

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, NOVEMBER 12, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, November 12, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Jerry Smith was absent. City Inspector Paul Lasiewicz, Assistant City Engineer Bill McElroy and those on the attached attendance sheet were also present.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the October 8, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached petition from Lorne and Debbie Patzoldt to rezone four lots located at the Southeast corner of Rutledge Street and Eagle Street from R-1B Single Family Residential District to R-2 Two Family Residential District. All of the surrounding area is single family residential zones other than an R-3A Multi-Family Residential parcel about two blocks away on Wheaton Street and Irvine Park which is P-1 Public and Institutional. Secretary Rubenzer noted that rezoning requests are considered at a Common Council public hearing and the Plan Commission is just a recommending body in the procedure. City Inspector Lasiewicz stated that the City would have less control of the lots if rezoned to R-2 Two Family Residential District and that a Residential Planned Unit Development would lock down development conditions and that he did not think rezoning to R-2 Two Family Residential District was a good action to approve. Secretary Rubenzer stated that the Planned Development Conditional Use Permit process would be a completely different application and process with the Plan Commission conducting the public hearing and approving or denying the permit. Commissioner Cihasky asked petitioner Lorne Patzoldt why he didn't propose the rezoning when he requested subdividing the lot into four lots at the October 8, 2018 Plan Commission meeting. Mr. Patzoldt stated that he wanted to keep his development options open for either single family or two-family home construction. He also showed the Plan Commission pictures of existing duplexes he had constructed. It was stated that the appearance of the proposed buildings wasn't the concern as much as that they were rental units.
Motion by Hubbard, seconded by Tzanakis that the Common Council take no action to rezone Parcel 4501.3000, Lot 3, (now subdivided into four lots), located at the Southeast corner of Rutledge Street and Eagle Street from R-1B Single Family Residential District to R-2 Two Family Residential District. **All present voting aye. Motion carried.**

3. The Plan Commission considered the attached petition from Michael Tanner to rezone Parcel 4758.8700, Lot 6, Outlot 3 of Gehler Estates located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. All of the surrounding area is zoned A-1 Agriculture District. Secretary Rubenzer noted that rezoning requests are considered at a Common Council public hearing and the Plan Commission is just a recommending body in the procedure. Mr. Tanner presented his petition and stated that there was an existing duplex on the South side of Nelson Road in the Village of Lake Hallie. Tim Holden appeared and stated he and others in the neighborhood including Harry Harper, who lives on the Northeast corner of Old Eau Claire Road and Nelson Road were opposed to the proposed rezoning. Secretary Rubenzer had with Harry Harper two hours previous and Mr. Harper stated he wasn't opposed or in support of the rezoning at this point. City Inspector Lasiewicz stated he didn't believe this was a good location for R-2 Two Family Residential zoning.

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

Motion by Cihasky, seconded by Tzanakis to recommend the Common Council not rezone Parcel 4758.8700, Lot 6, Outlot 3 of Gehler Estates located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. **All present voting aye. Motion carried.**

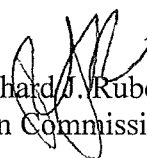
4. The Plan Commission considered the attached petition from Michael Tanner to rezone Parcel 4758.8800, Lot 7, Outlot 3 of Gehler Estates located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District.

Motion by Hubbard, seconded by Tzanakis to recommend the Common Council not rezone Parcel 4758.8800, Lot 7, Outlot 3 of Gehler Estates located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. **All present voting aye. Motion carried.**

5. The Plan Commission considered the attached petition from Michael Tanner to rezone Parcel 4758.8900, Lot 8, Outlot 3 of Gehler Estates located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District.

Motion by Tzanakis, seconded by Cihasky to recommend the Common Council not rezone Parcel 4758.8900, Lot 8, Outlot 3 of Gehler Estates located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. **All present voting aye. Motion carried.**

6. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.**
The Plan Commission adjourned at 7:05 P.M.


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

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

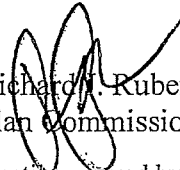
The Plan Commission met in City Hall on Monday, October 8, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Dennis Doughty, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners 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

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: ~~Two 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: Patzoldr@charter.net
Signature: Lorne Patzoldt

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

Phone #: _____
Email: _____
Signature: _____

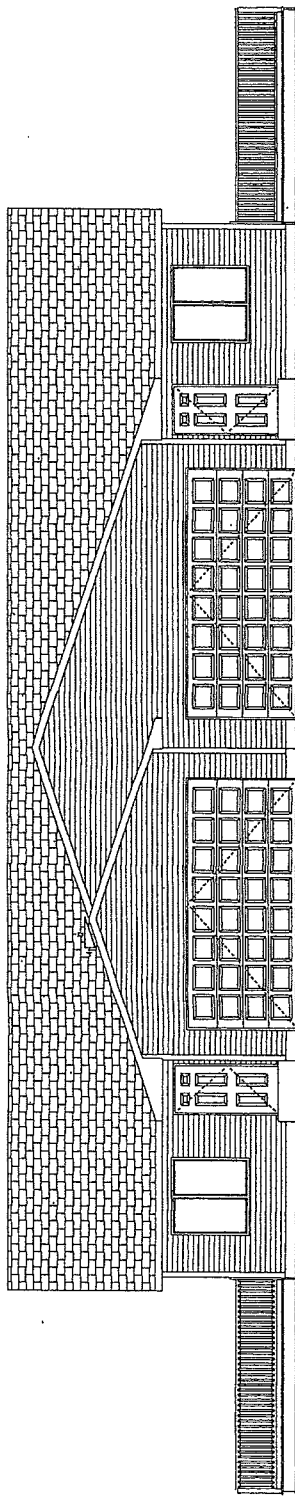
Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

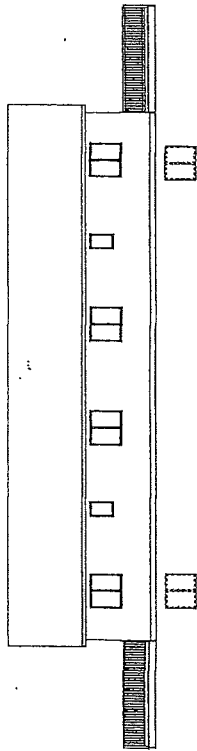
Phone #: _____
Email: _____
Signature: _____

IMPORTANT
* Check local building codes, zoning ordinances and local building codes.
* These drawings shall only be used for the specific project and purpose
intended. Any other use without the written consent of the architect is prohibited.
* The architect assumes no liability for construction methods, materials, workmanship or performance of any trade or profession.
* The architect is not responsible for any errors or omissions in these drawings.
* The architect is not responsible for any construction methods, materials, workmanship or performance of any trade or profession.
* The architect is not responsible for any errors or omissions in these drawings.

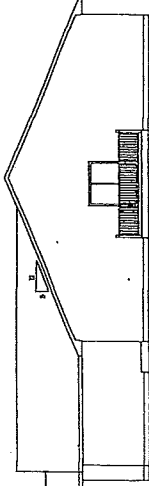
SCALE IS 1/2 AS SHOWN IF PRINTED ON 11X17 PAPER



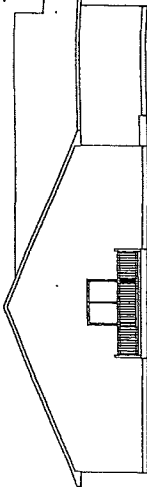
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



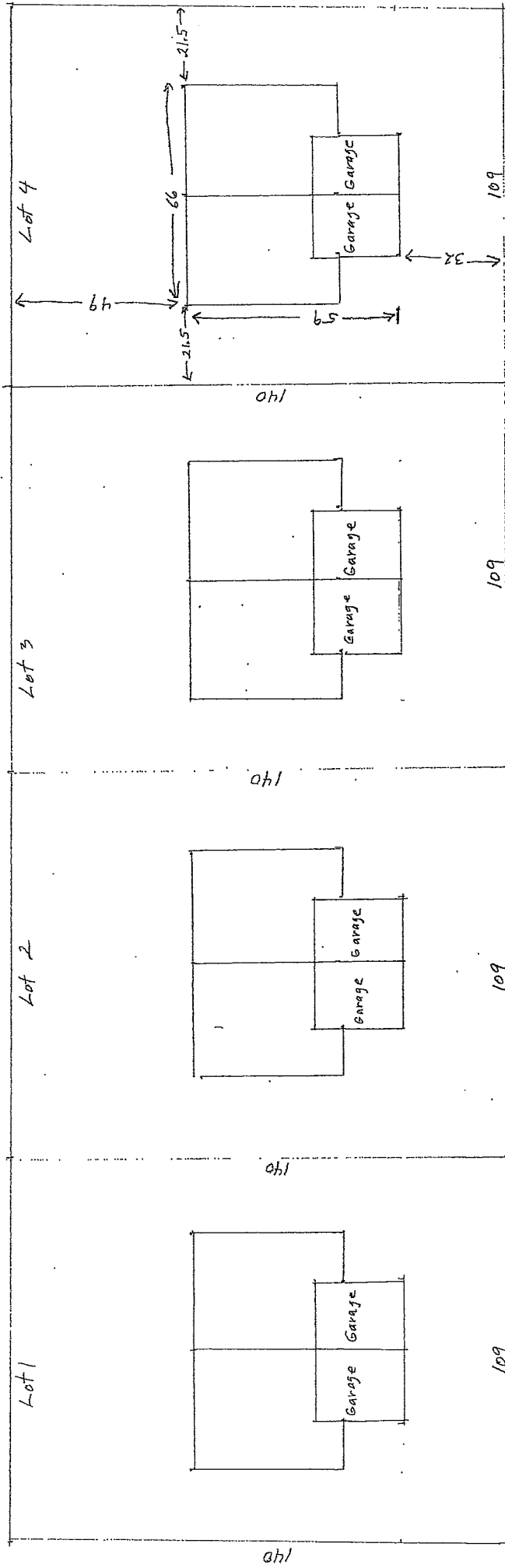
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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

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-~~7487200~~
7487200

Legal Description: Lot 6 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 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 $\frac{1}{2}$ 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 multi-family ~~unit~~ 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 2nd
Atlanta, GA 30320

Phone #: 715-829-0050

Email: Tony@tannerexcavating.com

Signature: 

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

Petitioner(s)/Address(es):

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

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. Geessler
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. GESSLER

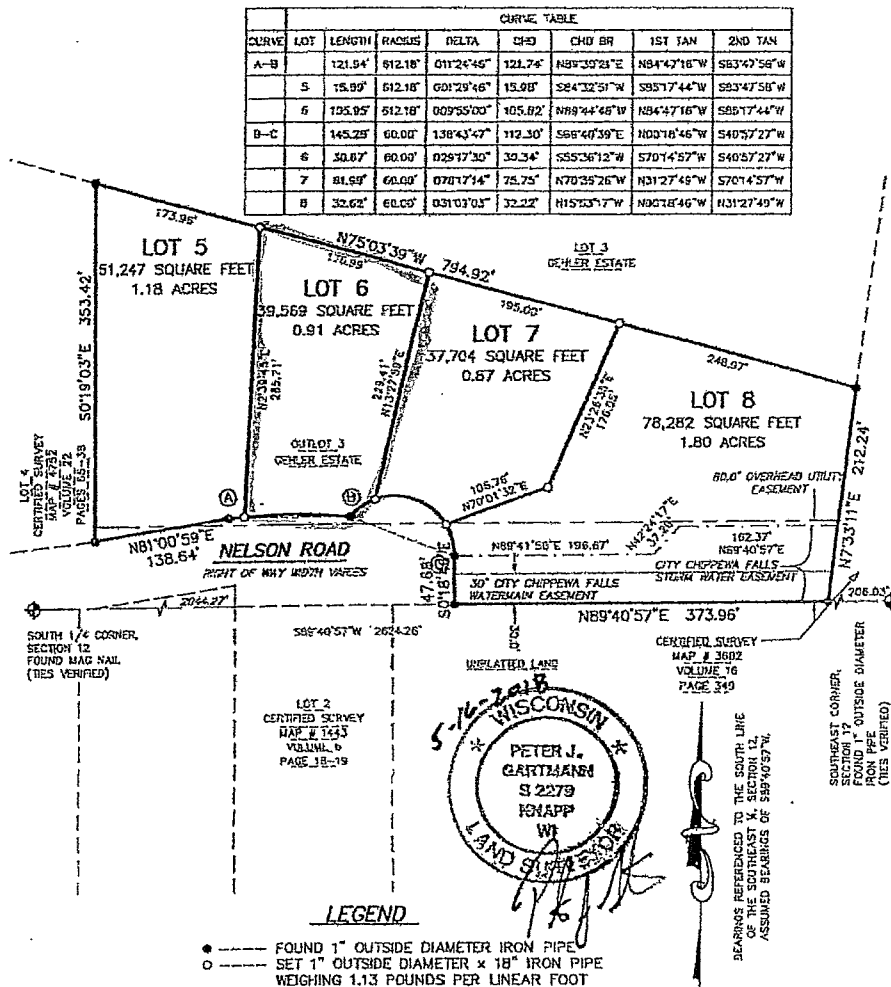
REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 2



FIELD WORK WAS COMPLETED ON MAY 4, 2018

SCALE: 1" = 120'

DATE APPROVED
CHIPPEWA COUNTY PLANNING AGENCY
BY _____

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

Recording Area

Name and Return Address

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

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

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) *

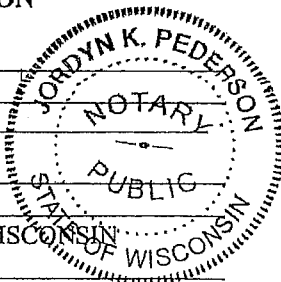
Signature line (SEAL) * (SEAL) *

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.

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

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 (is permanent) (expires: 3-15-2020)

THIS INSTRUMENT DRAFTED BY:

Michael J. Vinopal Attorney at Law

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 # 4758.8800
Lot: 7 Block: _____ Subdivision: Outlot 3 of Gehler Estate Parcel # 22809-1244-7487-200

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 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 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 $\frac{1}{2}$ W
of property, in the Village of Hallie, south of St,
2 residential homes & one multi-family Duplex.

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

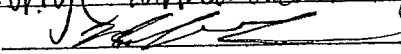
Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: The proposed change will
not be detrimental to the public's interest. There is
already multi-family dwelling on the Nelson Road.

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 292
Atlanta, GA 30320
Phone #: 715-829-0050
Email: Tony@TannerExcavating.com
Signature: 

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

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

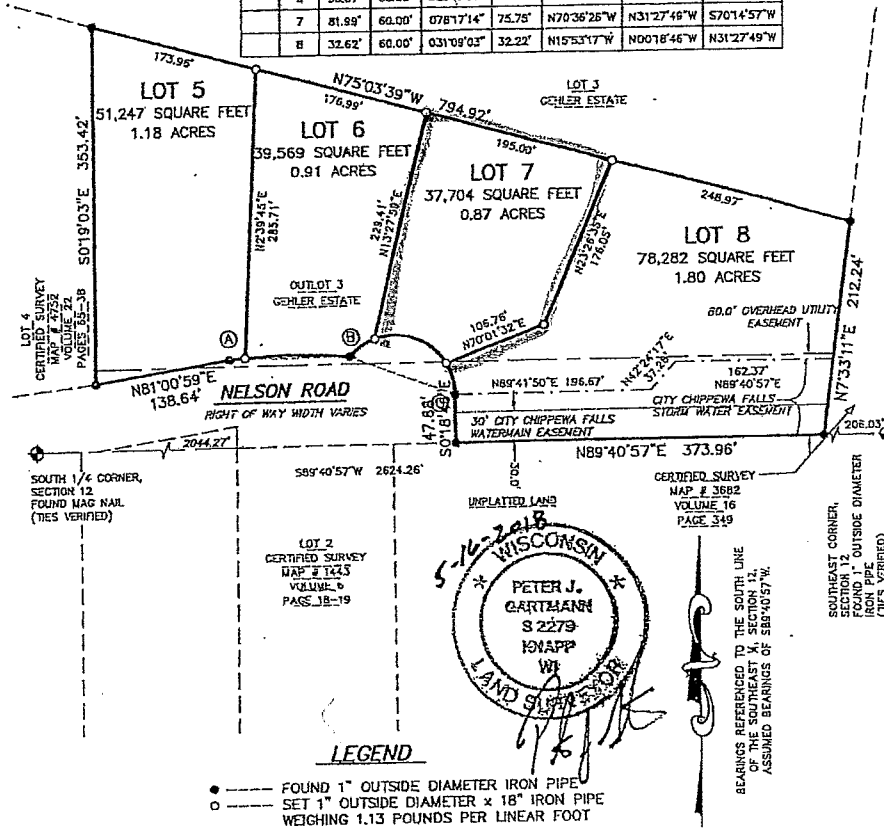
RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS PAGE 321-322

Margaret 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. GEISLER
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°24'46"	121.74'	N89°30'21"E	N84°47'16"W	S83°47'58"W
	5	15.99'	612.18'	001°29'46"	15.98'	S24°32'51"W	S85°17'44"W	S83°47'58"W
	5	105.95'	612.18'	009°55'03"	105.82'	N68°44'46"W	N84°47'16"W	S85°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'	S55°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
1350 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715) 514-0116
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.

Recording Area

Name and Return Address

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

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

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) *

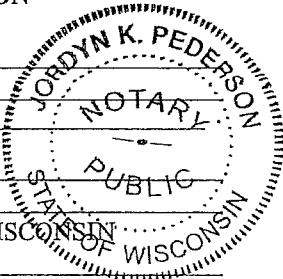
* _____ (SEAL) * _____ (SEAL) *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

authenticated on _____



STATE OF WISCONSIN)

Eau Claire COUNTY) ss.

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

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

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

THIS INSTRUMENT DRAFTED BY:

Signature of Jordyn K. Pederson, Notary Public, State of Wisconsin, My Commission (is permanent) (expires: 3-15-2020)

Michael J. Vinopal Attorney at Law

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: 475 487

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 2nd
Atlanta, GA 30320

Phone #: 715-829-0050

Email: Tony@tannerexcavating.com

Signature: 

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

Petitioner(s)/Address(es):

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

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

Margaret Geisler
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. GEISLER

REGISTER OF DEEDS

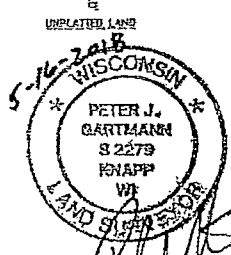
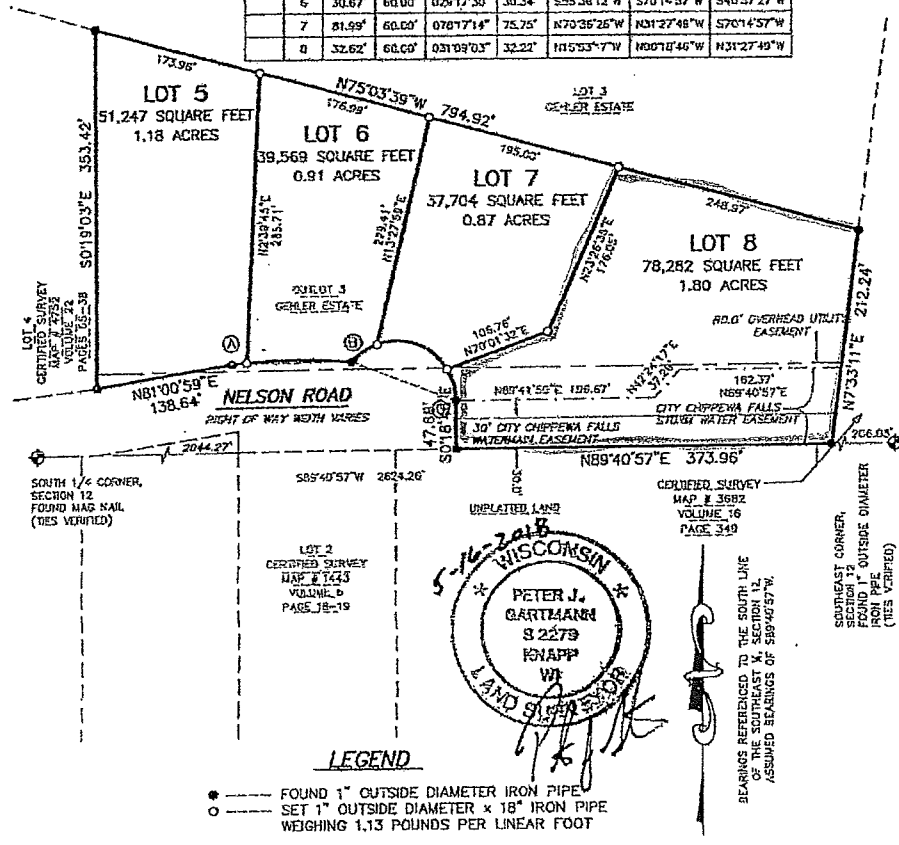
REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 2

CURVE TABLE									
CURVE	LOT	LENGTH	RADIUS	DELTA	CHD	CHD BR	1ST TAN	2ND TAN	
A-B		121.04'	612.18'	011°24'46"	121.74'	N89°30'21"E	N84°47'16"W	S83°47'50"W	
	5	15.99'	612.18'	001°29'46"	15.98'	S84°32'31"W	S85°17'44"W	S83°47'50"W	
	6	125.89'	612.18'	009°35'00"	105.82'	N89°44'48"W	N84°47'16"W	S85°17'44"W	
B-C		145.28'	60.00'	138°43'47"	112.30'	S68°40'39"E	N00°18'46"W	S40°57'27"W	
	6	30.67'	60.00'	029°17'30"	30.34'	S55°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°27'48"W	S70°14'57"W	
	8	32.62'	60.00'	031°09'03"	32.22'	N15°53'7"W	N00°18'46"W	N31°27'49"W	



DATE APPROVED _____
 CHIPPEWA COUNTY PLANNING AGENCY
 BY _____

REAL LAND SURVEYING
 1500 INTERNATIONAL DRIVE
 EAU CLAIRE, WI 54701
 (715) 814-4116
 CADD # 18156

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)

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)

* Max O. Gehler, Jr. *

(SEAL)

(SEAL)

* _____ *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

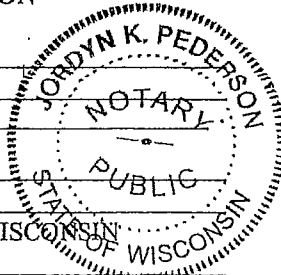
authenticated on

*

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 (is permanent) (expires: 3-15-2020)

(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

