

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, October 11, 2021 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the September 13, 2021 Plan Commission Meeting. *(Attachment)*
2. Consider Certified Survey Map in Lake Wissota Business Park submitted by Professional Land Surveyor Neil Bowe of CBS Squared Inc. on behalf of Mason Companies. Make recommendation to the Common Council. *(Attachment and revised original handout at meeting).*
3. Consider Certified Survey Map of a parcel located along Chippewa Crossing Boulevard. for Wangard Partners. Make recommendation to the Common Council. *(Attachment and revised original handout at meeting).*
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, October 6, 2021 at 1:30 P.M. by Mary Bowe.


**MINUTES OF THE PLANCOMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, SEPTEMBER 13, 2021- 6:30 PM**

The Plan Commission met in City Hall on Monday, September 13, 2021 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Alderperson Jason Hiess, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman, Dennis Doughty, Beth Arneberg and Jerry Smith. Also attending was Professional Land Surveyor James Scheffler.

1. **Motion** by Misfeldt, seconded by Varga to approve the minutes of the August 9, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission discussed the attached proposed Certified Survey Map subdividing a five acre lot located at 1830 Wheaton Street into two lots. The Certified Survey Map was presented on behalf of owner, Forever Associates LLC by Professional Land Surveyor James Scheffler. A revised Certified Survey Map was handed out that showed revisions after comments (ten) by Chippewa County Surveyor Samuel Wenz. Commissioner Hiess added that the Harrison Monument should list monument size, dimensions and composition. Mr. Scheffler stated he would make the correction. Director of Public Works Rubenzer noted that there was a 1976 conditional use permit on the parcel allowing a transitus half-way house on the property. The conditional use permit had expired due to the transitus house use ceasing for a continuous two year period. He added that the property was zoned R-3A Multi-Family Residential District and surrounded by R-1A and R-1B Single Family Residential zoning districts. Inspector Lasiewicz did the calculations and the existing buildings on Lot 2 meet setback, area and other R-3A Multi-Family zoning requirements after subdivision. The Plan Commission discussed the future use of proposed Lot 1.
Motion by Hiess, seconded by Tzanakis to recommend the Common Council approve the attached two lot Certified Survey Map submitted on behalf of Forever Associates LLC by Scheffler Land Surveying for Parcel #4773 located at 1830 Wheaton Street. Said approval contingent on:
 - 1) Receipt of required review fees.
 - 2) Submission and approval of any necessary storm water management plan.
 - 3) Including the revisions recommended by County Surveyor Samuel Wenz and those recommended by the Plan Commission, (labeling the Harrison Monument with size, dimensions and composition).**All present voting aye. Motion carried.**

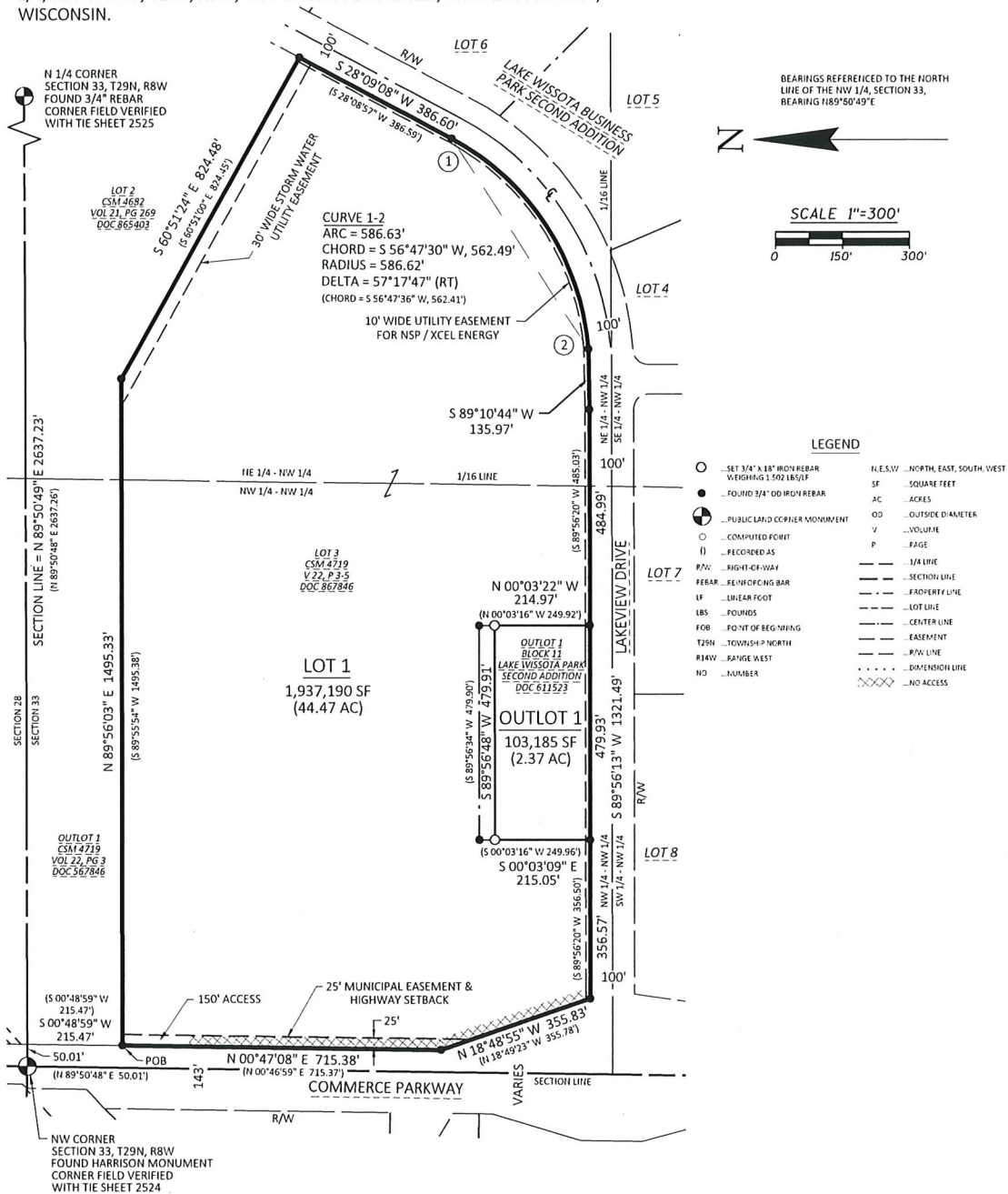
3. **Motion** by Varga, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:45 P.M.


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

CHIPPEWA COUNTY CERTIFIED SURVEY MAP MAP NO _____

RECORDED IN VOLUME _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

BEING ALL OF LOT 3, CERTIFIED SURVEY MAP NO. 4719, V 22, P 3-5, DOC 867846, ,
AND ALL OF OUTLOT 1, BLOCK 11, LAKE WISSOTA BUSINESS PARK SECOND ADDITION,
DOC 611523, LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW
1/4, SECTION 33, T29N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY,
WISCONSIN.



NOTES

THE PURPOSE OF THIS CSM IS TO REVISE THE NORTH LINE OF OUTLOT 1, REDUCE THE MUNICIPAL EASEMENT AND HIGHWAY SETBACK, AND PROVIDE AN ACCESS OPENING FROM COMMERCE PARKWAY TO LOT 1 THAT WAS PREVIOUSLY RESTRICTED.

A TITLE SEARCH WAS NOT COMPLETED FOR THIS SURVEY.

THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED TO COMPLETE THIS LAND DIVISION.

FIELD SURVEY COMPLETED: 5/3/2021

PREPARED FOR:
LORI GEISSLER
MASON COMPANIES, INC.
913 1ST AVENUE
CHIPPEWA FALLS, WI 54729

PREPARED BY:
NEIL C. BOWE, PLS 2827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

DATE: _____
SIGNED: _____



CHIPPEWA COUNTY CERTIFIED
SURVEY MAP MAP NO _____

RECORDED IN VOLUME _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

BEING ALL OF LOT 3, CERTIFIED SURVEY MAP NO. 4719, V 22, P 3-5, DOC 867846, ,
AND ALL OF OUTLOT 1, BLOCK 11, LAKE WISSOTA BUSINESS PARK SECOND ADDITION,
DOC 611523, LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW
1/4, SECTION 33, T29N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 3, CERTIFIED SURVEY MAP 4719, V 22, P 3-5, DOC 867846, , AND ALL OF OUTLOT 1, BLOCK 11, LAKE WISSOTA BUSINESS PARK SECOND ADDITION, DOC 611523, LOCATED IN THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4, SECTION 33, T29N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE N 89°50'49" E, ALONG THE NORTH LINE OF SAID NW 1/4 OF THE NW 1/4, A DISTANCE OF 50.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCE PARKWAY; THENCE S 00°48'59" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COMMERCE PARKWAY, A DISTANCE OF 215.47 FEET TO THE NORTH LINE OF SAID LOT 3, CSM 4719, BEING THE POINT OF BEGINNING; THENCE N 89°56'03" E, ALONG THE NORTHERLY LINE OF SAID LOT 3 OF CSM 4719, A DISTANCE OF 1495.33 FEET; THENCE S 60°51'24" E, ALONG THE NORTHEASTERLY LINE OF SAID LOT 3 OF CSM 4719, A DISTANCE OF 824.48 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE; THENCE S 28°09'08" W, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, A DISTANCE OF 386.60 FEET; THENCE 586.63 FEET, ALONG AN ARC OF A CURVE TO THE RIGHT AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 586.62 FEET, THE LONG CHORD OF WHICH BEARS S56°47'30"W, 562.49 FEET; THENCE S 89°10'44" W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, A DISTANCE OF 135.97 FEET; THENCE S 89°56'13" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LAKEVIEW DRIVE, A DISTANCE OF 1321.49 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF COMMERCE PARKWAY; THENCE N 18°48'55" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COMMERCE DRIVE, A DISTANCE OF 355.83 FEET; THENCE N 00°47'08" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COMMERCE DRIVE, A DISTANCE OF 715.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,040,375 SQUARE FEET (46.84 ACRES), MORE OR LESS.

SUBJECT TO ANY EASEMENTS OF RECORD.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF MASON COMPANIES, INC.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF s.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION CONTROL ORDINANCE FOR THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NEIL C. BOWE
S-2827

DATE

CITY OF CHIPPEWA FALLS APPROVAL

THIS CERTIFIED SURVEY MAP IS APPROVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS THIS

_____ DAY OF _____, 2021.

GREG HOFFMAN, MAYOR

DATE

BRIDGET GIVENS, CITY CLERK

DATE



PREPARED FOR:
LORI GEISSLER
MASON COMPANIES, INC.
913 1ST AVENUE
CHIPPEWA FALLS, WI 54729

PREPARED BY:
NEIL C. BOWE, PLS 2827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

DATE: _____

SIGNED: _____

PROPOSED CSM

Chippewa Falls, WI

PART OF NE SE LYING N OF HWY 29 & PCL IN NE SE SEC.8 & NW SW IN SEC.9 PCL BEG 864.85' S OF E 1/4 COR SEC.8, W 808.6' N 45 D E 353.55', E 500', S 45 D E 339.41', W 181.40' TO E LN SEC.8, S 10' TO POB. EX PRT OF CSM #3792, & EX CSM #4503 - SEE COMP #211-4421.7000

