

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JULY 29, 2019– 6:30 PM**


The Plan Commission met in City Hall on Monday, July 29, 2019 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, P.E. and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman and Commissioners Dennis Doughty, Mike Tzanaki and Dan Varga. Also attending were City Inspector Paul Lasiewicz and those on the attached attendance sheet.

1. **Motion** by Hull, seconded by Misfeldt to approve the minutes of the July 8, 2019 Plan Commission meeting with one correction. **All present voting aye. Motion carried.**
  
2. Nick Semling appeared to support the attached Plat of Countrified Condominiums in the Town of Lafayette. The Plan Commission and Common Council approved a ten lot plat named Three by Three Town Homes in 2016 at this location. Secretary Rubenzer noted that the 10 lots were combined to 5 lots for the Countrified Condominiums but that the approved storm water management plan from 2016 was still valid. Mr. Semling stated that the County had approved the Countrified Condominium Plat as attached.  
**Motion** by Cihasky, seconded by Misfeldt to recommend the Common Council approve the attached Countrified Condominiums Plat in the Town of Lafayette contingent on receipt of the plat review fees and approval of a storm water management plan, (done in 2016). **All present voting aye. Motion carried.**
  
3. The Plan Commission considered the attached Certified Survey Map submitted on behalf of Eric Stelter by Chippewa Surveying, Inc. Secretary Rubenzer noted that the Certified Survey Map was combining lots 29, 30 and 31, Garden Acres, City of Chippewa Falls and that an easement would be recommended for the existing house on the lot adjacent to and west of Lot 31.  
**Motion** by Misfeldt, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map submitted on behalf of Eric Stelter by Chippewa Surveying, Inc. contingent on receipt of the Certified Survey Map review fees. **All present voting aye. Motion carried.**
  
4. Mike and Jackie Wood appeared to support their petition for a Special Use Permit to sell used vehicles out of the existing auto body and repair building located at 801 West River Street, Suite 1. City Inspector Paul Lasiewicz stated that retail auto sales has not a permitted or conditional use in the I-3 Heavy Industrial Zoning District and approved the special use process and had no issues with this request.  
**Motion** by Misfeldt, seconded by Arneberg to recommend the Common Council conduct a public hearing to consider a Special Use Permit to sell used vehicles out of the existing auto body and repair building located at 801 West River Street, Suite 1. The public hearing to be scheduled contingent on receipt of the \$300 publication and administration

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

fees and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

5. The Plan Commission considered the attached Certified Survey Map submitted on behalf of Ned Lenhart by Scheffler Land Surveying to redivide lots 6 and 7, Irvine Addition, City of Chippewa Falls. Secretary Rubenzer noted this Certified Survey Map was in the existing plat of Irvine Addition and needed no storm water plan.  
**Motion** by Smith, seconded by Cihasky to recommend the Common Council approve the attached Certified Survey Map submitted on behalf of Ned Lenhart by Scheffler Land Surveying to redivide lots 6 and 7, Irvine Addition, City of Chippewa Falls contingent on receipt of the \$100 Certified Survey Map review fee. **All present voting aye. Motion carried.**
6. **Motion** by Misfeldt, seconded by Hull to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:47 P.M.

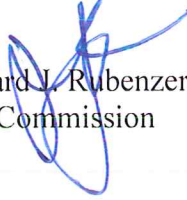
  
Richard J. Rubenzer, P.E., Secretary  
Plan Commission

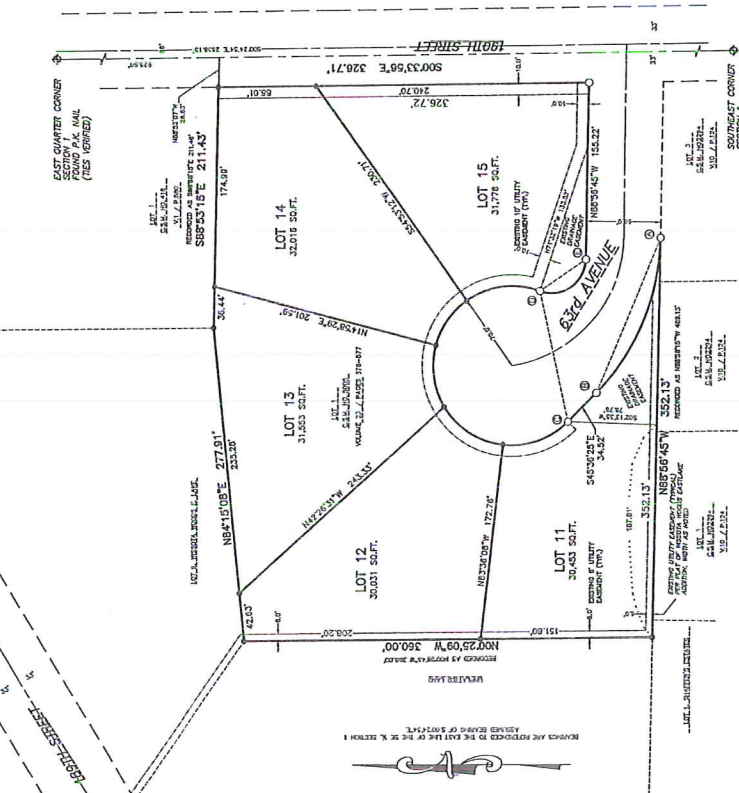


**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JULY 8, 2019– 6:30 PM**

The Plan Commission met in City Hall on Monday, July 8, 2019 at 6:30 P.M. Present were Commissioners Dave Cihasky, Mike Tzanakis, Dan Varga, Jerry Smith, Secretary Rick Rubenzer and Mayor Greg Hoffman. Absent were Commissioners Greg Misfeldt, Dennis Doughty, Beth Arneberg, Alderperson Chuck Hull and Vice-Chairperson Tom Hubbard. Also attending was Jeremy Skaw representing Real Land Surveying.

1. **Motion** by Cihasky, seconded by Varga to approve the minutes of the June 10, 2019 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Jeremy Skaw appeared to support a certified survey map revising lots 349 and 350 of the second replat of Wissota Green Subdivision. Mr. Skaw thought the revision was necessary to meet side yard setbacks in the subdivision.  
**Motion** by Cihasky, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map revising lots 349 and 350 of the second replat of Wissota Green Subdivision upon receipt of the \$100 Certified Survey Map review fee. **All present voting aye. Motion carried.**
  
3. **Motion** by Smith, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:34 P.M.

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



Curve Table

CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT	TANGENT OUT
A-B		151.281	200.000	43°33'89"	147.70'	S67°16'35"E	S45°36'25"E	S88°56'45"E
C-D		300.566	70.000	248°01'69"	117.40'	S77°24'05"W	N20°24'36"E	S45°36'25"E
	11	63.54'	70.00'	52°00'16"	61.98'	S19°56'17"E	S08°23'52"W	S45°36'25"E
	12	64.16'	70.00'	52°30'59"	61.94'	S32°39'21"W	S58°54'50"W	S08°23'52"W
	13	56.27'	70.00'	48°03'39"	54.77'	S81°56'40"W	N75°01'31"W	S58°54'50"W
	14	48.76'	70.00'	39°54'43"	47.78'	N55°04'10"W	N35°06'48"W	N75°01'31"W
	15	67.83'	70.00'	55°31'24"	65.21'	N07°21'05"W	N20°24'36"E	N35°06'48"W
D-E		57.259	30.000	109°55'58"	48.95'	S34°16'04"E	S20°24'36"W	S88°56'45"E

**LEGEND:**  
 ● - FOUND 1" OUTSIDE DIAMETER IRON PIPE  
 ○ - FOUND 4.12 POUNDS PER LINEAL FOOT  
 ○ - SET 1" OUTSIDE DIAMETER X 12" IRON PIPE  
 ○ - FOUND 11.5 POUNDS PER LINEAL FOOT AT ALL OTHER LOT CORNERS  
 --- EXISTING EASEMENTS OF RECORD (AS NOTED).



**SURVEYOR'S CERTIFICATE:** PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE DESCRIBED CONDOMINIUMS, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4, SECTION 1, TOWNSHIP 28 NORTH, RANGE 8 WEST, TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:  
 BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NUMBER 5005, VOLUME 23 OF CERTIFIED SURVEY MAPS, VOLUME 575-577  
 THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF NICHOLAS SEMLING, OWNER OF SAID LAND.  
 THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.  
 THAT I HAVE RECORDED THIS PLAT IN THE OFFICE OF THE CLERK OF SAID COUNTY, WISCONSIN STATUTES, AS OF THE ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE TOWN OF LAFAYETTE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

PETER J. GARTMANN, P.L.S. No. 2279 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

**OWNER'S CERTIFICATE OF DEDICATION:**  
 I, NICHOLAS SEMLING HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED AND MAPPED BY SAID SURVEYOR AND THAT THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF WISCONSIN. I HEREBY CERTIFY THAT THIS PLAT IS REQUIRED BY S.238.10 OR S.238.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:  
 —TOWN OF LAFAYETTE  
 —CHIPPEWA COUNTY  
 —DEPARTMENT OF ADMINISTRATION  
 —CITY OF CHIPPEWA FALLS

WITNESS THE HAND AND SEAL OF SAID OWNER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

NICHOLAS SEMLING  
 STATE OF WISCONSIN  
 COUNTY OF \_\_\_\_\_ SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, THE ABOVE NAMED NICHOLAS SEMLING AND HE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE AND VOLUNTARY DEED.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

COMMISSION OF CORPORATE ADMINISTRATORS  
 CHIPPENAW COUNTY, WISCONSIN  
 I, LORI HANSON, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE TOWN OF LAFAYETTE, HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF COUNTRIFIED CONDOMINIUMS IN THE TOWN OF LAFAYETTE.

IN WITNESS WHEREOF, THE SAID CHARTER BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) \_\_\_\_\_ AND (PRINT NAME) \_\_\_\_\_ DATE: \_\_\_\_\_

AT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

(SIGNATURE) \_\_\_\_\_ (TITLE) \_\_\_\_\_

LOCATION SKETCH SECTION 1 NOT TO SCALE



There are no objections to this plat with respect to Secs. 235.15, 235.16, 236.20 and 236.21(1) and (2), Wis. Stat. as provided by s. 236.12, Wis. Stat.

Certified July 11<sup>th</sup> 2019

(Signature)  
 Department of Administration

BEING ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 5005, VOLUME 23 OF CERTIFIED SURVEY MAPS, PAGES 575-577

**TOWN BOARD RESOLUTION:**  
 RESOLVED THAT THIS PLAT OF COUNTRIFIED CONDOMINIUMS IN THE TOWN OF LAFAYETTE, IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN.

DATE APPROVED: \_\_\_\_\_

(SIGNATURE) \_\_\_\_\_ DATE: \_\_\_\_\_  
 DAVE STABER, TOWN CHAIRMAN

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN.

(SIGNATURE) SAUNDRA HARVEY, TOWN CLERK

**CHIPPEWA COUNTY RESOLUTION:**  
 RESOLVED THAT THIS PLAT OF COUNTRIFIED CONDOMINIUMS IN THE TOWN OF LAFAYETTE, NICHOLAS SEMLING, OWNER, IS HEREBY APPROVED BY THE CHIPPEWA COUNTY PLANNING AND ZONING COMMITTEE.

DATE APPROVED: \_\_\_\_\_ (PRINT NAME) \_\_\_\_\_

(SIGNATURE) \_\_\_\_\_ DATE: \_\_\_\_\_  
 (TITLE) \_\_\_\_\_

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CHIPPEWA COUNTY PLANNING AND ZONING COMMITTEE OF CHIPPEWA COUNTY, WISCONSIN.

(SIGNATURE) SAUNDRA HARVEY, COUNTY CLERK

**CITY OF CHIPPEWA FALLS RESOLUTION:**  
 RESOLVED THAT THIS PLAT OF COUNTRIFIED CONDOMINIUMS IN THE TOWN OF LAFAYETTE, NICHOLAS SEMLING, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE APPROVED: \_\_\_\_\_ (PRINT NAME) \_\_\_\_\_

(SIGNATURE) \_\_\_\_\_ DATE: \_\_\_\_\_  
 (TITLE) \_\_\_\_\_

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

(SIGNATURE) BROGET OWENS, CITY CLERK

**CERTIFICATE OF TOWN TREASURER:**  
 STATE OF WISCONSIN  
 COUNTY OF CHIPPEWA SS

I, LORI HANSON, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE TOWN OF LAFAYETTE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF COUNTRIFIED CONDOMINIUMS IN THE TOWN OF LAFAYETTE.

(SIGNATURE) LORI HANSON, TOWN TREASURER DATE: \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER:**  
 STATE OF WISCONSIN  
 COUNTY OF CHIPPEWA SS

I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF COUNTRIFIED CONDOMINIUMS.

(SIGNATURE) PATRICIA SCHIMMEL, COUNTY TREASURER DATE: \_\_\_\_\_

**COUNTRIFIED CONDOMINIUMS**  
 (A SUBDIVISION PLAT)

BEING PART OF THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4 SECTION 1, TOWNSHIP 28 NORTH, RANGE 8 WEST, TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN

BEING ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER 5005, VOLUME 23 OF CERTIFIED SURVEY MAPS, PAGES 575-577



TONY EVERS  
GOVERNOR  
JOEL BRENNAN  
SECRETARY

**Plat Review**

101 E Wilson St FL 9, Madison WI 53703

PO Box 1645, Madison WI 53701

(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629

E-mail: [plat.review@wi.gov](mailto:plat.review@wi.gov)

<http://doa.wi.gov/platreview>

**0065**

July 11, 2019

PERMANENT FILE NO. 28056

PETER GARTMANN  
REAL LAND SURVEYING, LLC  
1360 INTERNATIONAL DR  
EAU CLAIRE WI 54701

Subject: COUNTRIFIED CONDOMINIUMS  
SE1/4 S1 T28N R8W  
TOWN OF LAFAYETTE, CHIPPEWA COUNTY

Dear Mr. Gartmann:

You have submitted COUNTRIFIED CONDOMINIUMS for review. The Department of Administration does not object to the final plat bearing the July 3, 2019 revision date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats. Certification of this plat does not include review for compliance with requirements relating to private sewage systems.

**DEPARTMENT OF ADMINISTRATION COMMENTS:**

The Department of Administration has no conditions for this plat.

Note to Surveyor: You must sign, date, and seal the plat prior to final approval and recording.

The plat shall be presented to the local governing bodies for final approval and signing. Local government units, during their review of the plat, will have resolved when applicable that the plat:

- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Page 2  
COUNTRIFIED CONDOMINIUMS  
Peter Gartmann  
July 11, 2019

28056

Any changes to the plat involving details checked by this Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, at the number listed below. If there are any questions regarding private sewage system review, please contact Matthew Janzen, Department of Safety and Professional Services, at (715) 340-0407.

Sincerely,



Renée M. Powers, PLS  
Plat Review  
Phone: (608) 266-3200

Enc: Recordable Document

cc: Nick Semling, Owner  
Clerk, Town of Lafayette  
Clerk, City of Chippewa Falls  
Chippewa County Zoning Adm  
Department of Safety and Professional Services  
Register of Deeds  
WCWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 06/04/2019; REVIEWED ON 07/02/2019  
SUBSTITUTE ORIGINAL RECEIVED FROM SURVEYOR ON 07/09/2019

BEING ALL OF LOTS 29, 30 AND 31 OF GARDEN ACRES IN SECTION 7, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

UNPLATTED LANDS

SURVEYOR  
 JOHN D. MICKESH  
 12059 115th AVENUE  
 CHIPPEWA FALLS, WISCONSIN  
 FIELD WORK - 6 / 20 / 2019

GARDEN

32      31      30      29      28

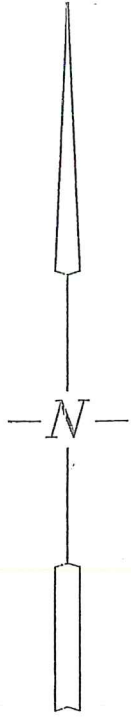
ACRES

LOT 1

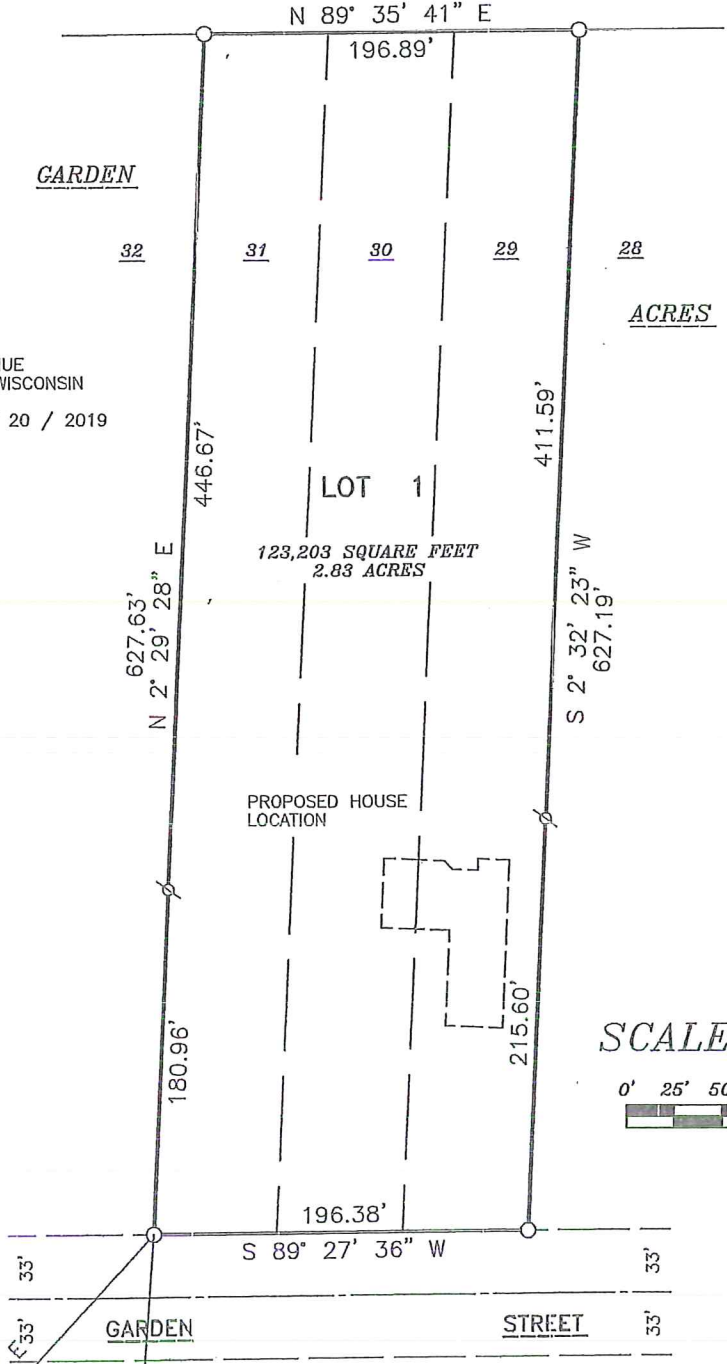
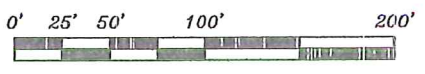
123,203 SQUARE FEET  
 2.83 ACRES

PROPOSED HOUSE LOCATION

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, ASSUMED BEARING OF S 89° 25' 29" W.



SCALE : 1" = 100'

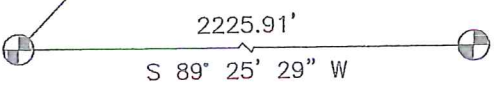


LEGEND

⊗ SET 3/4" x 18" IRON BAR WEIGHING 1.50 POUNDS / LINEAL FOOT

○ SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 POUNDS / LINEAL FOOT

FOUND 4" BRASS CAP MONUMENT SOUTH QUARTER CORNER SECTION 7 ( TIES VERIFIED )



FOUND 4" CAST IRON MONUMENT SOUTH QUARTER CORNER SECTION 7 ( TIES VERIFIED )



**BEING ALL OF LOTS 29, 30 AND 31 OF GARDEN ACRES IN SECTION 7,  
TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN.**

I, John D. Mickesh, Professional Land Surveyor, hereby certify :

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and AE – 7 of the Wisconsin Administrative Code and the Subdivision Regulations of the City of Chippewa Falls and under the direction of the Eric J. Stelter, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is all of Lots 29, 30 and 31 of Garden Acres in Section 7, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the Southwest corner of Section 7, thence N 42° 36' 24" E 947.28 feet to the point of beginning, thence N 2° 29' 28" E 627.63 feet, thence N 89° 35' 41" E 196.89 feet, thence S 2° 32' 23" W 627.19 feet, thence S 89° 27' 36" W 196.38 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

Approved \_\_\_\_\_

City of Chippewa Falls

Date

Date Filed: \_\_\_\_\_

Fee Paid: 25.00 Date: 7-11-2019 TR#: 59046 SW

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

**PETITION FOR A SPECIAL USE PERMIT**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.48, for the following described property:

Address of Property: 801 W. RIVER ST SUITE 1

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel# 4278

\* Legal Description: SUBT LOT 4 PCL BEG@ INTER OF OLD 500 LINE RR R/W + W LN GOVERNOR ST EXT, WLY ALG RR R/W 991' S TO CHIPPEWA RIVER, NELY ALG R/W TO W LN GOVERNOR ST EXT, NW 45' TO POB, EX LYING NE OF RR R/W

\* Zoning classification of property: I-3 HEAVY INDUSTRIAL

Purpose for which this Permit is being requested: Used automobile sales

Existing use of property within 300 feet of subject property: (List or attach map)  
Complex has 3 attached business to the east  
• 1 for retail repair and install (Jerrys heating)  
• 1 for wholesale only not open to public  
• 1 subject premium water distribution

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

public not to be affected as building has been used in an industrial format for many years without incident. Auto Sales not to affect current situation

Operational plans of the proposed use:

Hours of Operation: 8-5  
Days of Operation: M-F  
Number of Employees: 1 owner  
Part-time Full-time

Capacity:

Number of Units: as per allowed by city  
Size:  
Number of Residents/Children: N/A  
Ages:  
Other:

Building plans:

Existing buildings: 4500 square foot shop (not open to public)  
office for sales use approx 12x16'  
Proposed buildings: N/A  
Use of part of building: personal auto repair and all auto sales to be subject to other licensed operations  
Proposed additions: N/A  
Future additions: N/A

Change in use: \_\_\_\_\_

Outside appearance: West facing overhead doors  
with mulch scape

Number of buildings: 1

Planting & Landscaping:

Type: mulch and planting for appearance

Timetable: \_\_\_\_\_

Screening:

Type:  $\emptyset$

Fences:

Type:  $\emptyset$

Height: \_\_\_\_\_

Location: \_\_\_\_\_

Earth Bank:

Planting: grass to embankment maintained  
by land owner

Maintenance:  $\emptyset$  cost to lease

Other: \_\_\_\_\_

Lights:

Number of lights: 2 exterior / 1 pot light with name  
X exposed shop lights interior - more  
lights used for shop purpose only

Location: Exterior signage located on West  
frontage of property approx: 100' feet from  
from west facing overhead doors  
Hours: Sun

Type: lighted / also non-lighted sign on  
west side of building and north facing wall

Signs:

Type: \_\_\_\_\_

Lighted: \_\_\_\_\_

Size: \_\_\_\_\_

Location: \_\_\_\_\_

Setbacks: \_\_\_\_\_

Drives:

Number of: 1 - complex has multiple points of

Location: entry to the north west at river  
St. (city &)

Width: to code

Parking:

Number of stalls: customers to the west of 8 spaces

Location of stalls: vehicles for sale - located along  
north wall from west to east

Setbacks: per Chipewake City

Surfacing: blacktop & gravel

Screening: \_\_\_\_\_

Drainage:

Storm sewer: \_\_\_\_\_

Rock beds: \_\_\_\_\_

Detention pond: N/A

Retention pond: N/A

Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application: information  
to be obtained per request - simple  
as to be in detail as needed.

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

Owners/Addresses:

5530 166th St  
Chippewa Falls, WI  
54729

Phone #: (715) 944-3067

Email: woodmikejackie@yahoo.com

Signature: [Handwritten Signature]

Petitioners/Addresses:

5530 166th St  
C.F WI 54729

Phone #: (715) 944-5027

Email: woodmikejackie@yahoo.com

Signature: [Handwritten Signature]  
Michael & Jacqueline Wood

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

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

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

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



801 W. RIVER ST Suite 1  
-925 W River St



Image capture: Jul 2018 © 2019 Google

Chippewa Falls, Wisconsin



Street View - Jul 2018

C = CARS FOR SALE

B = CUSTOMER PARKING, Front

A = OWNER PARKING, side of building



PROTECT AUTO  
801 W. RIVER ST Suite 1  
CF WI 54729

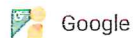
We are currently an auto Body & Repair facility

Google Maps 801 W River St



Image capture: Jul 2018 © 2019 Google

Chippewa Falls, Wisconsin



Street View - Jul 2018





Google Maps 801 W River St



Image capture: Jul 2018 © 2019 Google

Chippewa Falls, Wisconsin



Street View - Jul 2018



Google Maps 925 W River St



Image capture: Jul 2018 © 2019 Google

Chippewa Falls, Wisconsin



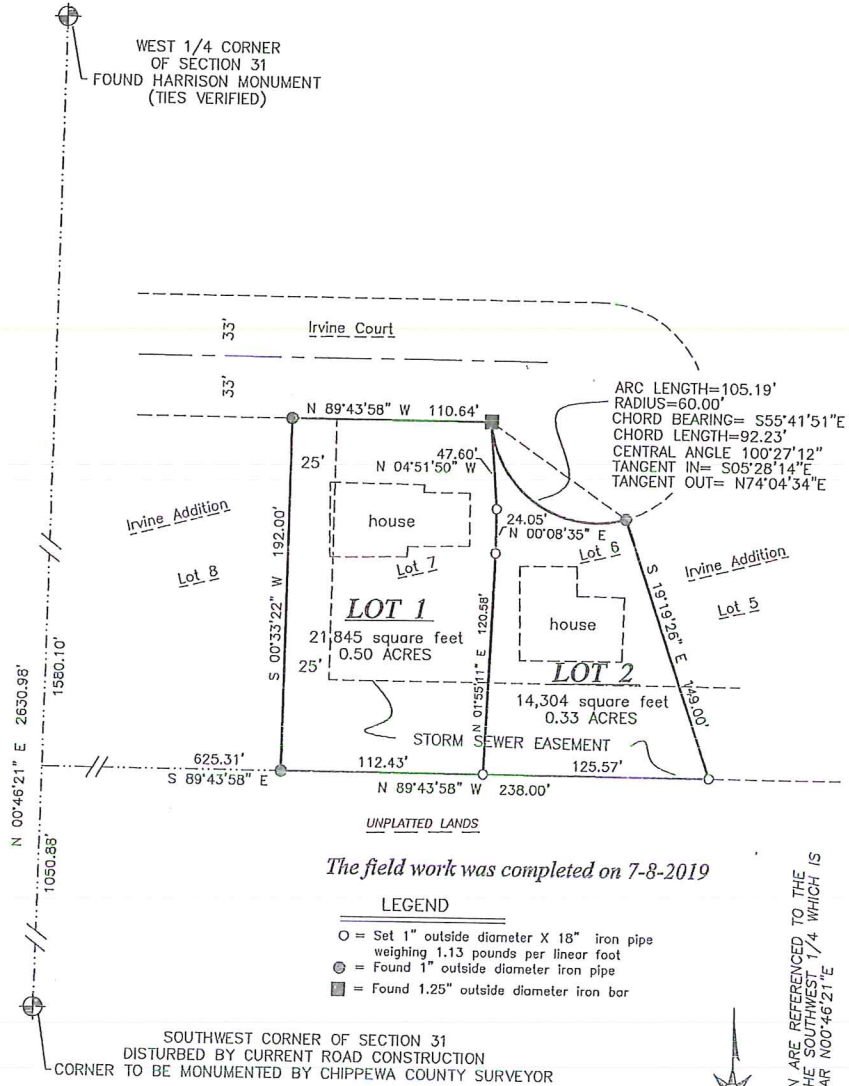
Street View - Jul 2018



CHIPPEWA CO. CERTIFIED SURVEY  
 MAP NO. \_\_\_\_\_

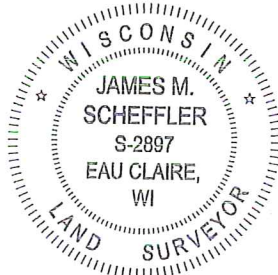
RECORDED IN VOL. \_\_\_\_\_ OF THE  
 CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_  
 REGISTER

All of Lots 6 and 7, Irvine Addition, Located in part of the  
 Southwest 1/4 of the Southwest 1/4, Section 31, Town 29 North,  
 Range 8 West, City of Chippewa Falls, Chippewa County,  
 Wisconsin



PREPARED BY:  
**SCHEFFLER LAND SURVEYING**  
 1823 SUSAN DRIVE  
 EAU CLAIRE, WISCONSIN 54701  
 PHONE: (715) 308-3010

OWNER:  
**Ned Lenhart**  
 327 Irvine Ct.  
 Chippewa Falls, WI 54729



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

CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_

RECORDED IN VOL. \_\_\_\_\_ OF THE  
CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_  
REGISTER

All of Lots 6 and 7, Irvine Addition, Located in part of the  
Southwest 1/4 of the Southwest 1/4, Section 31, Town 29 North,  
Range 8 West, City of Chippewa Falls, Chippewa County,  
Wisconsin

**SURVEYOR'S CERTIFICATE:**

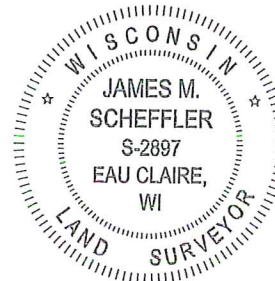
*I, James M. Scheffler, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Ned Lenhart, I have surveyed All of Lots 6 and 7 of Irvine Addition, Located in part of the Southwest 1/4 of the Southwest 1/4, Section 31, Town 29 North, Range 8 West, City of Chippewa Falls,, Chippewa County, Wisconsin.*

*Said parcel contains 36,149 square feet or 0.83 acres, more or less. The bearings are orientated to the West line of the Southwest 1/4 of Section 31, which bears N00°46'21"E.*

*I also certify that I have complied with the provisions of Chapter A-E 7 of the Wisconsin Administrative Code and Chapter 236.34 of the Wisconsin Statutes. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.*

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

*James M. Scheffler, Wisconsin Professional Land Surveyor, S-2897*



**CITY COUNCIL APPROVAL**

Resolved that this Certified Survey Map in the City of Chippewa Falls is hereby approved.

\_\_\_\_\_  
Gregory Hoffman, Mayor Date

\_\_\_\_\_  
Bridget Givins, City Clerk Date