

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, AUGUST 11, 2014 – 6:30 PM**

The Plan Commission met in City Hall on Monday, August 11, 2014 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Mike Tzanakis, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Secretary Rick Rubenzer and Commissioner Dan Varga. Also attending were Matt Decur, Assistant City Engineer, David Bokor of E.O.G. Resources Inc. and Jason Griepentrog of Hoss Bros., LLC.

1. **Motion** by Smith, seconded by Hull to approve the minutes of the July 21, 2014 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. David Bokor of E.O.G. Resources Inc. appeared to support the petition to amend Conditional Use Permit Resolution #08-05 and allow E.O.G. Resources Inc. to construct a 64ft. x 190ft. x 62ft. addition to the West end of the existing process building. Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution #14-02 granting E.O.G. Resources Inc. permission to construct a 64ft. x 190ft. x 62ft. addition to the West end of the existing process building. No one spoke in opposition or in favor of the Conditional Use Permit Resolution. Mayor Hoffman closed the public hearing.  
**Motion** by Hull, seconded by Smith to approve Conditional Use Permit Resolution #14-02 granting E.O.G. Resources Inc. permission to construct a 64ft. x 190ft. x 62ft. addition to the West end of the existing process building. **All present voting aye except Hubbard who recused himself and abstained from the vote. Motion carried on an 8-0 vote with 1 abstention.**
  
3. The Plan Commission considered and discussed the request of Hoss Bros., LLC to rezone Lot #2 of CSM #2655 from C-2 General Commercial and R-3-M Multiple Family Residential to R-3A Multi-Family Residential District. Jason Griepentrog discussed possible ingress/egress, easements and density plans.  
**Motion** by Hubbard, seconded by Cihasky to recommend the Common Council conduct a public hearing to consider rezoning Lot #2 of CSM #2655 from C-2 General Commercial and R-3-M Multiple Family Residential to R-3A Multi-Family Residential District. Said public hearing to be scheduled after receipt of the \$300 advertizing fee and proper notification of adjacent property owners. **All present voting aye. Motion carried**
  
4. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:53 P.M.

Matt Decur, P.E., Acting Secretary  
Plan Commission

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JULY 21, 2014 – 7:30 PM**

The Plan Commission met in City Hall on Monday, July 21, 2014 at 7:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Dan Varga, Jerry Smith, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Mike Tzanakis and Beth Arneberg and Alderperson Chuck Hull. Also attending were Assistant Engineer Matt Decur, Council President Bill Hicks, Alderpersons Mike Hanke, Amy Mason and Paul Olson and E.O.G. Resources Inc. Plant Manager David Bokor.

1. **Motion** by Smith, seconded by Doughty to approve the minutes of the June 9, 2014 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. David Bokor, plant manager for E.O.G. Resources Inc. presented the attached petition to amend existing Conditional Use Permit Resolution #12-05 to construct a 64' x 190' x 62' addition to the existing process building. This addition is proposed for additional plate press equipment which will reduce water in the processed product which is hauled from the E.O.G. plant back to the mines. In the presentation Mr. Bokor addressed questions about the process. He stated the sand process would be more efficient and estimated a 10% reduction in process water hauled back to the mines. He said all processed water is returned to the clarifier. He noted there would be no additional noise since the additional process equipment would be completely contained in the building addition. He noted the processing was a 24/7, 365 day operation. He also pointed out that there would be two additional piles of return material.  
**Motion** by Smith, seconded by Cihasky to recommend the Plan Commission conduct a public hearing at its next regularly scheduled meeting on August 11, 2014 to consider an amendment to existing Conditional Use Permit Resolution #12-05. The proposed amendment would allow E.O.G. Resources Inc. to construct a 64' x 190' x 62' addition to the existing process building and install filter press plates in the addition. Said public hearing to be scheduled after receipt of the \$300 advertizing fee and proper legal notification of adjacent property owners. **All present voting aye except Hubbard who recused himself and abstained from the vote. Motion carried.**
  
3. **Motion** by Hubbard, seconded by Doughty to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:41 P.M.

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



# PLAN COMMISSION ATTENDANCE SHEET

DATE: July 21<sup>st</sup>, 2014

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Bill Hicks	City Council	13 E Canal St	715 5391387	bhicks@cityofpeoria.il.gov
Amp Mason	3rd Ward	717 Westmore Rd	—	—
David Baker	EOG Resources	1400 Halbleb	715/450-6067	david_baker@egresources.com
Mike Hanke	City Council	316 Division St	715 726985	—
Paul O'Leary	5th Ward	310 Cant St	715-827-0949	—

**CITY OF CHIPPEWA FALLS PLAN COMMISSION AMENDMENT TO  
CONDITIONAL USE PERMIT RESOLUTION #08-05 TO BUILD  
A 64' X 190' X 62' HIGH ADDITION TO THE WEST END OF THE  
EXISTING PROCESS BUILDING**

**WHEREAS**, the City of Chippewa Falls Plan Commission granted Conditional Use Permit Resolution #08-05 to Canadian Sand and Proppants, Inc. on August 11, 2008 to allow structures to exceed the City's maximum height for operation of a sand processing plant in a Heavy Industrial Zoning District; and

**WHEREAS**, the City of Chippewa Falls Plan Commission found facts supporting C.U.P. Resolution #08-05 on June 1, 2009 and additional facts on August 30, 2010; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted an amendment to Conditional Use Permit Resolution #08-05 on August 30, 2010; and

**WHEREAS**, the Chippewa Falls Plan Commission granted a second amendment (C.U.P. R-11-03) to Conditional Use Permit Resolution #08-05 for a revision to the rail loadout building on May 9, 2011; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a third amendment (C.U.P. R-12-05) to Conditional Use Permit Resolution #08-05 to add a 180' x 74' x 25' high equipment storage building on July 23, 2012; and

**WHEREAS**, the City of Chippewa Falls Plan Commission granted a fourth amendment (C.U.P. R-12-06) to Conditional Use Permit Resolution #08-05 to add two 180' diameter x 78' high heated concrete sand storage domes on August 20, 2012; and

**WHEREAS**, EOG Resources petitioned the City of Chippewa Falls Plan Commission for a fifth amendment to said approved C.U.P. Resolution #8-05 on July 21, 2014 to build a 64' x 190' x 62' high addition to the West end of the existing process building. Said building will contain a plate press process, reducing water in the filter press product; and

**WHEREAS**, the City of Chippewa Falls Plan Commission, citing Chapter 17.26 (7) (m) and 17.26 (7) (n) Planned Development of the City of Chippewa Falls Municipal Zoning Code evaluated the following proposed amendment conditions:



**Amendment Conditions**

- a) The site plan for the EOG Sand Processing plant is revised to include a 64' x 190' x 62' high addition to the West end of the existing process building as shown on attached Exhibits 1-11.
- b) The addition will contain filter plate press process equipment which will reduce water in the processed sand product by approximately 10%.
- c) All processed water will be recycled through the E.O.G. Inc. clarifier.
- d) The building plans and named Exhibits 1-11 in the attached documents hereby become part of the amended Conditional Use Permit.
- e) All other conditions of the Conditional Use Permit Resolution dated June 1, 2009 and amended on August 30, 2010, May 9, 2011, July 23, 2012 and August 20, 2012 which are not affected by the above amended conditions, remain in full force and effect.

**WHEREAS**, the Plan Commission conducted a public hearing on Monday, August 11, 2014 at 6:30 P.M. to hear all concerns about the proposed amendment conditions to C.U.P. R-08-05 after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

**WHEREAS**, the Plan Commission finds the following facts:

- a) WisDNR approved air pollution Permit #08 RAF-226 remains valid and nothing proposed in the preceding amendment conditions results in an increase of the maximum allowable less than 2.5 micron, 2.5 to 10 micron and larger than 10 micron air emissions. If WisDNR determines that a modification or amendment to existing air pollution permit #08 RAF-226 is necessary due to the proposed Conditional Use Permit amendment conditions and the revised site plan, then WisDNR approval of the said amended air pollution permit becomes a condition of the approval of amended Conditional Use permit conditions a) through c) above.
- b) Such other findings of fact related to the proposed amendment, which are made after hearing on the record.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN**, pursuant to Chapters 17.26 (7) (m), 17.26 (7) (n) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, that the Planned Development Conditional Use Permit Resolution originally granted to Canadian Sand &

Proppants, Inc. is hereby amended to include conditions a) and b) above and the revised site plan and in totality is made applicable to EOG Resources.

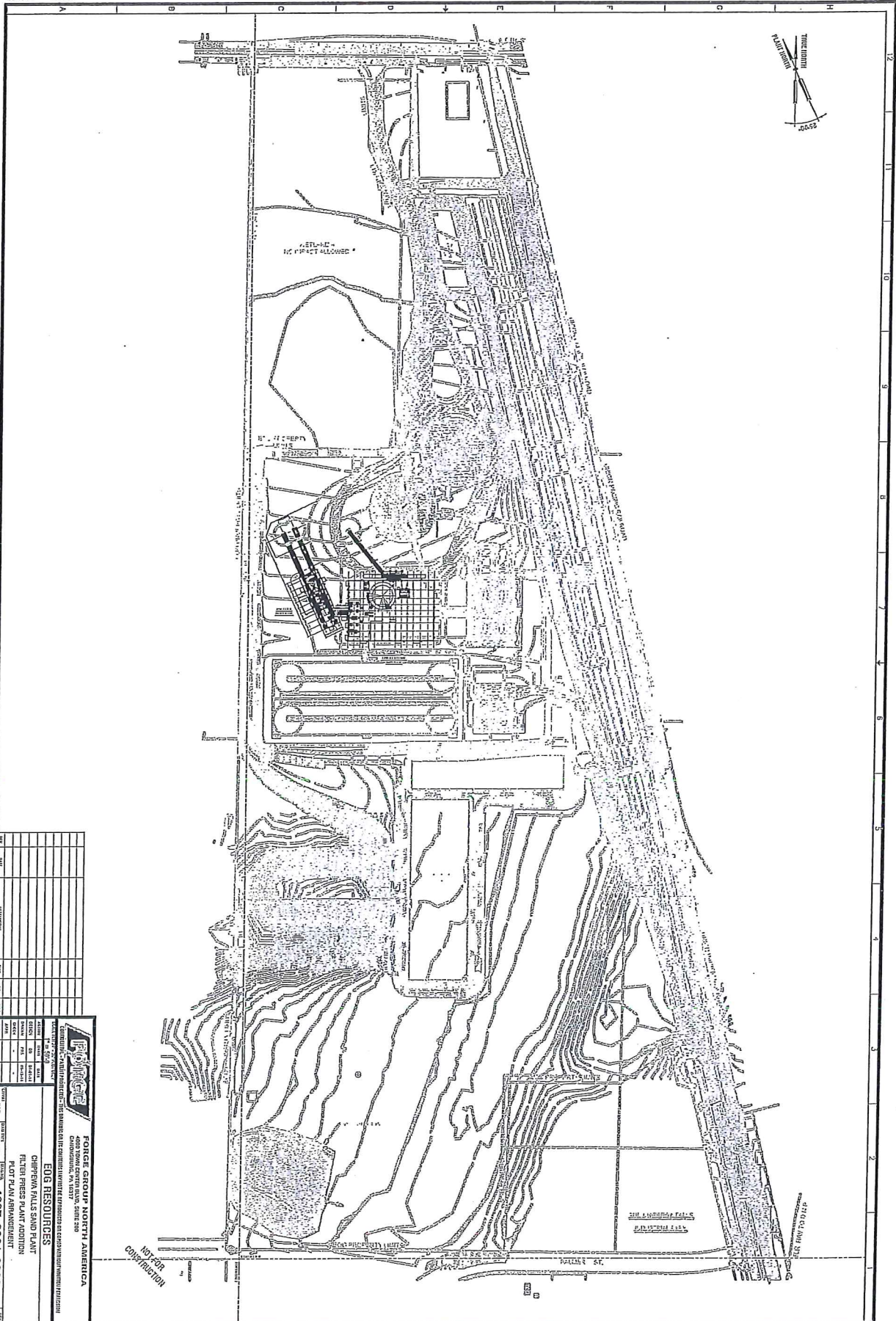
MOTION: HULL

SECONDED: SMITH

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on August 11, 2014 by a vote of 8 ayes, 0 nays and 1 abstentions.

ATTEST: Matthew J. Secur  
*for* Richard J. Rubenzer, PE  
Secretary, Plan Commission





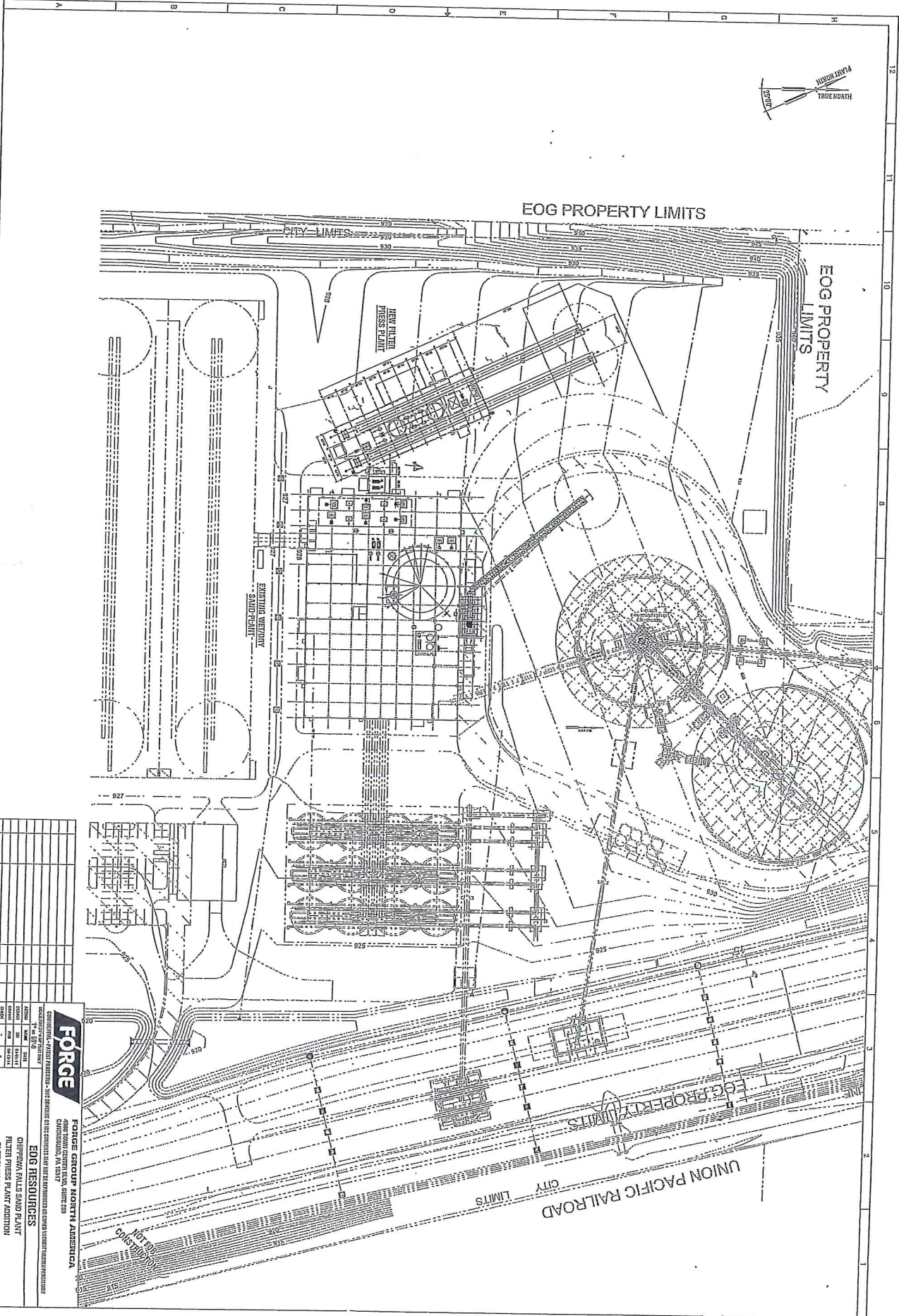
NO.	DATE	DESCRIPTION	BY	CHKD.

**FOHGE**  
**FOHGE GROUP NORTH AMERICA**  
 4000 JOHN CENTER BLVD., SUITE 200  
 FORT WORTH, TEXAS 76102-4200  
 TEL: 817-740-0800 FAX: 817-740-0801  
 WWW.FOHGE.COM

**EGE RESOURCES**  
 CHESTER HILLS SAND PLANT  
 FILTER PRESS PLANT ADDITION  
 COOL PAVILION/AMBIENT  
 PROJECT NO. 41937-0001-0002

Exhibit #1





NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	8/27/14	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

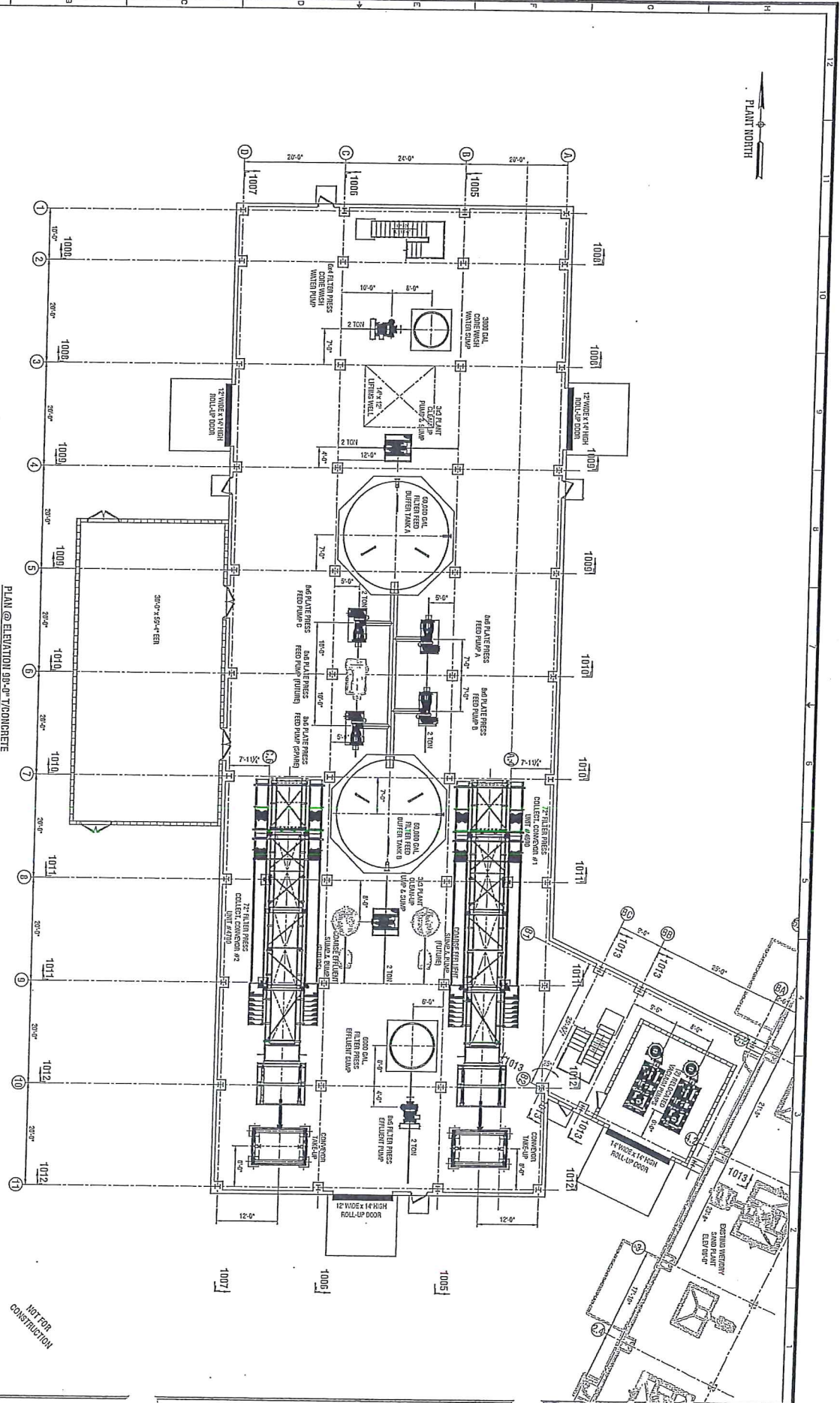
**FORGE**

FORGE GROUP NORTH AMERICA  
 4400 YORK CENTER BLVD., SUITE 200  
 FORT WORTH, TX 76101

**EOG RESOURCES**

CHIPPENAW FALLS SAND PLANT  
 FILTER PRESS PLANT ADDITION  
 PLANT PLAN AMENDMENT





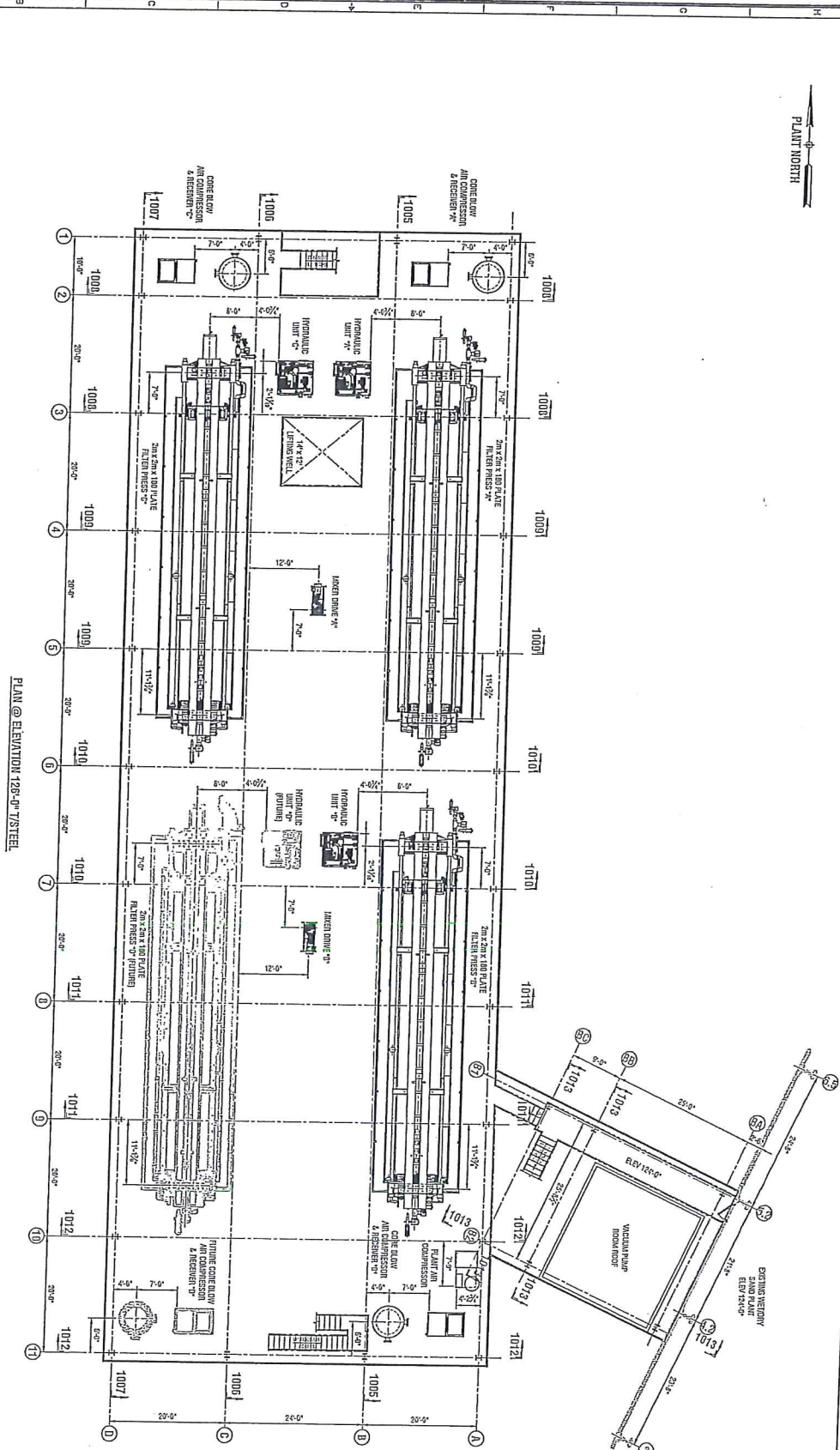
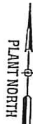
PLAN @ ELEVATION 99'-0\"/>

NO.	DATE	BY	DESCRIPTION
1	1/17/15	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...
11	...	...	...
12	...	...	...
13	...	...	...
14	...	...	...
15	...	...	...
16	...	...	...
17	...	...	...
18	...	...	...
19	...	...	...
20	...	...	...
21	...	...	...
22	...	...	...
23	...	...	...
24	...	...	...
25	...	...	...
26	...	...	...
27	...	...	...
28	...	...	...
29	...	...	...
30	...	...	...
31	...	...	...
32	...	...	...
33	...	...	...
34	...	...	...
35	...	...	...
36	...	...	...
37	...	...	...
38	...	...	...
39	...	...	...
40	...	...	...
41	...	...	...
42	...	...	...
43	...	...	...
44	...	...	...
45	...	...	...
46	...	...	...
47	...	...	...
48	...	...	...
49	...	...	...
50	...	...	...

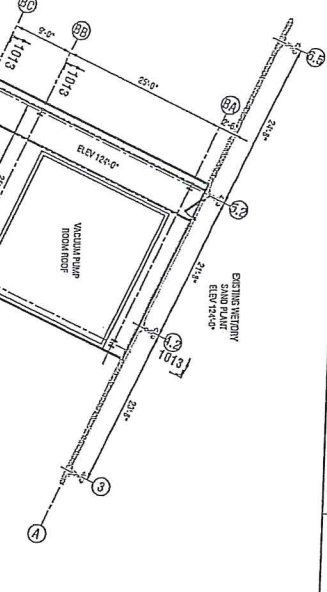
**FORGE GROUP NORTH AMERICA**  
 4005 TOWN CENTER BLVD., SUITE 200  
 CONROCK, PA 15117

**EDGE RESOURCES**  
 CHEPPEWA FALLS SAND PLANT  
 FILTER PRESS PLANT ADDITION  
 GENERAL ARRANGEMENT - PLAN @ ELEVATION 99'-0\"/>

NOT FOR CONSTRUCTION



PLAN @ ELEVATION 728'-0\"/>



NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	11/15/16	JDM	WJG
2	ISSUED FOR CONSTRUCTION	11/15/16	JDM	WJG

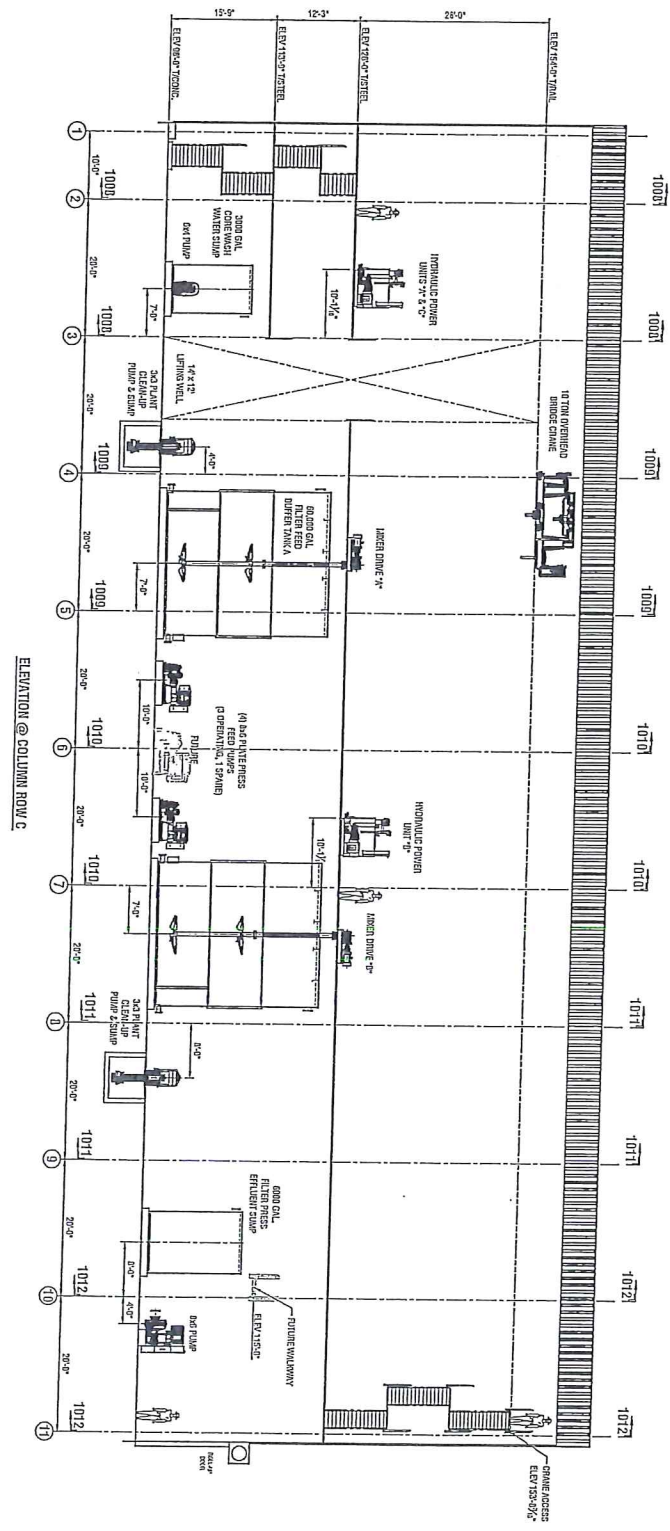
PROJECT	GENERAL AMMUNITION - PLAN @ ELEVATION 728'-0\"/>
OWNER	GENERAL AMMUNITION - PLAN @ ELEVATION 728'-0\"/>
DATE	NOV 15 2016
SCALE	AS SHOWN
DRAWN BY	JDM
CHECKED BY	WJG
PROJECT NO.	41597-3000-1003

**FOURGE GROUP NORTH AMERICA**  
 4800 MONROE AVENUE, SUITE 200  
 CHANDLER, AZ 85226  
 PH: 480-948-9200  
**EOG RESOURCES**  
 CHESAPEAKE ENERGY SERVICES  
 4800 MONROE AVENUE, SUITE 200  
 CHANDLER, AZ 85226  
 PH: 480-948-9200

NOT FOR CONSTRUCTION






ELEVATION @ COLUMN ROW C

NOT FOR CONSTRUCTION

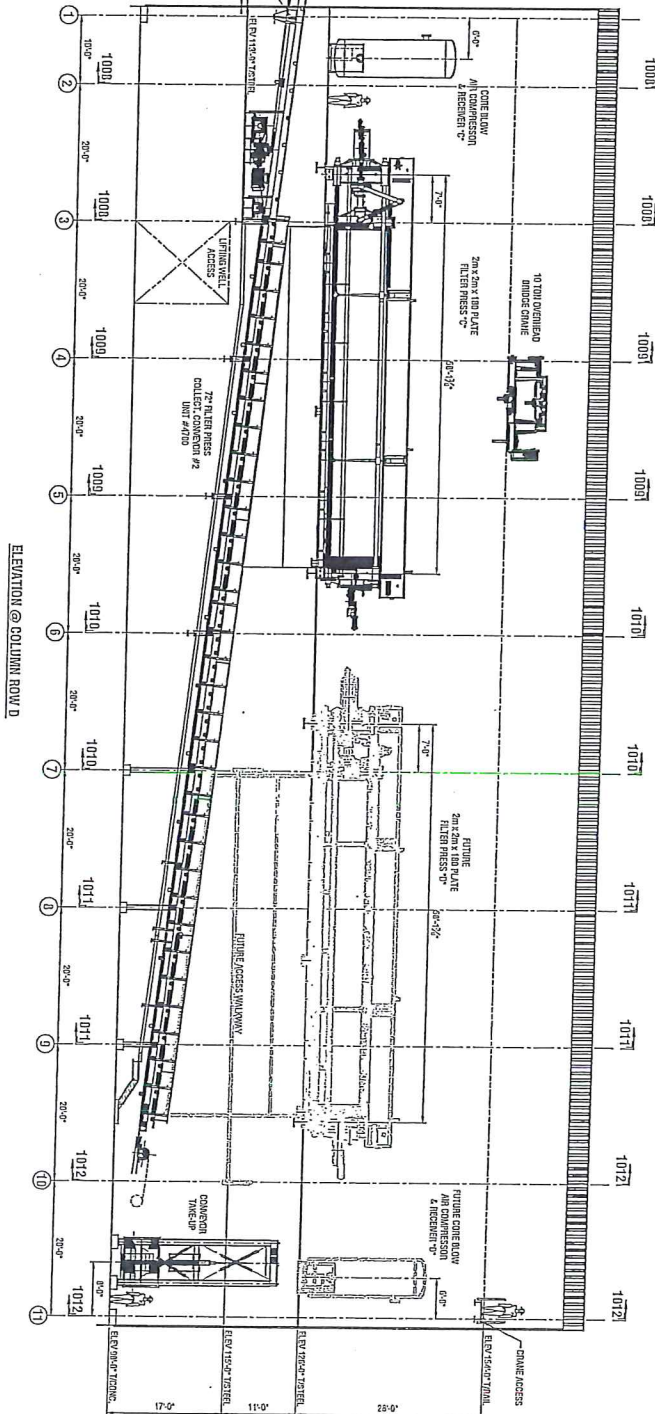
NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/12/09	ISSUED FOR PERMITS	JAN	WBJ
2	11/12/09	ISSUED FOR PERMITS	JAN	WBJ
3	11/12/09	ISSUED FOR PERMITS	JAN	WBJ
4	11/12/09	ISSUED FOR PERMITS	JAN	WBJ
5	11/12/09	ISSUED FOR PERMITS	JAN	WBJ
6	11/12/09	ISSUED FOR PERMITS	JAN	WBJ



**FORGE GROUP NORTH AMERICA**  
 3600 HANCOCK AVENUE, SUITE 400  
 CHANDLER, AZ 85226  
 (480) 488-0000

**EFG RESOURCES**  
 CHESTERFIELD, MISSOURI  
 GENERAL ARRANGEMENTS - ELEVATION @ COLUMN ROW C  
 PROJECT NO. 4897-3000-1006

PLANT NORTH



ELEVATION @ COLUMN ROW D

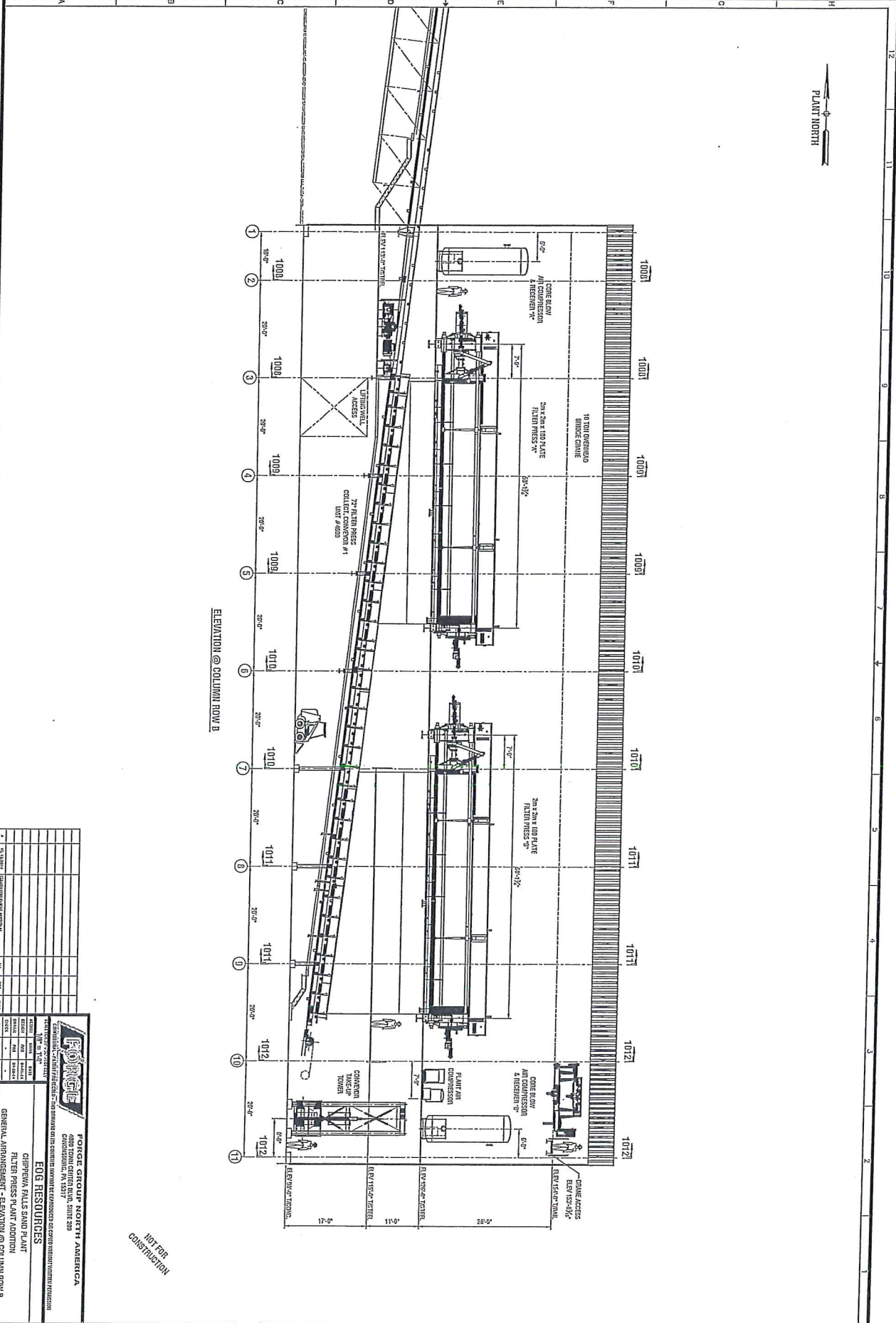
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION OF REVISION	BY	CHKD

**FORGE GROUP NORTH AMERICA**  
 4801 TOWN CENTER DRIVE, SUITE 200  
 CHARLOTTE, NC 28217  
 TEL: 704.366.1000 FAX: 704.366.1001  
 WWW.FORGECONSTRUCTION.COM

**EOG RESOURCES**  
 CHEPPEVA FALLS SAND PLANT  
 FILTER PRESS PLANT ADDITION  
 GENERAL ADMINISTRATION - ELEVATION @ COLUMN ROW D  
 SHEET NO: 4697-3000-1007



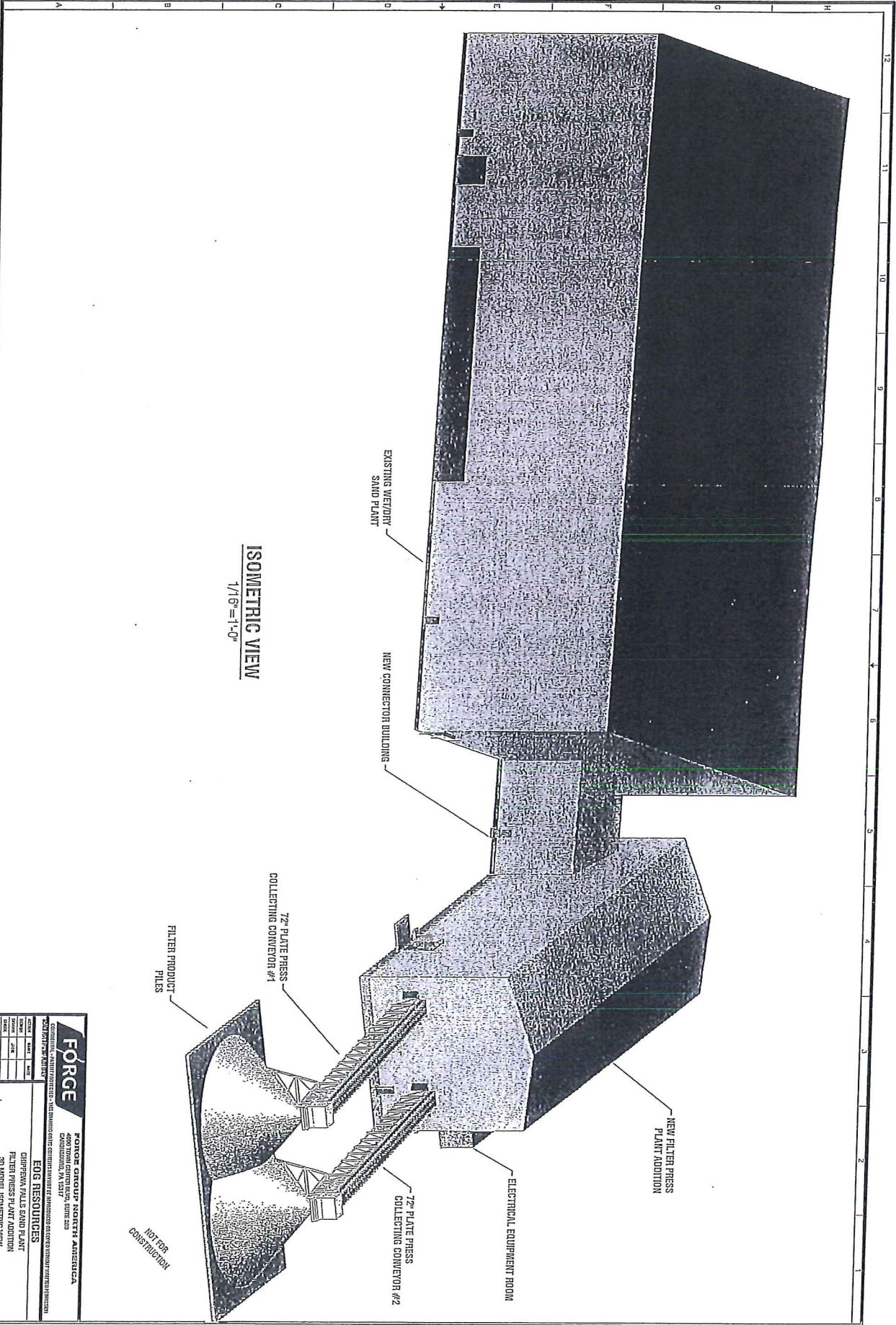


NO.	DATE	BY	CHKD.	DESCRIPTION
1	11/21/11	JK	JK	ISSUED FOR PERMIT
2	05/08/12	JK	JK	REVISED TO ADD COMMENTS FROM STATE
3	06/19/12	JK	JK	REVISED TO ADD COMMENTS FROM STATE
4	07/16/12	JK	JK	REVISED TO ADD COMMENTS FROM STATE
5	08/13/12	JK	JK	REVISED TO ADD COMMENTS FROM STATE
6	09/10/12	JK	JK	REVISED TO ADD COMMENTS FROM STATE
7	10/08/12	JK	JK	REVISED TO ADD COMMENTS FROM STATE
8	11/05/12	JK	JK	REVISED TO ADD COMMENTS FROM STATE
9	12/03/12	JK	JK	REVISED TO ADD COMMENTS FROM STATE
10	01/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
11	02/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
12	03/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
13	04/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
14	05/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
15	06/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
16	07/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
17	08/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
18	09/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
19	10/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
20	11/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE
21	12/01/13	JK	JK	REVISED TO ADD COMMENTS FROM STATE

**FORCE GROUP NORTH AMERICA**  
 4000 TOWN CENTER BLVD., SUITE 200  
 CONROESVILLE, PA 15117  
 TEL: 717-559-7100 FAX: 717-559-7101

**FOG RESOURCES**  
 117 E. 7th St.  
 CHICPEWA FALLS SAND PLANT  
 FILTER PRESS PLANT ADDITION  
 GENERAL ARRANGEMENT - ELEVATION @ COLUMN ROW B  
 PROJECT NO. 041000000  
 SHEET NO. 4697-3000-1-005

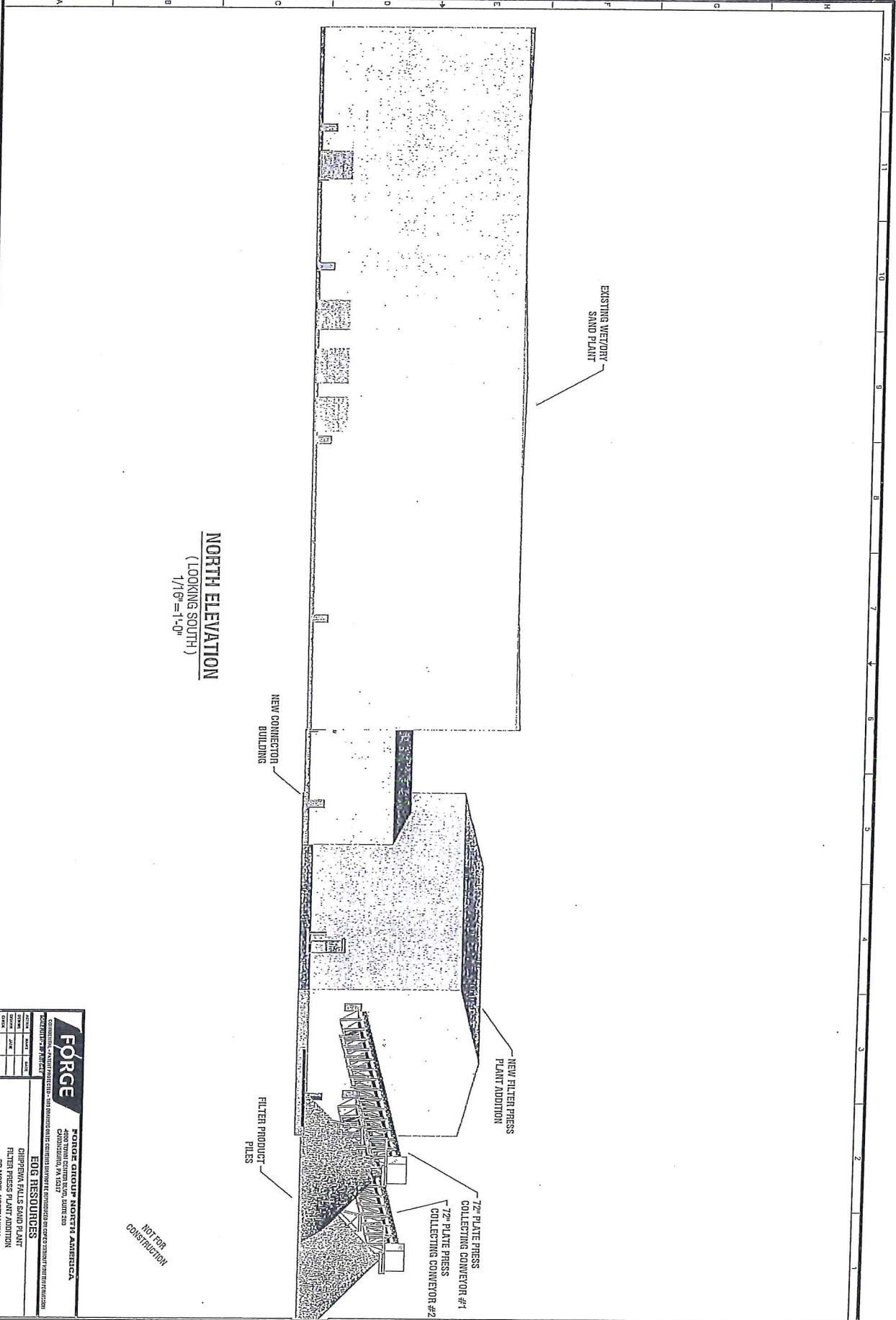
Exhibit #7



**ISOMETRIC VIEW**  
1/8"=1'-0"

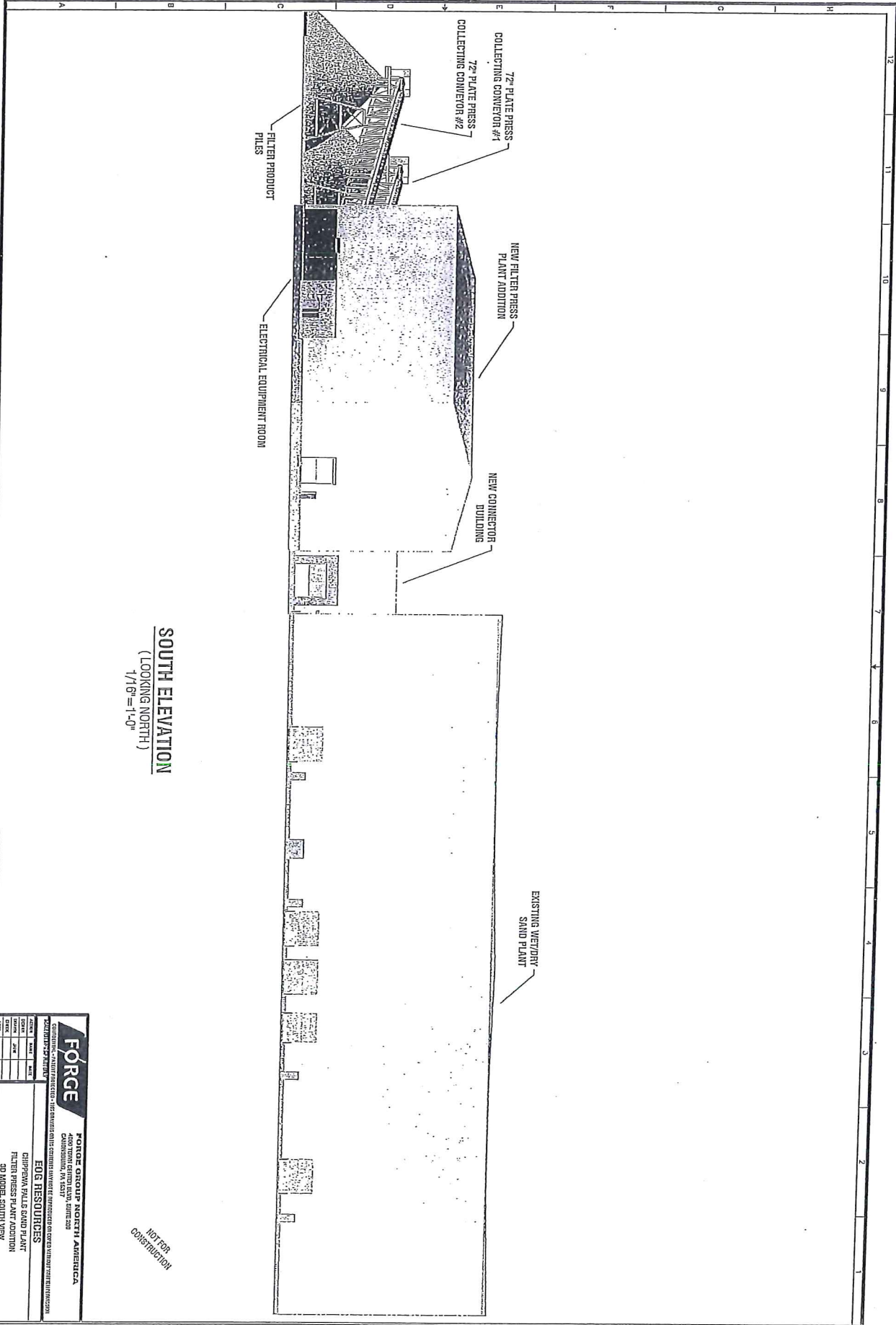
NOT FOR CONSTRUCTION

<b>FORGE</b>		<b>FORGE GROUP ROBERTS AMERICA</b>	
CORPORATE HEADQUARTERS		4050 TOWN CENTER BLVD., SUITE 200	
CHESAPEAKE, VA 23041		CHESAPEAKE, VA 23041	
PROJECT: <b>EDGE RESOURCES</b>		PROJECT: <b>EDGE RESOURCES</b>	
DRAWING: <b>CHESAPEAKE PALMS BRAND PLANT</b>		DRAWING: <b>CHESAPEAKE PALMS BRAND PLANT</b>	
DATE: <b>06/18/14</b>		DATE: <b>06/18/14</b>	
SCALE: <b>AS SHOWN</b>		SCALE: <b>AS SHOWN</b>	
SHEET: <b>30 MODEL ISOMETRIC VIEW</b>		SHEET: <b>30 MODEL ISOMETRIC VIEW</b>	
PROJECT NO: <b>4597Z-3000-31D</b>		PROJECT NO: <b>4597Z-3000-31D</b>	



<b>FORGE</b>		<b>FORGE GROUP NORTH AMERICA</b>	
CONSTRUCTION MANAGEMENT SERVICES		400 YORK CENTER BLVD, SUITE 200	
12000 W. 120th Ave, Golden, CO 80401		TEL: 303.440.8800 FAX: 303.440.8801	
<b>EDG RESOURCES</b>		CHIPPENAW FALLS SAND PLANT	
12000 W. 120th Ave, Golden, CO 80401		FILTER PRESS PLANT ADDITION	
TEL: 303.440.8800 FAX: 303.440.8801		3D MODEL NORTH VIEW	
PROJECT NO: 4897-3000-3D		DATE: 06/23/14	





**SOUTH ELEVATION**  
(LOOKING NORTH)  
1/4" = 1'-0"

EXISTING WETBURY SAND PLANT

FILTER PRODUCT PILES

NEW FILTER PRESS PLANT ADDITION

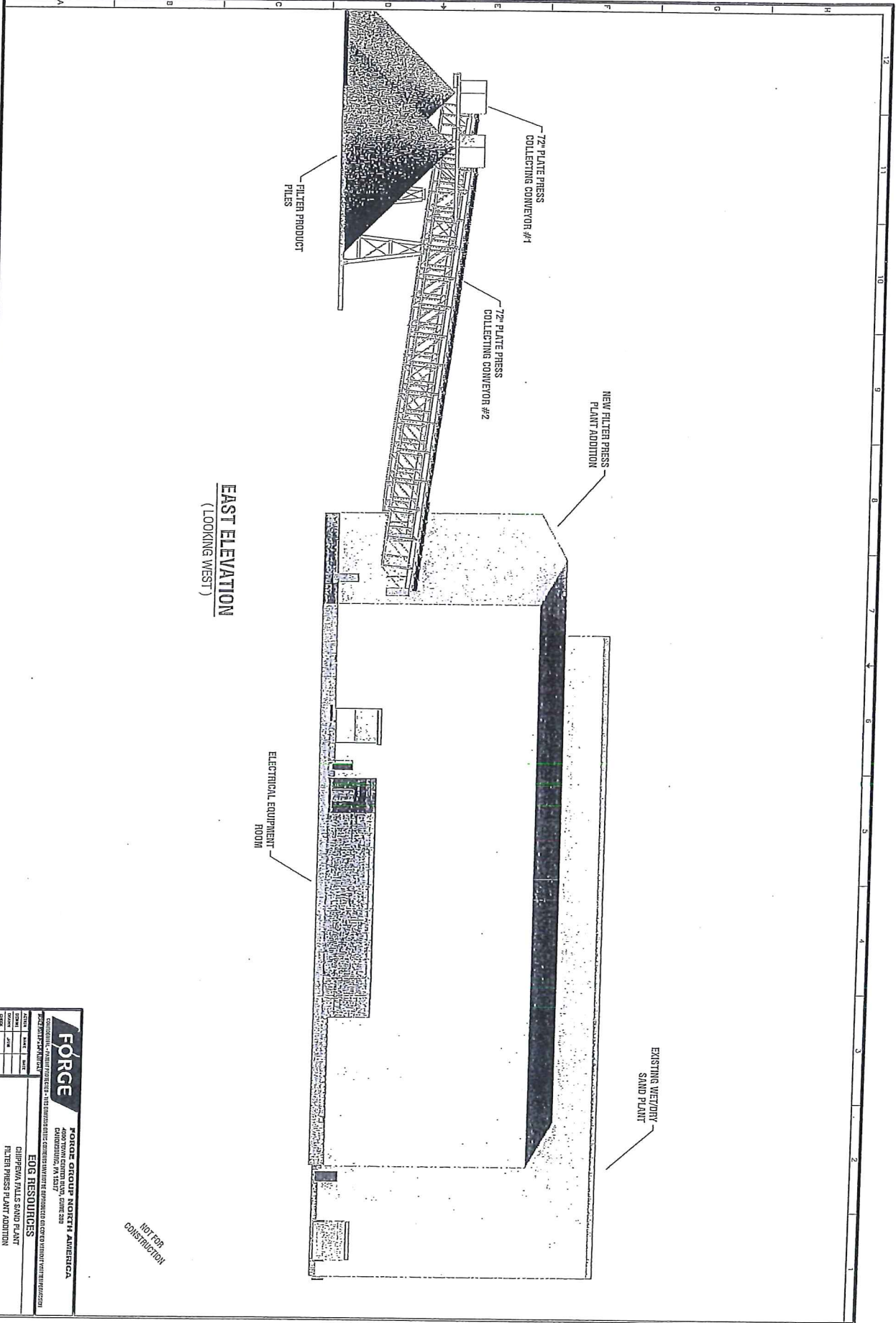
NEW CONNECTOR BUILDING

ELECTRICAL EQUIPMENT ROOM

72" PLATE PRESS COLLECTING CONVEYOR #1  
72" PLATE PRESS COLLECTING CONVEYOR #2

<b>FORGE</b>		<b>FORGE GROUP NORTH AMERICA</b>	
CORPORATE ADMINISTRATION - 11000 WILSON AVENUE, SUITE 200 DALLAS, TEXAS 75243		4000 TRINITY CENTER BLVD, SUITE 200 DALLAS, TEXAS 75243	
TEL: 972.346.7000		TEL: 972.346.7000	
FAX: 972.346.7000		FAX: 972.346.7000	
WWW.FORGECONSTRUCTION.COM		WWW.FORGECONSTRUCTION.COM	
<b>EQG MESOURCES</b>		<b>EQG MESOURCES</b>	
11000 WILSON AVENUE, SUITE 200 DALLAS, TEXAS 75243		11000 WILSON AVENUE, SUITE 200 DALLAS, TEXAS 75243	
TEL: 972.346.7000		TEL: 972.346.7000	
FAX: 972.346.7000		FAX: 972.346.7000	
WWW.EQGCONSTRUCTION.COM		WWW.EQGCONSTRUCTION.COM	
PROJECT: CHIPPENAW VALLE SAND PLANT FILTER PRESS PLANT ADDITION		PROJECT: CHIPPENAW VALLE SAND PLANT FILTER PRESS PLANT ADDITION	
SHEET: 30-MOBEL SOUTH VIEW		SHEET: 30-MOBEL SOUTH VIEW	
DATE: 07/23/14		DATE: 07/23/14	
DRAWN BY: JHEFWM		DRAWN BY: JHEFWM	
CHECKED BY: JHEFWM		CHECKED BY: JHEFWM	
SCALE: AS SHOWN		SCALE: AS SHOWN	
PROJECT NO: 4897-3000-31D		PROJECT NO: 4897-3000-31D	

NOT FOR CONSTRUCTION



**EAST ELEVATION**  
(LOOKING WEST)

NOT FOR CONSTRUCTION

<b>FORGE</b>	
FORGE GROUP NORTH AMERICA	
400 TOWN CENTER BLVD. SUITE 200 CHERRYVILLE, PA 15317	
PROJECT: FILTER PRESS PLANT ADDITION	
CLIENT: EOG RESOURCES	
PROJECT NO: 4897-3000-3D	
DATE: 07/23/14	SCALE: AS SHOWN
DRAWN BY: JHO	CHECKED BY: JHO
DATE: 07/23/14	DATE: 07/23/14

Date Filed: Aug 01, 2014

Fee Paid: \$25 Date: Aug 01, 2014 TR# 43768

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 a rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: \_\_\_\_\_

Lot: \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ Parcel # 22808-1722-72655-002

or Legal Description: ~~22808~~ Lot 2 of CSM #2655 in V12  
P91, Doc #681694

Present zoning classification of property: C-2 General Commercial  
R-3M Multiple Family Residential

Zoning classification requested: R3-A Multi-Family

Name & Address of Petitioner:

Hoss Bros, LLC  
Jason Griepentrog  
902 Water Street  
Eau Claire, WI 54703



Home/Business Address:

Same  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number: (715) 225-1923

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: Vacant  
\_\_\_\_\_  
\_\_\_\_\_

Principal use of all properties within 300 feet of such land: Multi-Family and General Commercial/Retail  
\_\_\_\_\_  
\_\_\_\_\_

Purpose for which such property is to be used: 3-Phase Multi-Family Apartment Buildings (Size and number of units to be determined)  
\_\_\_\_\_  
\_\_\_\_\_

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter:

Property to the East is Multi-Family along with several other neighborhood properties. High demand for affordable and quality housing, especially 1+2 bed units. Ample off-street parking and several garages will be available  
\_\_\_\_\_  
\_\_\_\_\_

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. Attached \_\_\_\_\_.

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:

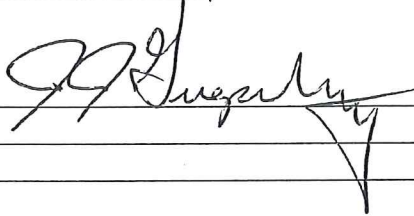
Residential/multi-family complex would be beneficial to this area given the ~~close~~ close proximity to industry, shopping and highway access. There is a large shortage of affordable 1 and 2 bedroom units to this area and will benefit surrounding business establishments. The building design will be visually appealing and will complement the neighboring properties.

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

Owners/Addresses

Petitioners/Addresses

Jason Orlepentrog  
902 Water Street  
Eau Claire, WI 54703



Recorded  
FEB. 16, 2004 AT 12:30PM

*Marge L. Geissler*

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 2655  
RECORDED IN VOL. 12 OF CERTIFIED SURVEY MAPS PAGE (S) 91-93

DOCT. \_\_\_\_\_ REGISTER *Marge L. Geissler*  
FOR

**Kimley-Horn and Associates**

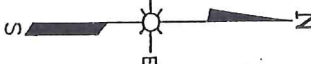
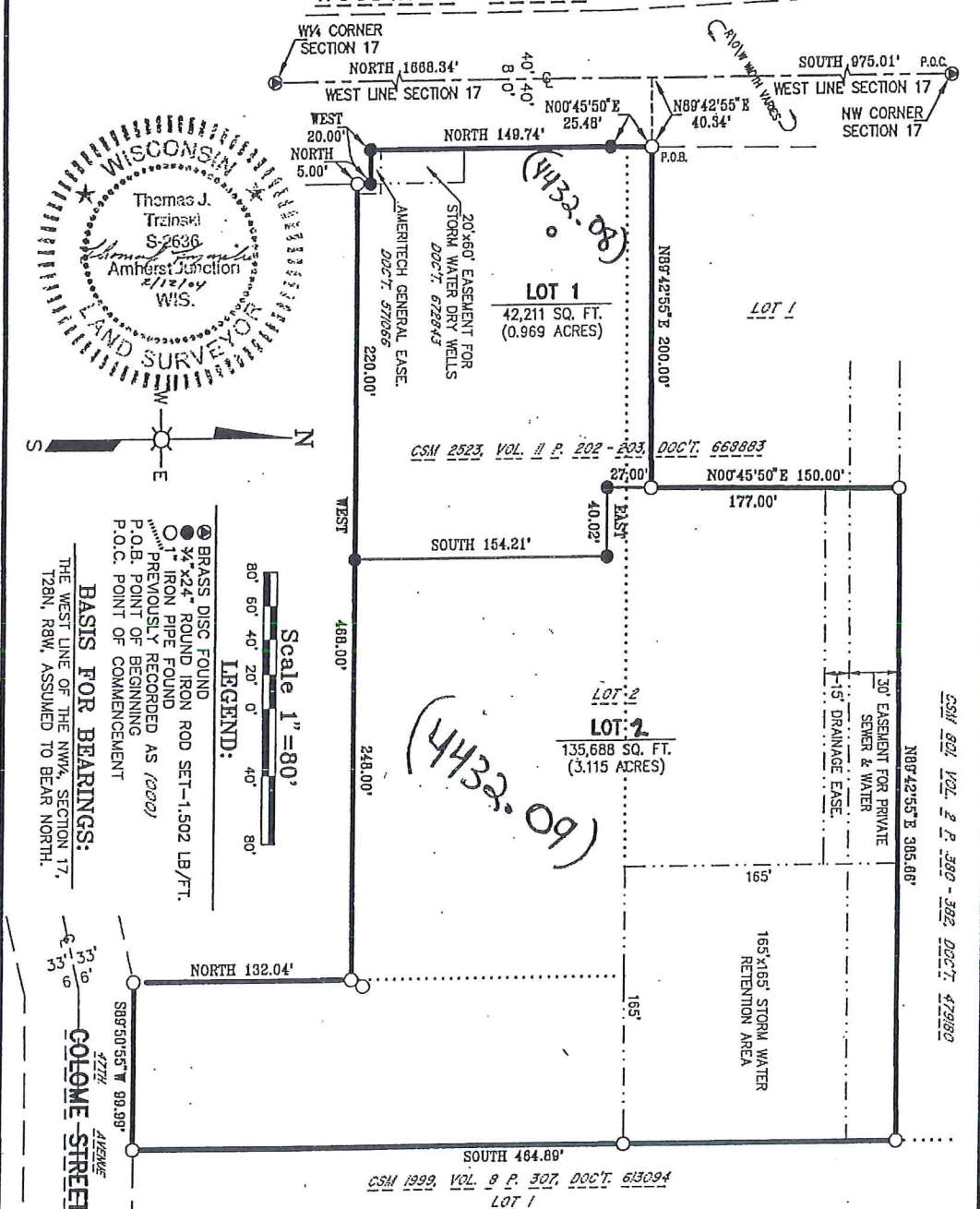
All of Lot 2, CSM 2523, Being part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
Section 17, T28N, R8W, City of Chippewa Falls,  
Chippewa County, Wisconsin

MARGE L. GEISSLER  
REGISTER OF DEEDS  
CHIPPEWA COUNTY, WI

Fee Amount: \$15.00



**WOODWARD AVENUE**



**LEGEND:**

- BRASS DISC FOUND
- 1/2" IRON PIPE FOUND
- PREVIOUSLY RECORDED AS (2022)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

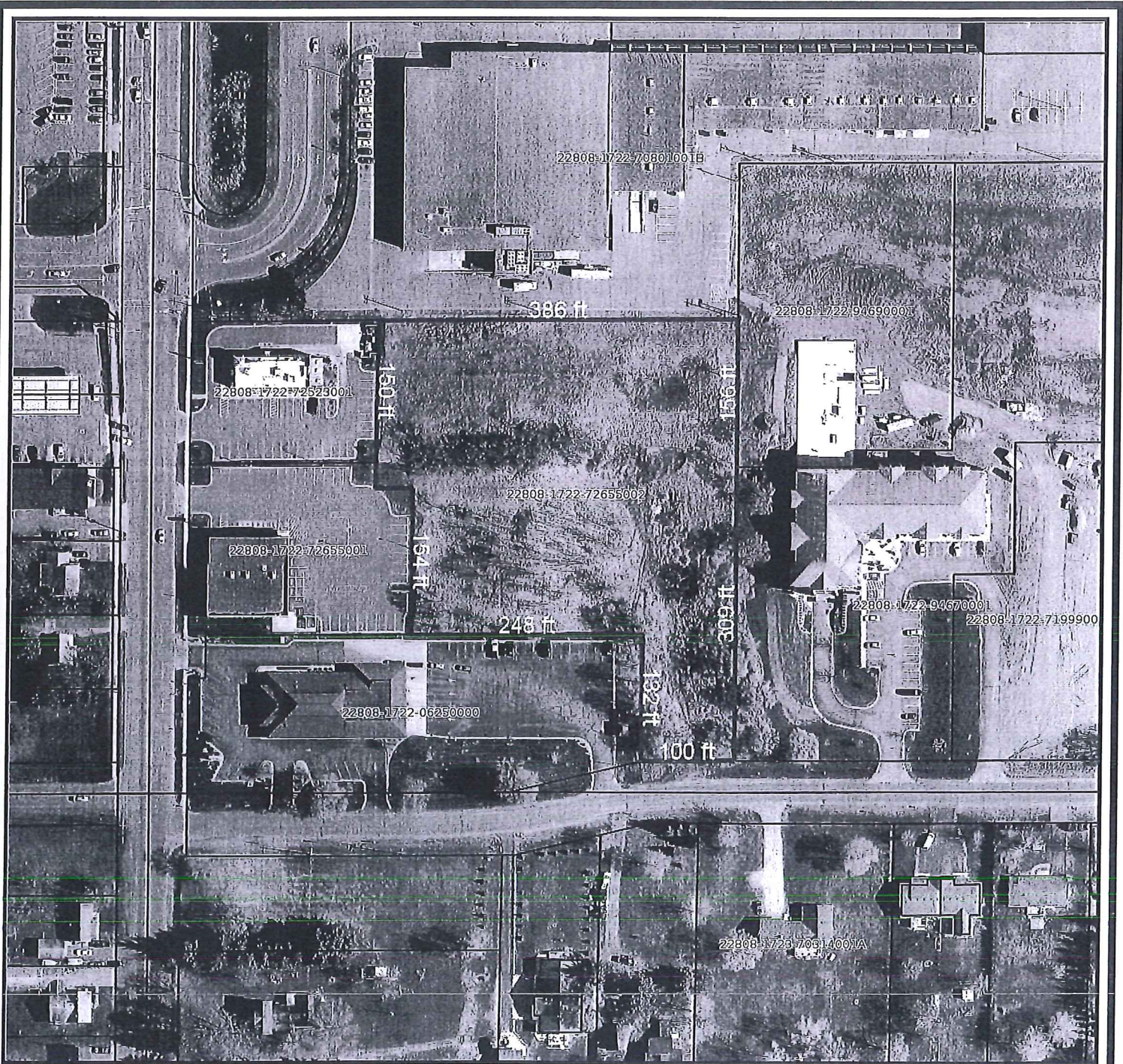
**BASIS FOR BEARINGS:**  
THE WEST LINE OF THE NW $\frac{1}{4}$  SECTION 17, T28N, R8W, ASSUMED TO BEAR NORTH.

Dwg. No. A-8898-C-1	145
Project No. 03-214	
Drawn By: Jim Brasel	
Date: January 12, 2004	
Sheet 1 of 3 Sheets	

**ESP GROUP, INC.**  
**LAMPERT-LEE & ASSOCIATES**  
ENGINEERS • SURVEYORS • PLANNERS  
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718  
715-424-3131 or 715-344-0068 • FAX 715-423-8774

*S-4166*





PIN: 22808-1722-72655002

Physical Address:

Owner Name: TAX DEED 2012 CHIPPEWA COUNTY

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Acreage: 3.1

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: NW NW LOT 2 OF CERT SUR MAP #2655 IN V12 P91 DOC #681694

(FORMER CHARLES JR & KATHY WARD & C&J ENTERPRISES)



Scale = 1":145'

Printed 08/04/2014

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.