

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: Catering to other  
retired people, as other retired people live  
in the neighborhood.

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:

Providing affordable housing for retired people  
and others as needed.

Planning on some fancy two family housing with  
stone accents and cedar shakes in garage peaks.  
The building will have an estimated value of \$350,000 each  
This will attract good quality neighbors.

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

Owner(s)/Address(es):

Lorne & Debbie Patzoldt  
9781 152nd St  
Chippewa Falls WI 54729  
Phone #: 715 523 0810  
Email: Patzoldt@charter.net  
Signature: Lorne Patzoldt

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

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

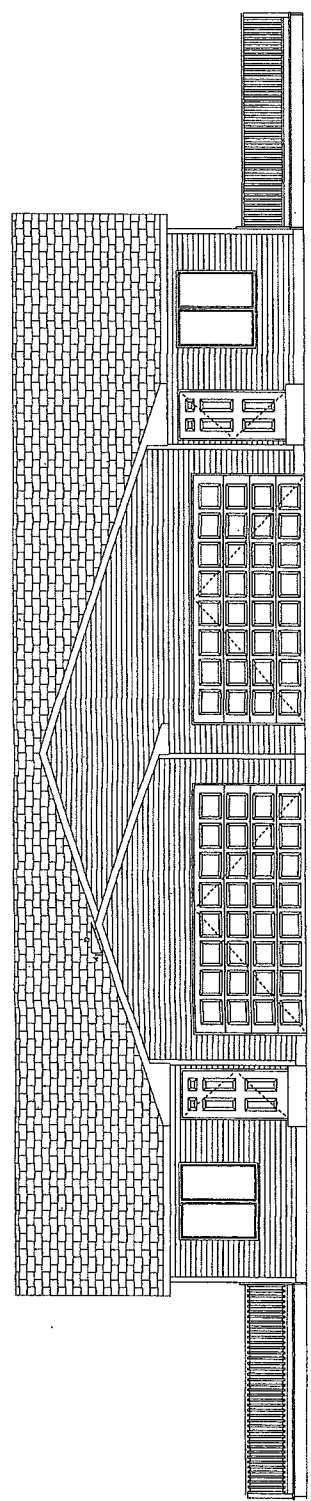
Petitioner(s)/Address(es):

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

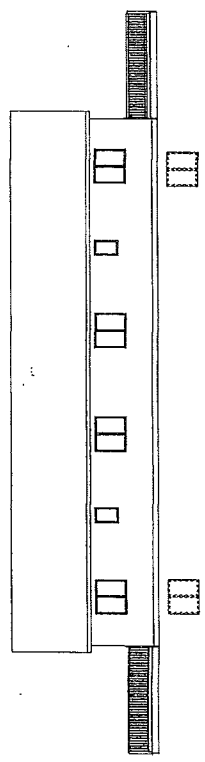
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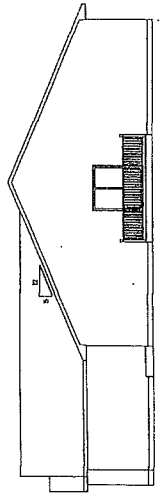
SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



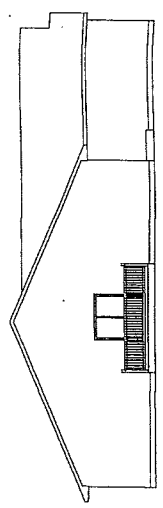
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/8" = 1'-0"



**LEFT ELEVATION**  
 SCALE: 1/8" = 1'-0"

**NPRO**  
 National Residential Load Expertise  
 30716 Highway Way, Eau Claire, WI 54603  
 Tel: (715) 834-6321 Fax: (715) 834-6209

**LORNE PATZOLDT**  
 Duplex  
 City, WI

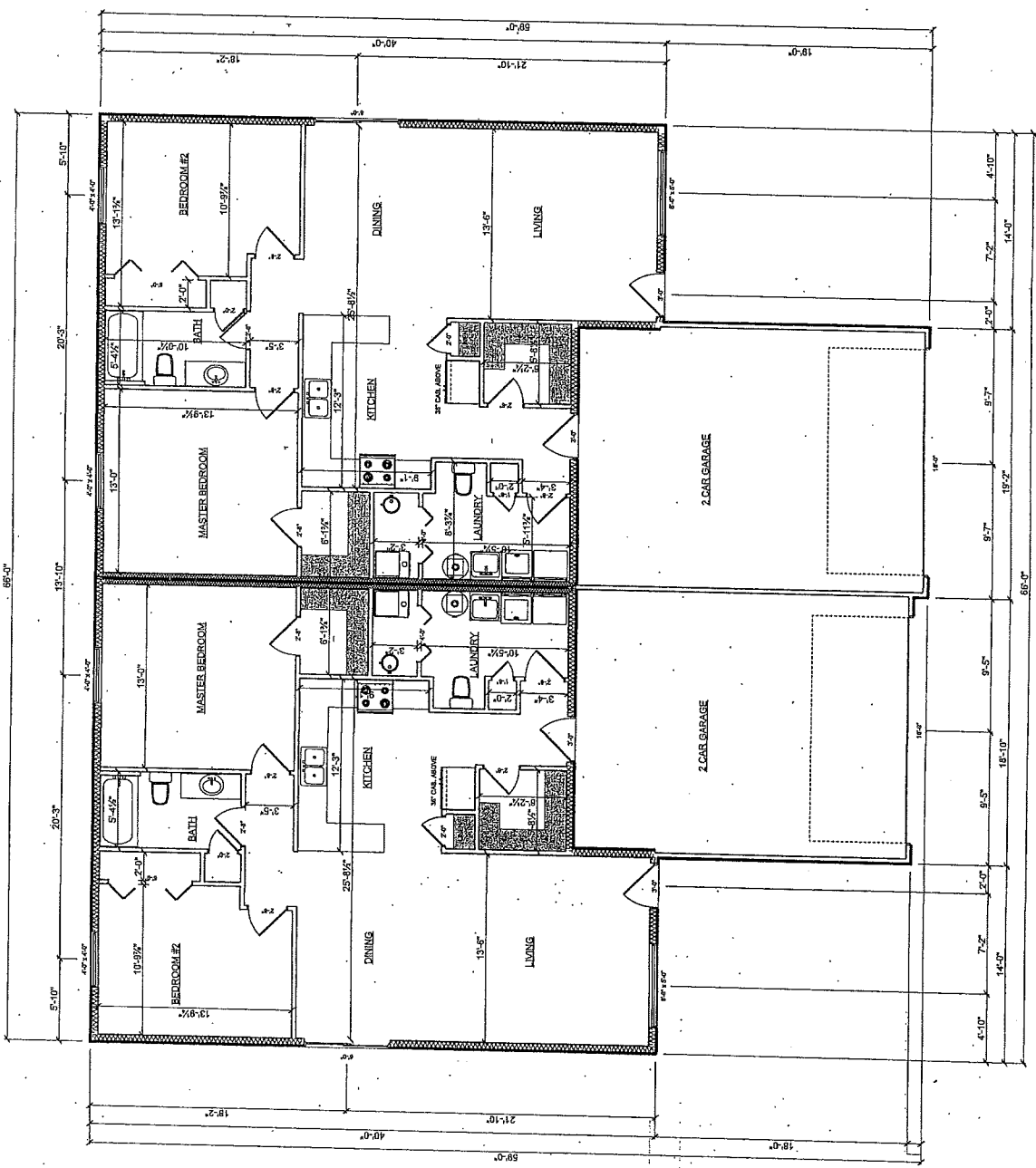
Project # B09-008  
 Date Drawn: 02-27-08  
 Revisions: 02-08-13  
 08-11-13  
 11-25-13

Builder: Lorne Patzoldt  
 Phone #: (715) 861-3822  
 Sales Rep: Dave Barham  
 Design By: Caryn Carr

**IMPORTANT**  
 \* These drawings are not to be used for any other project or purpose.  
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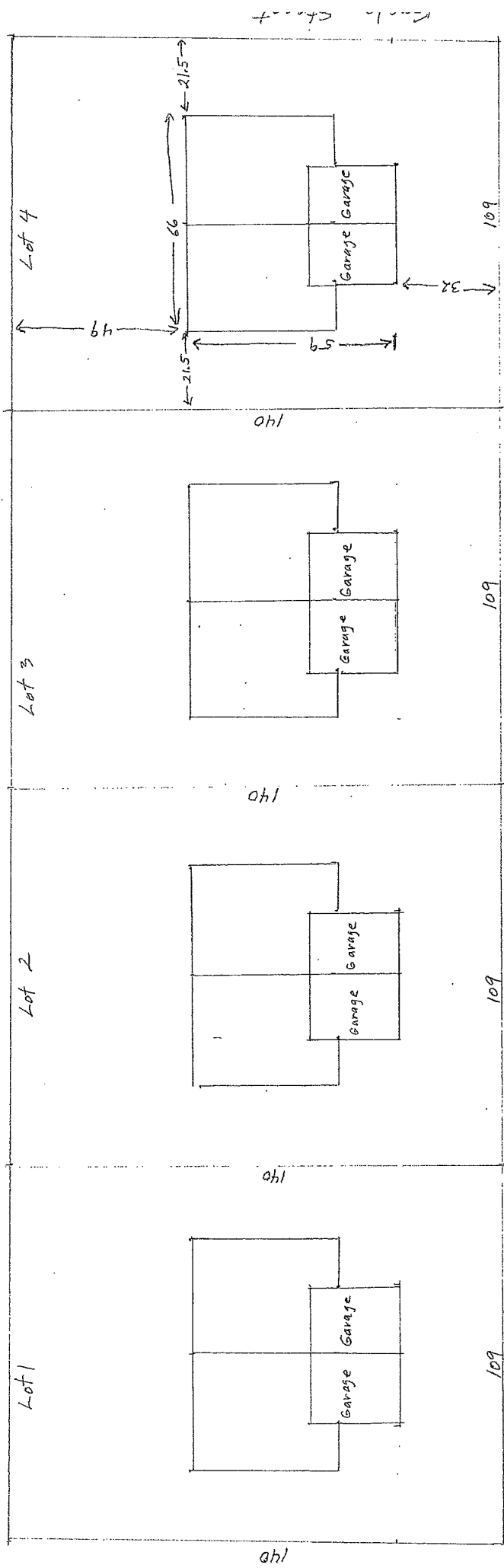
**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 SQ.F.T. = 1209 EACH

\*\*\* PRELIMINARY DRAWINGS ONLY - NOT FOR CONSTRUCTION USE \*\*\*  
 SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



66157

Lot 3 to be divided into 4 equal Lots



Front 32'  
Side 21.5'  
Back 49'

Rutledge Street

Patzoldt  
715 523 0810  
Duplex



Date Filed: 11-5-2018

Fee Paid: \$25.00 Date: 11-5-2018 TR#: 56976

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**PETITION FOR REZONING**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: Nelson Road Comp # 4758, 8700  
Lot: 6 Block: \_\_\_\_\_ Subdivision: Outlot 3 Gehler Estate Parcel# 22809-1244-~~7477~~  
7487000

Legal Description: Lot 6 of certified survey map # 4872 recorded in volume 22 of certified survey maps, page 321-322 as documented # 878176, located in the SE 1/4 of the SE 1/4 section 12, Township 28 North Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin; being part of Outlot 3 of Gehler Estate

Present zoning classification of property: Agriculture

Zoning classification requested: (R2) Residential 2 District

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: lots 7 & 8

Existing use of all buildings on such land: none

Principal use of all properties within 300 feet of such land: vacant land N & W of property, in the village of Hallie, south of lot, 2 residential homes & one multi-family duplex.

Purpose for which such property is to be used: multi-family

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: The proposed change will not be detrimental to the public's interest. There is already multi-family dwelling on the Nelson Road.


Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council: We are requesting to rezone to (R2) to put up up-scale multifamily housing

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

Owner(s)/Address(es):

Michael Tanner Tanner Excavating  
PO Box 200  
Atlanta, W 50120

Phone #: 715-829-0050  
Email: Tony@tannerexcavating.com  
Signature: 

\_\_\_\_\_  
\_\_\_\_\_

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

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\_\_\_\_\_

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

Petitioner(s)/Address(es):

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

# Exhibit A

## Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Chippewa County Register of Deeds office.

**Project Identifier:** Nelson Road Extension Acres: 20.89

**Date of Recording:** 05/17/2018

**Map Produced By:** Pete Gartmann of Real Land Surveying

**Legal Description:** Being part of Lot 8 of Certified Survey Map No.4872, recorded in Volume 22 of certified survey maps pages 321 through 322, being part of the SE 1/4-SE 1/4, SW 1/4-SE 1/4, Section 12, T28N, R9W, City of Chippewa Falls, Chippewa County, Wisconsin.

**Survey map of property showing legal boundaries:**

**878176**

RECORDED ON

05/17/2018

2:33 PM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

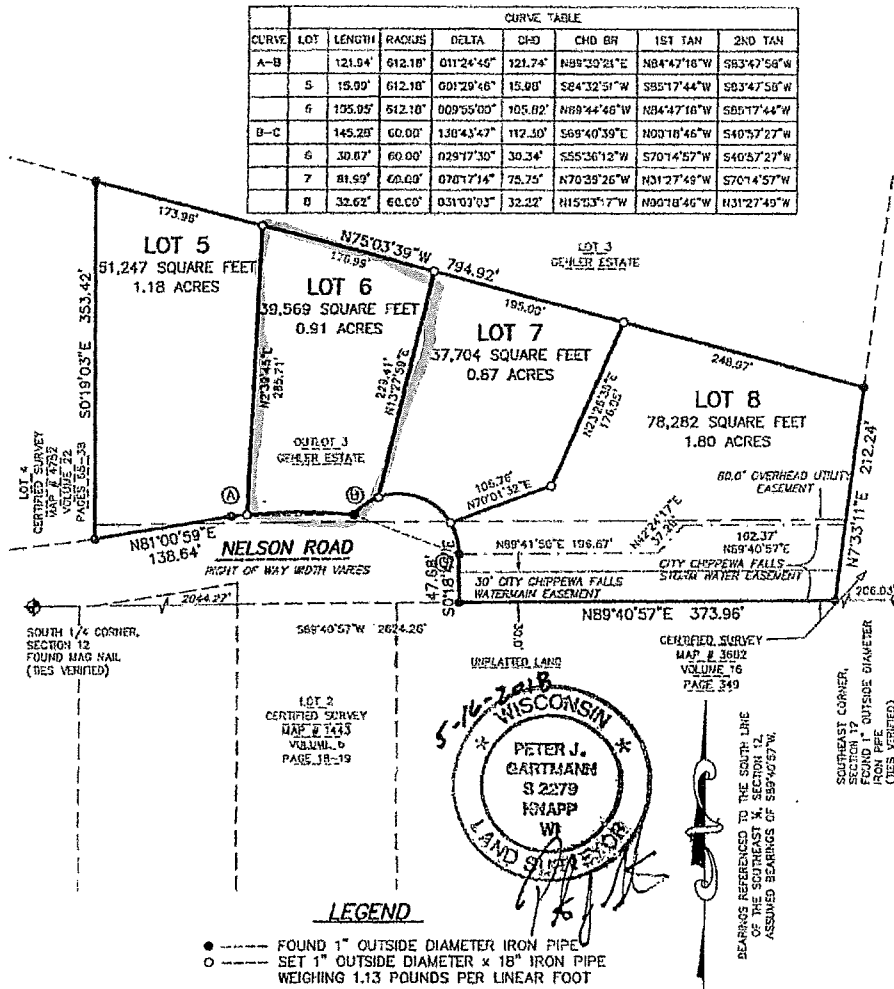
PAGES: 2

### CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER 4872

RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS PAGE 321-322

*Marge L. Geissler*  
REGISTER

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING PART OF OUTLOT 3 OF GEHLER ESTATE



DATE APPROVED \_\_\_\_\_  
CHIPPEWA COUNTY PLANNING AGENCY

BY \_\_\_\_\_

REAL LAND SURVEYING  
1300 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701  
(715) 514-4110  
CADD # 18159

SHEET 1 OF 2 SHEETS

PAGE 321

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Max O. Gehler, Jr.

and Tanner Excavating Inc.

("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Chippewa County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): Lots 6, 7 and 8 of Certified Survey Map #4872 recorded in Volume 22 of Certified Survey Maps, Pages 321-322 as Document #878176; located in the SE 1/4 of the SE 1/4 of Section 12, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin; being a part of Outlot 3 of Gehler Estate.

Tax parcel numbers: 22809-1244-74872006 22809-1244-74872007 22809-1244-74872008

Recording Area

Name and Return Address Tanner Excavating Inc. P.O. Box 296 Altoona, WI 54720

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered into under them, recorded easements for distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in 2018.

Dated September 24, 2018

Signature of Max O. Gehler, Jr.

(SEAL) (SEAL)

Signature line

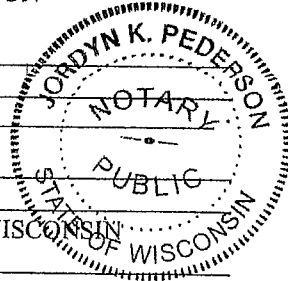
(SEAL) (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

authenticated on



STATE OF WISCONSIN

Eau Claire COUNTY

Personally came before me on September 24, 2018, the above-named Max O. Gehler, Jr.

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Jordyn K. Pederson, Notary Public, State of Wisconsin. My Commission expires 3-15-2020.

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Michael J. Vinopal Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1-2003

\*Type name below signatures.

COPY

Date Filed: 11-5-2018

Fee Paid: 525.00 Date: 11-5-2018 TR#: 56976

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**PETITION FOR REZONING**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: Nelson Road Comp # 4758.8800  
Lot: 7 Block: \_\_\_\_\_ Subdivision: Outlot 3 of Gehler Estate Parcel# 22809-12 111-71187-200

Legal Description: Lot 7 of certified survey map # 4872 recorded in volume 22 of certified survey maps, pages 321-322 as documented # 878176, located in the SE 1/4 of the SE 1/4 section 12 Township 28 North Range 9 West City of Chippewa Falls, Chippewa County, Wisconsin; being part of Outlot 3 of Gehler Estates

Present zoning classification of property: Agriculture

Zoning classification requested: (R2) Residential 2 District

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: lots 6 & 8

Existing use of all buildings on such land: none

Principal use of all properties within 300 feet of such land: vacant land N & W of property, in the Village of Hallie, south of lot 2 residential homes & one multi-family Duplex.

Purpose for which such property is to be used: Multi-family


Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: The proposed change will not be detrimental to the public's interest. There is already multi-family dwelling on the Nelson Road.

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council: We are requesting to rezone to (R2) to put up up-scale multifamily ~~and~~ housing

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

Owner(s)/Address(es):

Michael Tanner Tanner Excavating  
PO Box 290  
Atlanta, GA 30320  
Phone #: 715-829-0050  
Email: Tony@Tannerexcavating.com  
Signature: 

Petitioner(s)/Address(es):

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

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



# Exhibit A

## Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Chippewa County Register of Deeds office.

**Project Identifier:** Nelson Road Extension Acres: 20.89

**Date of Recording:** 05/17/2018

**Map Produced By:** Pete Gartmann of Real Land Surveying

**Legal Description:** Being part of Lot 8 of Certified Survey Map No.4872, recorded in Volume 22 of certified survey maps pages 321 through 322, being part of the SE 1/4-SE 1/4, SW 1/4-SE 1/4, Section 12, T28N, R9W, City of Chippewa Falls, Chippewa County, Wisconsin.

Survey map of property showing legal boundaries:

### CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER 4872

RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS PAGE 321-322

*Marge L. Geissler*  
REGISTER

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING PART OF OUTLOT 3 OF GEHLER ESTATE

**878176**

RECORDED ON

05/17/2018

2:33 PM

MARGE L. GEISSLER

REGISTER OF DEEDS

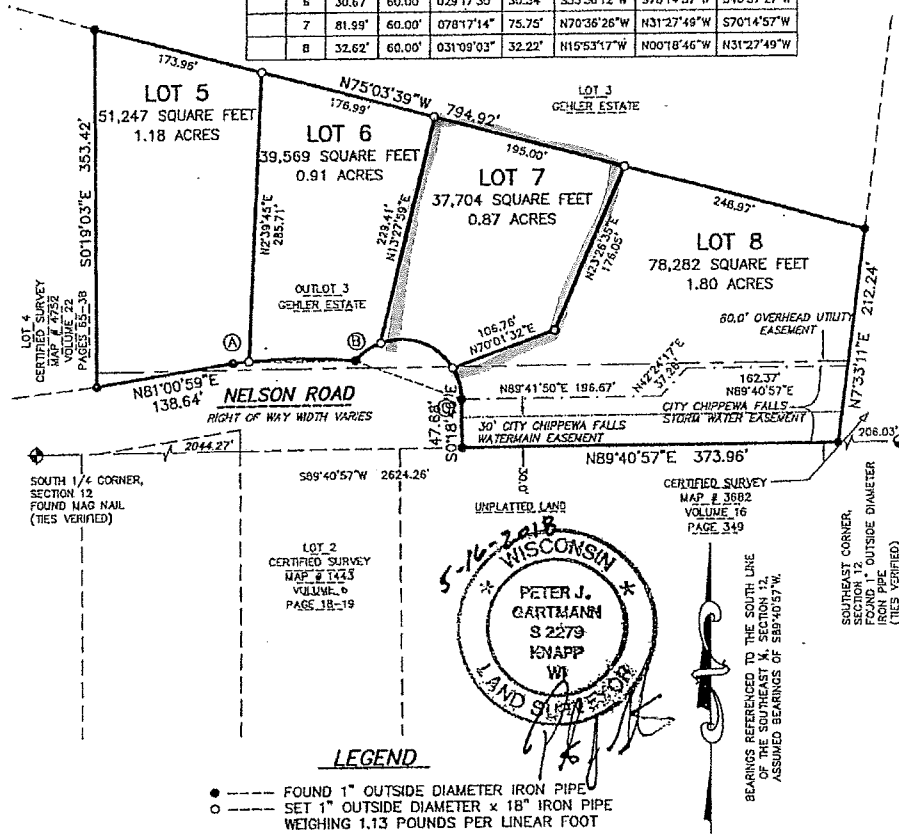
REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 2

CURVE TABLE									
CURVE	LOT	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN	
A-B		121.94'	612.18'	011°24'48"	121.74'	N89°30'21"E	N84°47'16"W	S83°47'58"W	
	5	15.99'	612.18'	001°29'46"	15.90'	S84°32'51"W	S85°17'44"W	S83°47'58"W	
	6	105.95'	612.18'	009°55'03"	105.02'	N89°44'46"W	N84°47'16"W	S65°17'44"W	
B-C		145.28'	60.00'	138°43'47"	112.30'	S69°40'39"E	N00°18'46"W	S40°57'27"W	
	6	30.67'	60.00'	029°17'30"	30.34'	S65°36'12"W	S70°14'57"W	S40°57'27"W	
	7	81.99'	60.00'	078°17'14"	75.75'	N70°36'26"W	N31°27'49"W	S70°14'57"W	
	8	32.62'	60.00'	031°09'03"	32.22'	N15°53'17"W	N00°18'46"W	N31°27'49"W	



**LEGEND**

- --- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- --- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT

SCALE: 1" = 120'

FIELD WORK WAS COMPLETED ON MAY 4, 2018.

DATE APPROVED \_\_\_\_\_  
CHIPPEWA COUNTY PLANNING AGENCY  
BY \_\_\_\_\_

REAL LAND SURVEYING  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701  
(715) 514-4116  
CADD # 18156

SHEET 1 OF 2 SHEETS

PAGE 321

WARRANTY DEED

Document Number

Document Name

COPY

THIS DEED, made between Max O. Gehler, Jr.

(Grantor, whether one or more), and Tanner Excavating Inc.

(Grantee, whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Chippewa County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): Lots 6, 7 and 8 of Certified Survey Map #4872 recorded in Volume 22 of Certified Survey Maps, Pages 321-322 as Document #878176; located in the SE 1/4 of the SE 1/4 of Section 12, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin; being a part of Outlot 3 of Gehler Estate.

Tax parcel numbers: 22809-1244-74872006 22809-1244-74872007 22809-1244-74872008

Recording Area

Name and Return Address

Tanner Excavating Inc. P.O. Box 296 Altoona, WI 54720

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered into under them, recorded easements for distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in 2018.

Dated September 24, 2018

Signature of Max O. Gehler, Jr. (SEAL) \* (SEAL) \*

\* (SEAL) \* (SEAL)

AUTHENTICATION

ACKNOWLEDGMENT

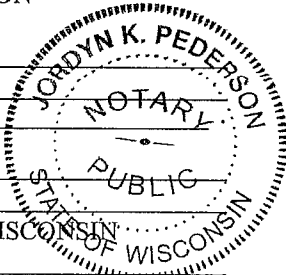
Signature(s)

authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Michael J. Vinopal Attorney at Law



STATE OF WISCONSIN

Eau Claire COUNTY

Personally came before me on September 24, 2018, the above-named Max O. Gehler, Jr.

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Signature of Jordyn K. Pederson, Notary Public, State of Wisconsin, My Commission expires 3-15-2020

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1-2003

\*Type name below signatures.

Date Filed: 11-5-2018

Fee Paid: \$25.00 Date: 11-5-2018 TR#: 56976

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**PETITION FOR REZONING**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: Nelson Road Comp # 4758.8900  
Lot: 8 Block: \_\_\_\_\_ Subdivision: Plot 3 Nelson Road Parcel # 22809-1244-74872-008  
Gehler Estates

Legal Description: Lot of certified survey map # 4872 recorded in volume 22 of certified survey maps, pages 321-322 as documented # 878176, located in the SE 1/4 of the SE 1/4 section 12, Township 28 North Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin; being part of Plot 3 of Gehler Estates

Present zoning classification of property: Agriculture

Zoning classification requested: (R2) Residential 2 District

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: lots 6 & 7

Existing use of all buildings on such land: none

Principal use of all properties within 300 feet of such land: vacant land N $\frac{1}{2}$  W  
of property, in the village of Hallie, south of lot,  
2 residential homes & one multi-family Duplex.

Purpose for which such property is to be used: multi-family

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: The proposed change will  
not be detrimental to the public's interest. There is  
already multi-family dwelling on the Nelson Road.


**Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.**

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:  
We are requesting to rezone to (R2) to put up up-scale  
multifamily ~~room~~ housing

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

Owner(s)/Address(es):

Michael Tanner Tanner Excavating  
PO Box 244  
Atlanta, GA 30320

Phone #: 715-829-0150  
Email: Tony@tannerexcavating.com  
Signature: 

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Petitioner(s)/Address(es):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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\_\_\_\_\_  
\_\_\_\_\_

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

# Exhibit A

## Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Chippewa County Register of Deeds office.

**Project Identifier:** Nelson Road Extension Acres: 20.89

**Date of Recording:** 05/17/2018

**Map Produced By:** Pete Gartmann of Real Land Surveying

**Legal Description:** Being part of Lot 8 of Certified Survey Map No.4872, recorded in Volume 22 of certified survey maps pages 321 through 322, being part of the SE 1/4-SE 1/4, SW 1/4-SE 1/4, Section 12, T28N, R9W, City of Chippewa Falls, Chippewa County, Wisconsin.

**Survey map of property showing legal boundaries:**

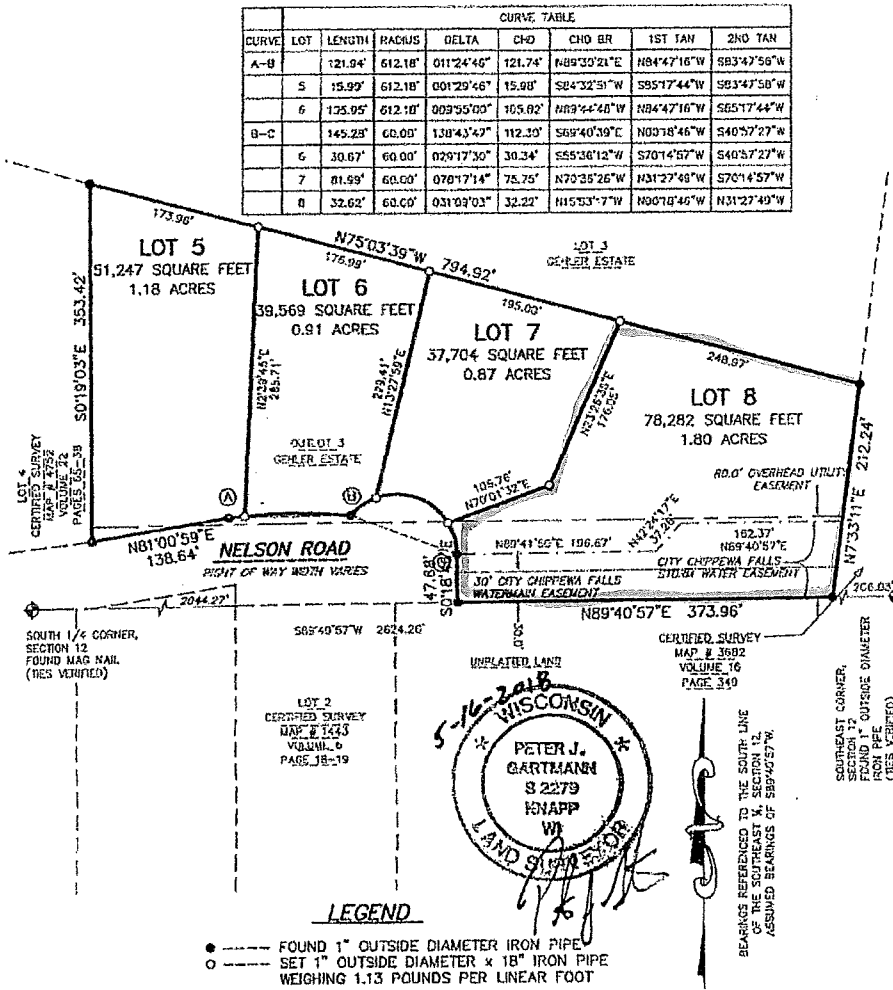
### CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER 4872

RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS PAGE 321-322

*Marge L. Geissler*  
REGISTER

**878176**  
RECORDED ON  
05/17/2018  
2:33 PM  
MARGE L. GEISSLER  
REGISTER OF DEEDS  
REC FEE: 30.00  
FEE EXEMPT:  
CHIPPEWA COUNTY, WI  
PAGES: 2

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4  
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING PART OF OUTLOT 3 OF GEHLER ESTATE



DATE APPROVED \_\_\_\_\_  
CHIPPEWA COUNTY PLANNING AGENCY

BY \_\_\_\_\_

REAL LAND SURVEYING  
1260 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701  
(715) 514-4116  
CADD # 18126

SHEET 1 OF 2 SHEETS

PAGE 321

WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Max O. Gehler, Jr.

(Grantor, whether one or more), and Tanner Excavating Inc.

(Grantee, whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Chippewa County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): Lots 6, 7 and 8 of Certified Survey Map #4872 recorded in Volume 22 of Certified Survey Maps, Pages 321-322 as Document #878176; located in the SE 1/4 of the SE 1/4 of Section 12, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin; being a part of Outlot 3 of Gehler Estate.

Tax parcel numbers: 22809-1244-74872006 22809-1244-74872007 22809-1244-74872008

Recording Area

Name and Return Address Tanner Excavating Inc. P.O. Box 296 Altoona, WI 54720

Parcel Identification Number (PIN)

This is not homestead property. (is) (is not)

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Dated September 24, 2018

Signature of Max O. Gehler, Jr. (SEAL) \* (SEAL) \*

Signature line (SEAL) \* (SEAL) \*

AUTHENTICATION

Signature(s)

authenticated on

\*

TITLE: MEMBER STATE BAR OF WISCONSIN (If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Michael J. Vinopal Attorney at Law

(Signatures may be authenticated or acknowledged. Both are not necessary.)

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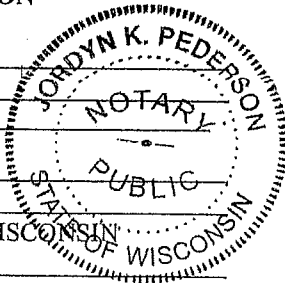
WARRANTY DEED

STATE BAR OF WISCONSIN

FORM No. 1-2003

\*Type name below signatures.

COPY



ACKNOWLEDGMENT

STATE OF WISCONSIN

Eau Claire COUNTY

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