

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, April 12, 2021 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. The Mayor and Plan Commission members may not be physically present at the meeting but may attend remotely. The meeting may be viewed via livestream at the www.chippewafalls-wi.gov live stream link. **The meeting will be conducted via Webex. The meeting number is 133 815 6803 and the Meeting Password is Chippewa1. To participate by phone, please call 1 415 655 0002.** 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 March 8, 2021 Plan Commission Meeting. *(Attachment)*
2. Consider Amber Farm Plat in the Town of Lafayette submitted by Pete Gartmann of Real Land Surveying. Make recommendation to the Common Council. *(Attachment)*
3. Consider Certified Survey Map for Park West Townhomes. Make recommendation to the Common Council. *(Attachment)*
4. 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, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, April 7, 2021 at 11:00 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 8, 2021 – 6:30 PM**

The Plan Commission met in City Hall on Monday, March 8, 2021 at 6:30 P.M. The meeting was live streamed from the council room in City Hall. Attending remotely were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Beth Arneberg, Jerry Smith, Secretary Rick Rubenzer and Mayor Greg Hoffman. Commissioner Dan Varga, Alderperson Chuck Hull and Vice-Chairperson Tom Hubbard were absent. Also attending remotely were City Planner Brad Hentschel and Nate Flagstad of Real Land Surveying.

1. **Motion** by Tzanakis, seconded by Misfeldt to approve the minutes of the February 8, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Certified Survey Map for subdivision of an 18.42 acre parcel located at the northwest corner of State Street and First Avenue, submitted on behalf of Chippewa Falls Trust by Real Land Surveying. Director of Public Works Rubenzer noted the three lots had been previously divided into Highway Commercial, R-3-A Multi-Family and R-1B Single Family zoning districts. He continued the three parcels could be served with sanitary and water from First Avenue but that a utility easement along State Street or between lots 2 and 3 would be required. He continued that quarter corners were labeled incorrectly. Lands south of First Avenue should be labeled as platted or unplatted and monument sizes should all be labeled. **Motion** by Cihasky, seconded by Rubenzer to recommend the Common Council approve the attached Certified Survey Map for subdivision of an 18.42 acre parcel located at the northwest corner of State Street and First Avenue, submitted on behalf of Chippewa Falls Trust by Real Land Surveying upon
 - 1) Receipt of proper agenda and review fees.
 - 2) Receipt of a revised Certified Survey Map showing a utility easement with Proper width for the chosen route for utilities.**All present voting aye. Motion carried.**

3. **Motion** by Tzanakis, seconded by Smith to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:42 P.M.

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

CHIPPewa COUNTY RESOLUTION:
RESOLVED THAT THIS PLAT OF AMBER FARM, IN THE TOWN OF LAFAYETTE, AMBER FARM INC, OWNER, IS HEREBY APPROVED BY THE CHIPPEWA COUNTY PLANNING AND ZONING COMMITTEE.

DATE APPROVED: _____ (PRINT NAME): _____
(SIGNATURE): _____ DATE: _____
(TITLE): _____

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

DATE APPROVED: _____
(SIGNATURE) _____ DATE _____
(SIGNATURE) 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) _____ DATE _____
(SIGNATURE) LAURA KONWINSKI, TOWN CLERK _____

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

I, PATRICA 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 _____, 2021, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF AMBER FARM, IN THE TOWN OF LAFAYETTE

(SIGNATURE) _____ DATE _____
(SIGNATURE) PATRICA SCHIMMEL, COUNTY TREASURER _____

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 _____, 2021, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF AMBER FARM, IN THE TOWN OF LAFAYETTE.

(SIGNATURE) _____ DATE _____
(SIGNATURE) LORI HANSON, TOWN TREASURER _____

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY AMBER FARM INC, GRANTOR TO CHIPPEWA ENERGY COOPERATIVE, GRANTEE CENTURYLINK, INC, GRANTEE CHARTER COMMUNICATIONS, GRANTEE AGELE ENERGY INC, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE PROVISION OF SUCH SERVICE. THE GRANTEE SHALL BE RESPONSIBLE FOR THE COST OF SUCH FACILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN COVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS, ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND OTHER OBSTRUCTIONS TO SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO THE CONSTRUCTION OF SUCH FACILITIES. THE GRANTEE SHALL BE RESPONSIBLE FOR THE COST OF SUCH FACILITIES AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH FACILITIES OR COMMUNICATIONS FACILITIES OR TO ANY TREE, BRUSH OR OBSTRUCTION WHICH MAY BE REMOVED AT ANY TIME NECESSARY TO THE PROVISION OF SUCH SERVICE. THE GRANTEE SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

PREPARED BY DELA LUIS BURSTING
1330 INTERNATIONAL DRIVE
EAST LAUREL, WISCONSIN 54701
CADD No. 20445 PLAT

There are no objections to this plat with respect to Secs. 23b, 15, 23b, 16, 23b-20 and 23b-21 (1) and (2), Wis. Stat. as provided by s. 236.12, Wis. Stat.
Certified _____ 20____
Department of Administration

AMBER FARM
LOCATED IN THE SOUTHEAST 1/4 - SOUTHEAST 1/4, SECTION 36, TOWNSHIP 29 NORTH, RANGE 6 WEST (R6W), TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN INCLUDING PART OF LOT 1, CERTIFIED SURVEY MAP #25, VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 285

SURVEYOR'S CERTIFICATE:
I, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE QUARTER (SE1/4-SE2/4), SECTION 36, TOWNSHIP 29 NORTH (T29N), RANGE 6 WEST (R6W), TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS INCLUDING PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 865 RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS, AS FOLLOWS:

- COMMENSURING AT THE SOUTHWEST CORNER OF SAID SECTION 36;
- THENCE S.89°41'21"W., ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 36, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING;
- THENCE S.89°41'21"W., ALONG SAID SOUTH LINE, 190.65 FEET;
- THENCE S.00°00'00"W., ALONG SAID SOUTH LINE, 190.65 FEET;
- THENCE N.89°44'44"E., ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 498.11 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 1006;
- THENCE N.89°44'44"E., ALONG SAID SOUTHWESTERLY ROAD RIGHT OF WAY, A DISTANCE OF 294.32 FEET;
- THENCE N.89°44'44"E., ALONG SAID SOUTHWESTERLY ROAD RIGHT OF WAY, A DISTANCE OF 294.32 FEET;
- THENCE N.89°44'44"E., ALONG SAID SOUTHWESTERLY ROAD RIGHT OF WAY, A DISTANCE OF 294.32 FEET;
- THENCE S.00°00'00"W., ALONG SAID WESTERLY ROAD RIGHT OF WAY, A DISTANCE OF 488.00 FEET;
- THENCE S.00°00'00"W., ALONG SAID WESTERLY ROAD RIGHT OF WAY, A DISTANCE OF 488.00 FEET;
- THENCE S.00°00'00"W., A DISTANCE OF 428.00 FEET TO THE POINT OF BEGINNING.

MADE THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AS OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE TOWN OF LAFAYETTE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2021
PETER J. GARTMANN, P.L.S. No. 2279

CORPORATE OWNERS CERTIFICATE OF ORGANIZATION:
AMBER FARM INC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER AND DECLARED AS REPRESENTED ON THIS PLAT.

I, _____, PRESIDENT, HEREBY CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.15 ON S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
- TOWN OF LAFAYETTE
- DEPARTMENT OF ADMINISTRATION
- DEPARTMENT OF REVENUE

I HEREBY HEREOF, THE SAID AMBER FARM INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ AND (PRINT NAME) _____
(SIGNATURE) _____ DATE _____

AT _____ WISCONSIN AND ITS CORPORATE SEAL TO BE HEREN AFFIXED THIS _____ DAY OF _____, 2021
(SIGNATURE) _____ (TITLE) _____

STATE OF WISCONSIN SS
COUNTY OF _____
PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2021, THE ABOVE NAMED (PRINT NAME) _____ AND (PRINT NAME) _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMON COUNCIL RESOLUTION:
RESOLVED THAT THE PLAT OF AMBER FARM LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED: (DATE) _____ AND SIGNED: _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL CITY OF CHIPPEWA FALLS.
BROGENT OWENS, CITY CLERK _____

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER _____

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

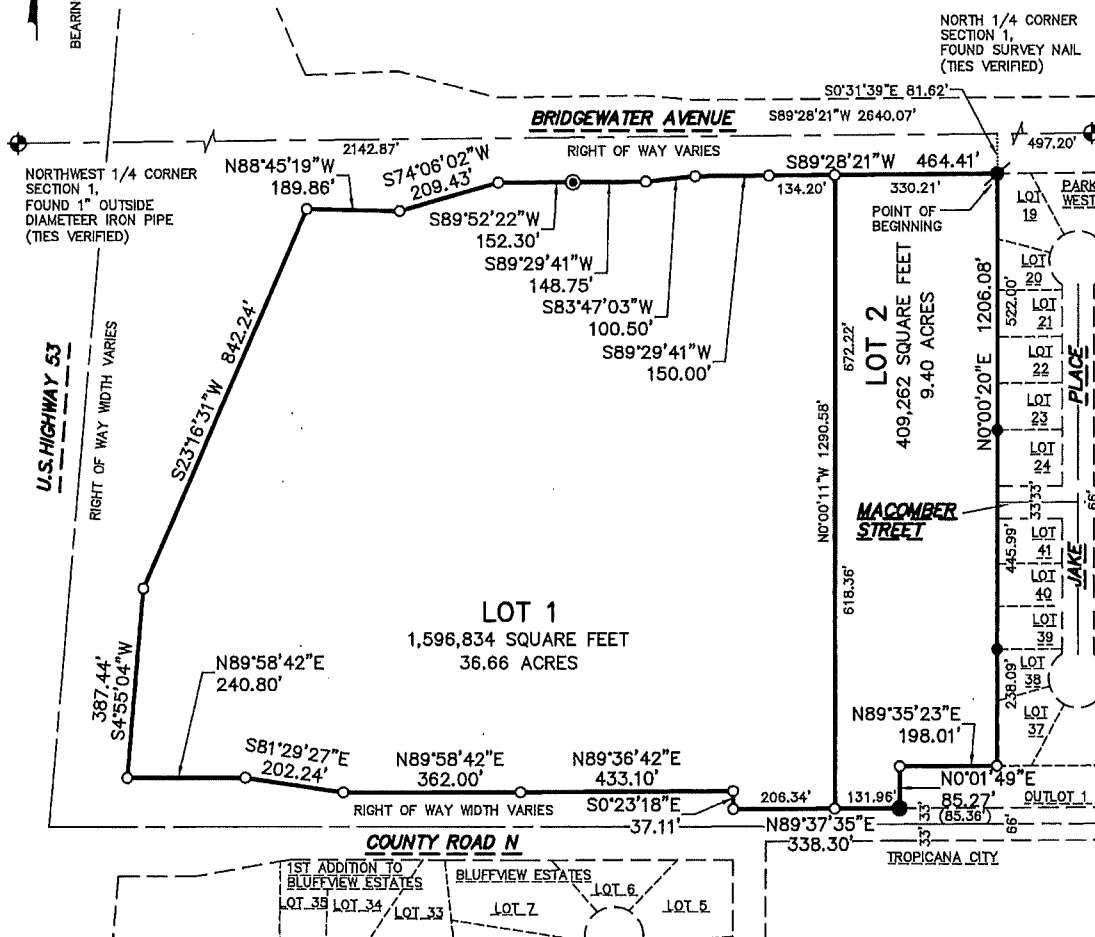
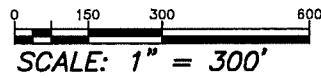
REGISTER

IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4,
SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF
THE NORTHWEST 1/4, SEC. 1
ASSUMED BEARING OF S89°28'21"W.

LEGEND

- ⊙ --- FOUND STATE HIGHWAY BRASS CAP MONUMENT
- --- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- --- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- --- FOUND 1-1/4" REBAR
- --- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
WEIGHING 1.13 POUNDS PER LINEAR FOOT
- () --- RECORDED AS



FIELDWORK
COMPLETION
DATE: 02-22-2021

DATE APPROVED _____
CHIPPEWA COUNTY PLANNING AGENCY
BY _____

REAL LAND SURVEYING, LLC
1380 INTERNATIONAL DRIVE
SUITE 2
EAU CLAIRE, WI 54701
(715)514-4116
rslw.com
CADD NUMBER: 21008

SHEET 1 OF 4 SHEETS
PAGE _____

CHIPPEWA COUNTY CERTIFIED SURVEY
 MAP NUMBER _____

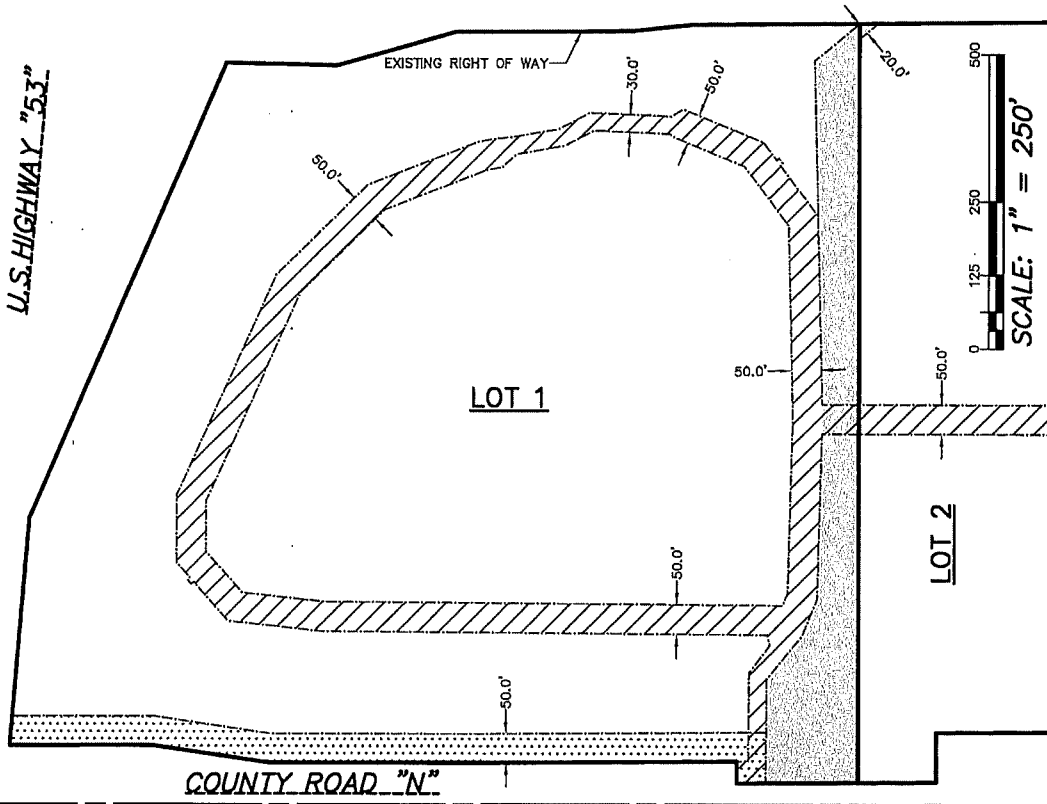
RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER




IN THE NORTHWEST 1/4 OF
 THE NORTHWEST 1/4, SECTION 1,
 TOWNSHIP 28 NORTH, RANGE 9 WEST,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF
 THE NORTHWEST 1/4, SEC. 1
 ASSUMED BEARING OF S.89°28'21"W.

BRIDGEWATER AVENUE



LEGEND

-  --- STORM UTILITY EASEMENT
-  --- 50' UTILITY EASEMENT
-  --- SANITARY AND WATER UTILITY EASEMENT

DATE APPROVED _____
 CHIPPEWA COUNTY PLANNING AGENCY

BY _____

REAL LAND SURVEYING, LLC
 1380 INTERNATIONAL DRIVE
 SUITE 2
 EAU CLAIRE, WI 54701
 (715)514-4116
 rls@rls.com
 CADD NUMBER: 21008 CSM EASEMENTS

SHEET 2 OF 4 SHEETS

PAGE _____

**CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER _____**

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4,
SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF JIM ROONEY, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTH 1/4 CORNER, SECTION 1;
- THENCE S89°28'21"W, ALONG THE NORTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 497.20 FEET;
- THENCE S0°31'39"E, A DISTANCE OF 81.62, TO THE EXISTING RIGHT OF WAY OF DOT RIGHT OF WAY PROJECT T 08-4(34), ALSO BEING THE POINT OF BEGINNING;
- THENCE S89°28'21"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 464.41 FEET;
- THENCE S89°29'41"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 150.00 FEET;
- THENCE S83°47'03"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.50 FEET;
- THENCE S89°29'41"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 148.75 FEET;
- THENCE S89°52'22"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 152.30 FEET;
- THENCE S74°06'02"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 209.43 FEET;
- THENCE N88°45'19"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 189.86 FEET;
- THENCE S23°16'31"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 842.24 FEET, TO THE EXISTING EAST RIGHT OF WAY OF U.S. HIGHWAY 53;
- THENCE S4°55'04"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 387.44 FEET, TO THE NORTH RIGHT OF WAY OF COUNTY ROAD "N";
- THENCE N89°58'42"E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 240.80 FEET;
- THENCE S81°29'27"E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 202.24 FEET;
- THENCE N89°58'42"E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 362.00 FEET;
- THENCE N89°36'42"E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 433.10 FEET;
- THENCE S00°23'18"E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 37.11 FEET;
- THENCE N89°37'35"E, ALONG SAID RIGHT OF WAY, A DISTANCE OF 338.30 FEET, TO THE EXTERIOR BOUNDARY OF PARK WEST;
- THENCE N0°01'49"E, ALONG SAID EXTERIOR BOUNDARY, A DISTANCE OF 85.27 FEET;
- THENCE N89°35'23"E, ALONG SAID EXTERIOR BOUNDARY, A DISTANCE OF 198.01 FEET;
- THENCE N00°00'20"E, ALONG SAID EXTERIOR BOUNDARY, A DISTANCE OF 1206.08 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO EXISTING EASEMENT.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2021
PETER J. GARTMANN, P.L.S. 2279

PREPARED FOR:
JIM ROONEY
13167 COUNTY HWY OO
CHIPPEWA FALLS, WI 54729

PREPARED BY:
REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701

