

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, November 8, 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 October 11, 2021 Plan Commission Meeting. (*Attachment*)
2. Consider petition from James Rooney to annex a 5.13 acre parcel that was previously right-of-way located at the Southeast corner of Bridgewater Avenue and USH #53. Recommend requested R-1B Single Family Residential zoning. Make recommendation to the Common Council. (*Attachment*)
3. Consider request from Chippewa County to rezone Lots 1-3, Block 3, Lake Wissota Business Park – 1st Addition, Parcels #22908-3324-66430301, #22908-3324-66430302 and #22908-3324-64430303 and Lots 1-3, Block 5, Lake Wissota Business Park – 2nd Addition, Parcels #22908-3324-66490501, #22908-3324-66490502 and #22908-3324-66490503 from O-2 Office and Institutional District to I-2 Light Industrial District. Make recommendation to the Common Council. (*Attachment*)
4. Consider request from Chippewa County to combine Lots 1-3, Block 3 of Lake Wissota Business Park – 1st Addition and Lots 1-3, Block 5 of Lake Wissota Business Park – 2nd Addition into one lot. Make recommendation to the Common Council. (*Attachment*)
5. Consider request from Chippewa County to rezone Lot 1 of Certified Survey Map 3505, Parcel #22908-3341-73505001 from P-1 Public and Institutional District to C-2 General Commercial District. Make recommendation to the Common Council. (*Attachment*)
6. Consider request from Chippewa County to rezone Parcel #22908-3342-02000000B located north of Outlot 1, CSM 1813 and west of Outlot 2, CSM 1813, from A-1 Agricultural District to O-2 Office and Institutional District. Make recommendation to the Common Council. (*Attachment*)
7. Consider request from Chippewa County to rezone Lot 3, Block 6 of Lake Wissota Business Park – 1st Addition, Parcel #22908-3324-66430306 from O-2 Office and Institutional District to C-2 General Commercial. Make recommendation to the Common Council. (*Attachment*)
8. 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, November 3, 2021 at 10:30 A.M. by Mary Bowe.

**MINUTES OF THE PLANCOMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 11, 2021-6:30 PM**

The Plan Commission met in City Hall on Monday, October 11, 2021 at 6:30P.M. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Jerry Smith, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky, Dennis Doughty, Beth Arneberg and Alderperson Jason Hiess. Also attending were City Planner Brad Hentschel and Brian Nodolf representing Mason Companies.

1. **Motion** by Varga, seconded by Misfeldt to approve the minutes of the September 13, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Certified Survey Map of a 44.47 acre parcel located at the Northeast corner of Commerce Parkway and Lakeview Drive in the Lake Wissota Business Park, submitted on behalf of Mason Companies by Professional Land Surveyor Neil Bowe of CBS Squared Inc. Director of Public Works Rubenzer noted that County Surveyor Samuel Wenz had provided further review/revision comments which Professional Land Surveyor Bowe had then incorporated into the two pages of the Certified Survey Map.
Motion by Hubbard, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map of a 44.47 acre parcel located at the Northeast corner of Commerce Parkway and Lakeview Drive in the Lake Wissota Business Park, submitted on behalf of Mason Companies by Professional Land Surveyor Neil Bowe of CBS Squared Inc. Approval of said Certified Survey Map contingent on;
 - 1) receipt of all agenda and review fees.
 - 2) receipt and approval of any necessary stormwater management plan.
 - 3) Mason Companies recording of the Certified Survey Map and providing the City of Chippewa Falls Engineering Department with a copy of the recorded Certified Survey Map and all associated easements and deeds.**All present voting aye. Motion carried.**

3. The Plan Commission considered the attached Certified Survey Map of a four lot, 59.1 acre parcel located south and east of Chippewa Crossing Boulevard, north of Business Hwy #29 and west of STH #178 submitted on behalf of Chippewa Crossing Partners, LLC by Professional Land Surveyor Eric Sturm. Director of Public Works Rubenzer noted that Chippewa County Surveyor Samuel Wenz had been solicited for review comments. The Plan Commission discussed possible uses for the property. City Planner Hentschel said potential uses would be consistent with the commercial zoning of the parcel.
Motion by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map of a four lot, 59.1 acre parcel located south and east of Chippewa Crossing Boulevard, north of Business Hwy #29 and west of STH #178 submitted on behalf of Chippewa Crossing Partners LLC by Professional Land Surveyor Eric Sturm.

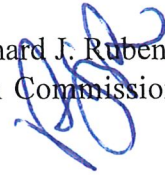
Said approval contingent on;

- 1) incorporating any review comments by Chippewa County Surveyor Samuel Wenz into the Certified Survey Map.
- 2) receipt of any agenda and review fees.
- 3) Chippewa Crossing Partners LLC recording of the approved Certified Survey Map and providing the City of Chippewa Falls Engineering Department with a copy of the recorded Certified Survey Map and any associated deed or easements.
- 4) submission, receipt and approval of any necessary stormwater management plan.

All present voting aye. Motion carried.

4. **Motion** by Smith, 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



Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Office use only:

Name: **PARK WEST TOWNHOMES LLC / JIM ROONEY**

Address: **13167 COUNTY HWY OO**

CHIPPEWA FALLS WI 54729

Email: **JIM ROONEY**
<**JIMR@ROONEYPROPERTIESWI.COM**>

1. Town where property is located: **TILDEN**
2. Petitioned City or Village: **CITY OF CHIPPEWA FALLS**
3. County where property is located: **CHIPPEWA**
4. Population of the territory to be annexed: **0**
5. Area (in acres) of the territory to be annexed: **5.13**
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **NON**

Petitioners phone:

715-577-4412

Town clerk's phone:

715-288-6453

City/Village clerk's phone:

715-726-2719

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:
**PETER J GARTMANN / REAL LAND
SURVEYING LLC**

1360 INTERNATIONAL DR

EAU CLAIRE WI 54701

Phone:

Phone: **715-514-4116**

E-mail:

E-mail: **PGARTMANN@RLSWI.COM**

Required Items to be provided with submission (to be completed by petitioner):

1. Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
5. Check or money order covering review fee [see next page for fee calculation]

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.

- State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoining as referenced in the description.

The map must include a graphic scale.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4). *NA*

If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

Petition for Direct Annexation

Pursuant to Section 66.0217(2) WIS. STATS.

We, the undersigned, consulting all of the electors and all of the owners of the real property in the following territory of the Town of Tilden, Chippewa County, Wisconsin, lying contiguous to the City of Chippewa Falls, petition the City of Chippewa Falls to annex the territory described in EXHIBIT A and show on scaled map in EXHIBIT B to the City of Chippewa Falls, Chippewa County, Wisconsin.

Legal Description of the proposed territory to be annexed is attached (Exhibit A). Scaled map of proposed territory to be annexed is attached (Exhibit B) parcel # None / Excess Right of way.

The current population of such territory is 0.

We, undersigned, elected that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.



Jim Rooney / Park West Townhomes, LLC

10-11-21

Dated

EXHIBIT "A"

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:

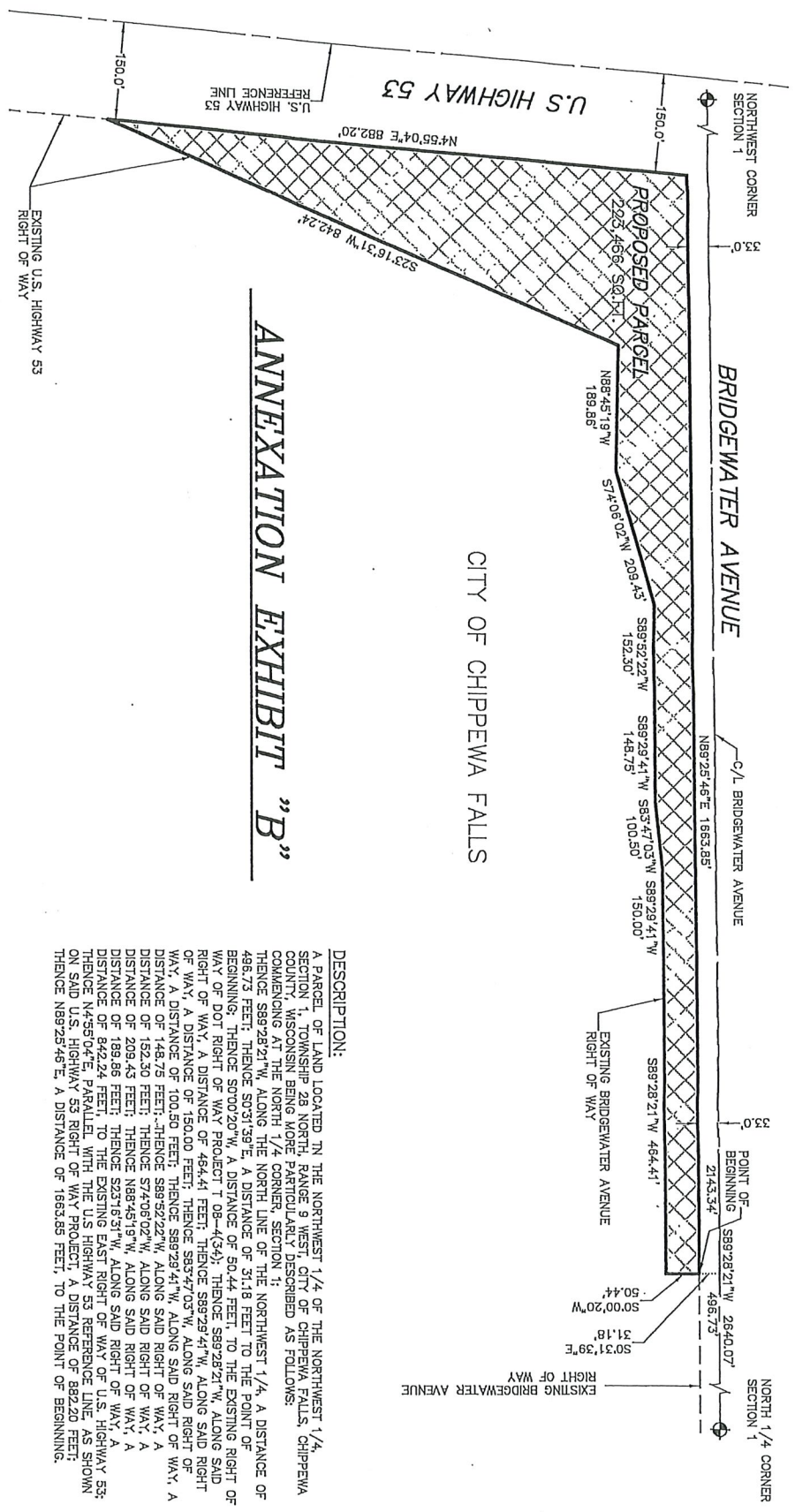
COMMENCING AT THE NORTH 1/4 CORNER, SECTION 1;

THENCE S89°28'21"W, ALONG THE NORTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 496.73 FEET; THENCE S0°31'39"E, A DISTANCE OF 31.18 FEET TO THE POINT OF BEGINNING; THENCE S0°00'20"W, A DISTANCE OF 50.44 FEET, TO THE EXISTING RIGHT OF WAY OF DOT RIGHT OF WAY PROJECT T 08-4(34); 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 N4°55'04"E, PARALLEL WITH THE U.S HIGHWAY 53 REFERENCE LINE, AS SHOWN ON SAID U.S. HIGHWAY RIGHT OF WAY PROJECT, A DISTANCE OF 882.20 FEET; THENCE N89°25'46"E, A DISTANCE OF 1663.85 FEET, TO THE POINT OF BEGINNING.



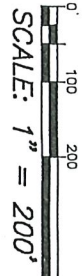
BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4, SECTION 1 ASSUMED BEARINGS OF S89°28'21\"/>

CADD NUMBER: 21008 R-W EXHIBIT A



ANNEXATION EXHIBIT "B"

CITY OF CHIPPEWA FALLS



DESCRIPTION:

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 496.73 FEET; THENCE S0°31'39"E, A DISTANCE OF 50.44 FEET, TO THE POINT OF BEGINNING; THENCE S0°02'07"W, A DISTANCE OF 50.44 FEET, TO THE EXISTING RIGHT OF WAY OF DOT RIGHT OF WAY PROJECT T 08-4(3-4); THENCE S89°28'21"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 484.41 FEET; THENCE S89°29'47"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°29'47"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; THENCE N4°56'04"E, PARALLEL WITH THE U.S. HIGHWAY 53 REFERENCE LINE, AS SHOWN ON SAID U.S. HIGHWAY 53 RIGHT OF WAY PROJECT, A DISTANCE OF 892.22 FEET; THENCE N89°25'49"E, A DISTANCE OF 1663.85 FEET, TO THE POINT OF BEGINNING.

PREPARED BY:
REAL LAND SURVEYING
1380 INTERNATIONAL DRIVE
SUITE 2
EAU CLAIRE, WI 54701
(715-544-4116)

Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

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: All Parcels are Vacant

Lot: <u>1</u>	Block: <u>3</u>	Subdivision: <u>Lake Wissota Business Park – 1st Addition</u>	Parcel #: <u>22908-3324-66430301</u>
Lot: <u>2</u>	Block: <u>3</u>	Subdivision: <u>Lake Wissota Business Park – 1st Addition</u>	Parcel #: <u>22908-3324-66430302</u>
Lot: <u>3</u>	Block: <u>3</u>	Subdivision: <u>Lake Wissota Business Park – 1st Addition</u>	Parcel #: <u>22908-3324-66430303</u>
Lot: <u>1</u>	Block: <u>5</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3324-66490501</u>
Lot: <u>2</u>	Block: <u>5</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3324-66490502</u>
Lot: <u>3</u>	Block: <u>5</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3324-66490503</u>

Legal Description: See Above.

Present Zoning Classification of Property: All parcels are Zoned Office & Institutional (O-2)

Zoning Classification Requested: Light Industrial (I-2)

Lot Number of Any Real Estate Owned by the Petitioner Adjacent to the Area Proposed to be Changed:

Lot: <u>1</u>	Block: <u>10</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3323-66491001</u>
Lot: <u>6</u>	Block: <u>10</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3323-66491006</u>
Lot: <u>3</u>	Block: <u>9</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3324-66490903</u>
Lot: <u>2</u>	Block: <u>9</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3313-66490902</u>
Lot: <u>4</u>	Block: <u>3</u>	Subdivision: <u>Lake Wissota Business Park – 1st Addition</u>	Parcel #: <u>22908-3313-66430304</u>

Existing Use of All Buildings on Such Land(s): These parcels are vacant.

Principal Use of All Properties Within 300 Feet of Such Land(s):

1. North and Northeast – Chippewa River Industries, 1000 & 1005 Lake Wissota Drive, Chippewa Falls, Wisconsin 54729
2. South & Southeast – A variety of medical facilities such as eye clinics, day clinics, hospitals, assisted living quarter’s dentistry and sports orthopedics. There is an independent office and professional building as well.

Purpose for Which Such Property is to be Used: Chippewa County would like to combine the six (6) parcels into one via a Certified Survey Map (See Attachment “A”). The larger parcel size of approximately 15.70 +/- acres would be better suited

for industrial development similar in nature to the current development north of CTH I and within the Lake Wissota Business Park (LWBP). While we do not have prospects, the overall development would be in compliance with the Light Industrial (I-2) zoning district, if approved, and in compliance with the Lake Wissota Business Park (LWBP) Restrictive Covenants.

Recite any Facts Indicating that the Proposed Change will not be Detrimental to the General Public's Interest and the Purposes of this Chapter: Chippewa County has coordinated the development of lands within the LWBP with the City of Chippewa Falls with great success. We feel that the development of this land, within the limits of the applicable ordinance, will be beneficial to the City of Chippewa Falls and Chippewa County and would be within the purposes as defined in section 17.01 of the City's Zoning Ordinance

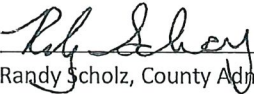
Attach a Plot Plan or Survey Plat, Drawn to Scale, showing the Property to be Rezoned, Location of Structures and Property Lines within 300 Feet of the Property to be Altered. See Attachment "A".

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: None at the time of application.

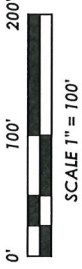
IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner & Petitioner:

Chippewa County
711 N Bridge Street, Room 108
Chippewa Falls, Wisconsin 54729
Telephone #: (715) 726-4595
Email: rscholz@co.chippewa.wi.us

Signature: 
Randy Scholz, County Administrator
Chippewa County, Wisconsin

Date: 10-19-21



HAMILTON DRIVE

LAKE WISSOTA DRIVE

PRELIMINARY PLAN TO COMBINE LOTS 1-3, BLOCK 3, OF LAKE WISSOTA BUSINESS PARK - FIRST ADDITION AND LOTS 1-3, BLOCK 5, OF LAKE WISSOTA BUSINESS PARK - SECOND ADDITION (09/27/2021)

N 89°55'28" E

N 00°05'12" W

S 00°05'02" E

S 89°58'34" E

315.00'

265.05'

615.05'

657.95'

R=35.00'
TAN=35.01'

R=749.20'
ARC=95.91'
Δ=7°20'05"

LOT 4

LOT 2

LOT 3

LOT 1

LOT 4

LOT 2

LOT 3

683,487 SQ. FT. / 15.69 ACRES

LAKE WISSOTA BUSINESS PARK - SECOND ADDITION

LAKE WISSOTA BUSINESS PARK - FIRST ADDITION

BLOCK 5

BLOCK 3

30' WIDE DRAINAGE EASEMENT

15'

60'

S 00°05'02" E

N 00°05'12" W

350.00'

349.98'

LOT 4

LOT 2

LOT 3

65'

65'

65'

65'

65'

65'

350.01'

350.00'

350.00'

350.03'

1050.04'

C.T.H. "J"

Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

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: This Parcel is Vacant

Lot: 1 Block: NA Subdivision: Certified Survey Map 3505 Parcel #: 22908-3341-73505001

Legal Description: See Above.

Present Zoning Classification of Property: Public & Institutional (P-1)

Zoning Classification Requested: General Commercial (C-2)

Lot Number of Any Real Estate Owned By the Petitioner Adjacent to the Area Proposed to be Changed:

Lot: NA Block: NA Subdivision: NA Parcel #: 22908-3341-00020001

Lot: NA Block: NA Subdivision: NA Parcel #: 22908-3344-00020000

Lot: 4 Block: 2 Subdivision: Lake Wissota Business Park Parcel #: 22908-3342-66420204

Lot: 5 Block: 2 Subdivision: Lake Wissota Business Park Parcel #: 22908-3342-66420205

Lot: 6 Block: 2 Subdivision: Lake Wissota Business Park Parcel #: 22908-3342-66420206

Existing Use of All Buildings on Such Land(s): These parcels are all vacant.

Principal Use of All Properties Within 300 Feet of Such Land(s):

1. North - Residential

2. South – Vacant land with bike trail and recreational trails.

3. West – A variety of medical facilities such as eye clinics, day clinics, hospitals, assisted living quarter’s dentistry and sports orthopedics. There is an independent office and professional building as well.

Purpose for Which Such Property is to be Used: Chippewa County is seeking a rezone on this parcel of land for a potential project. The General Commercial District would be a better zoning classification for the potential use of the property.

Recite any Facts Indicating that the Proposed Change will not be Detrimental to the General Public’s Interest and the Purposes of this Chapter: Chippewa County has coordinated the development of lands within the LWBP with the City of Chippewa Falls with great success. We feel that the development of this land, within the limits of the applicable ordinance, will be beneficial to the City of Chippewa Falls and Chippewa County and would be within the purposes as defined in section 17.01 of the City’s Zoning Ordinance


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. See Attachment "A".

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: None at the time of application.

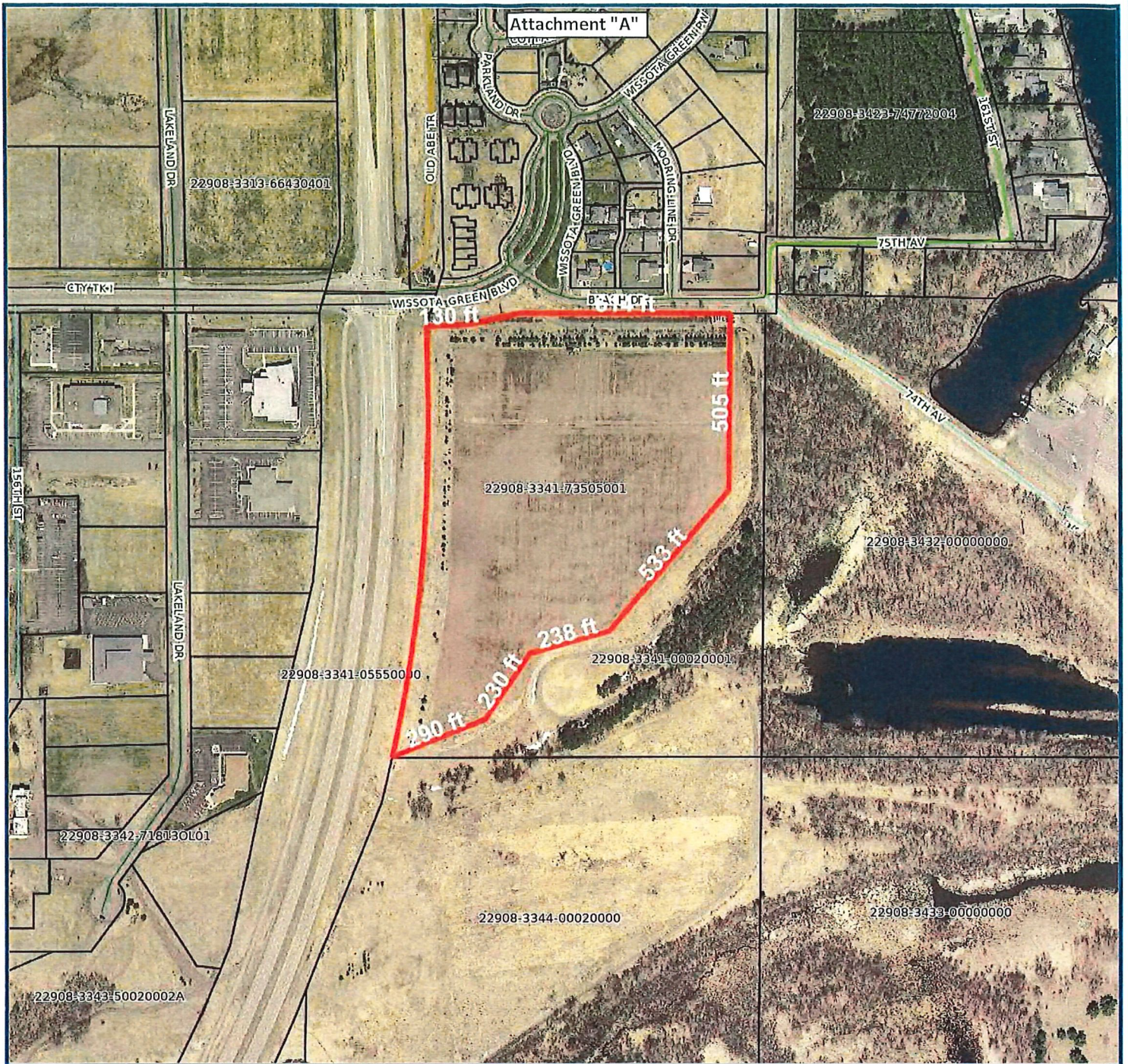
IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner & Petitioner:

Chippewa County
711 N Bridge Street, Room 108
Chippewa Falls, Wisconsin 54729
Telephone #: (715) 726-4595
Email: rscholz@co.chippewa.wi.us

Signature:  _____
Randy Scholz, County Administrator
Chippewa County, Wisconsin

Date: 10.19.21



PIN: 22908-3341-73505001

Computer Number: 211-4571.5000

Owner Name: CHIPPEWA COUNTY

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 18.9 Deed Acres: 18.9

School Code: 1092

Assessed Value: 0 Fair Market Value: 0

Description: NE SE LOT 1 OF CERT SUR MAP #3505 IN V16 P96 DOC #753173 ANNEXED INTO CITY OF CF FROM EAGLE POINT-WAS PART OF COMP #020-1401



Scale = 1":400'

Printed 10/19/2021

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.

Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

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: This Parcel is Vacant

Lot: NA Block: NA Subdivision: NA

Parcel #: 22908-3342-02000000B

Legal Description: Parcel Number 22908-3342-02000000B which is located north of Outlot 1, CSM 1813 and west of Outlot 2, CSM 1813.

Present Zoning Classification of Property: Agricultural (A-1)

Zoning Classification Requested: Office & Institutional (O-2)

Lot Number of Any Real Estate Owned By the Petitioner Adjacent to the Area Proposed to be Changed:

Lot: NA Block: NA Subdivision: NA

Parcel #: 22908-3342-02000000A

Lot: NA Block: NA Subdivision: NA

Parcel #: 22908-3343-50020002A

Existing Use of All Buildings on Such Land(s): These parcels are vacant.

Principal Use of All Properties Within 300 Feet of Such Land(s):

1. West – Storage building – Previous use: storage building for a private laundry service.
2. North – Dilapidated building – Previous use: Lakeland College.

Purpose for Which Such Property is to be Used: Chippewa County is seeking a rezone on this parcel of land for a potential project. The Office & Institutional (O-2) District would be a better zoning classification for the potential use of the property.

Recite any Facts Indicating that the Proposed Change will not be Detrimental to the General Public’s Interest and the Purposes of this Chapter: Chippewa County has coordinated the development of lands within the LWBP with the City of Chippewa Falls with great success. While this parcel is not within the LWBP, the County would apply the same site restrictions to the development on this parcel. We feel that the development of this land, within the limits of the applicable ordinance, will be beneficial to the City of Chippewa Falls and Chippewa County and would be within the purposes as defined in section 17.01 of the City’s Zoning Ordinance


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. See Attachment “A”.

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: None at the time of application.

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

Owner & Petitioner:

Chippewa County
711 N Bridge Street, Room 108
Chippewa Falls, Wisconsin 54729
Telephone #: (715) 726-4595
Email: rscholz@co.chippewa.wi.us

Signature: 
Randy Scholz, County Administrator
Chippewa County, Wisconsin

Date: 10.19.21



PIN: 22908-3342-02000000B

Computer Number: 211-4572.5000

Owner Name: CHIPPEWA COUNTY FARM

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 0.8

Deed Acres: 1.3

School Code: 1092

Assessed Value:

Fair Market Value:

Description: N 1/2 SE & GOVT LOT 2 PCL BEG 1293.67' W OF E 1/4 COR SEC.33; S

1 D E 232.33' S 13 D W 563.79', S 63 D W 393.57', 36 D

W 111.51', S 36 D W 142.27', W 111.75', S 67 D W ETC. EX

CSM #1813 (NOW LAKE WISSOTA BUSINESS PARK PLAT & SEYMOUR CRAY BLV

Scale = 1":200'

Printed 10/19/2021



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.

Marge L. Geissler

CERTIFIED SURVEY MAP NO. 1813
 CHIPPEWA COUNTY, WISCONSIN
 Part of Gov't Lot 2 of Section 33 T29N R8W,
 City of Chippewa Falls

'39 AUG 24 AM 9 17

MARGE L. GEISSLER
 REGISTER OF DEEDS

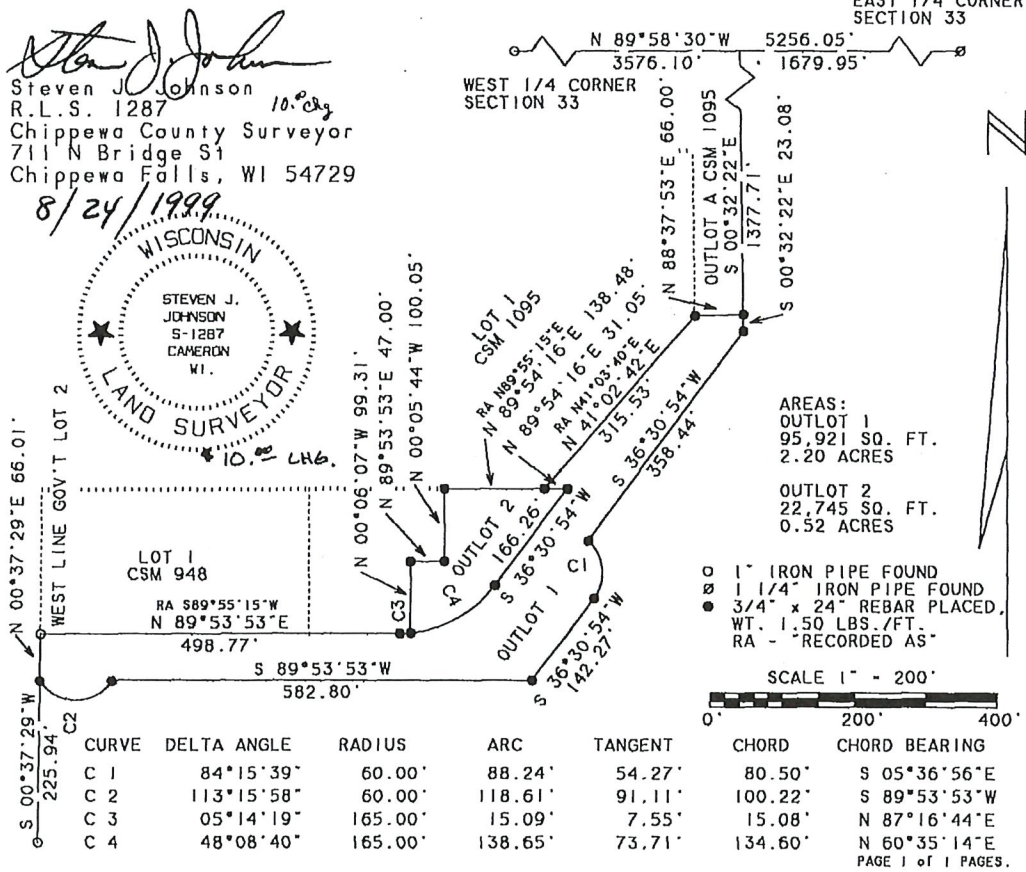
RECORDED IN VOL. 334 CHIPPewa COUNTY WI
 OF THE CERTIFIED SURVEY MAPS

I, Steven J. Johnson, Registered Land Surveyor, S-1287, do hereby certify that to the best of my knowledge and belief, this plat is a true and correct representation of part of Gov't Lot 2 of Section 33 T29N R8W, City of Chippewa Falls described as follows: Commencing at the East 1/4 corner of said Section 33 THENCE N89°58'30"W 1679.95 FEET; THENCE S00°32'22"E 1377.71 FEET to the point of beginning of the land to be described. THENCE S00°32'22"E 23.08 FEET; THENCE S36°30'54"W 358.44 FEET; THENCE SOUTHEASTERLY 88.24 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 60.00 FEET; THENCE S36°30'54"W 142.27 FEET; THENCE S89°53'53"W 582.80 FEET; THENCE SOUTHWESTERLY 118.61 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 60.00 FEET; THENCE N00°37'29"E 66.01 FEET; THENCE N89°53'53"E 498.77 FEET; THENCE NORTHEASTERLY 15.09 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 165.00 FEET; THENCE N00°06'07"W 99.31 FEET; THENCE N89°53'53"E 47.00 FEET; THENCE N00°05'44"W 100.05 FEET; THENCE N89°54'16"E 138.48 FEET; THENCE N41°02'42"E 315.53 FEET; THENCE N88°37'53"E 66.00 FEET to the point of beginning.

I certify that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chippewa County Ordinances in surveying and dividing the same.

This survey was made at the request of the Chippewa County Land Development Committee.

The bearings on this map assume the east - west 1/4 line of Section 33 bears N89°58'30"W.



Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

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: This Parcel is Vacant

Lot: 3 Block: 6 Subdivision: Lake Wissota Business Park – 1st Addition Parcel #: 22908-3324-66430306

Legal Description: See Above.

Present Zoning Classification of Property: Office & Institutional (O-2)

Zoning Classification Requested: General Commercial (C-2)

Lot Number of Any Real Estate Owned By the Petitioner Adjacent to the Area Proposed to be Changed:

Lot: 5 Block: 3 Subdivision: Lake Wissota Business Park – 1st Addition Parcel #: 22908-3313-66430305

Lot: 1 Block: 4 Subdivision: Lake Wissota Business Park – 1st Addition Parcel #: 22908-3313-66430401

Existing Use of All Buildings on Such Land(s): These parcels are vacant.

Principal Use of All Properties Within 300 Feet of Such Land(s):

1. North - Stormwater Pond

2. South – A variety of medical facilities such as eye clinics, day clinics, hospitals, assisted living quarter’s dentistry and sports orthopedics. There is an independent office and professional building as well.

Purpose for Which Such Property is to be Used: Chippewa County is seeking a rezone on this parcel of land for a potential project. The General Commercial District would be a better zoning classification for the potential use of the property.

Recite any Facts Indicating that the Proposed Change will not be Detrimental to the General Public’s Interest and the Purposes of this Chapter: Chippewa County has coordinated the development of lands within the LWBP with the City of Chippewa Falls with great success. We feel that the development of this land, within the limits of the applicable ordinance, will be beneficial to the City of Chippewa Falls and Chippewa County and would be within the purposes as defined in section 17.01 of the City’s Zoning Ordinance


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. See Attachment “A”.

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: None at the time of application.

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

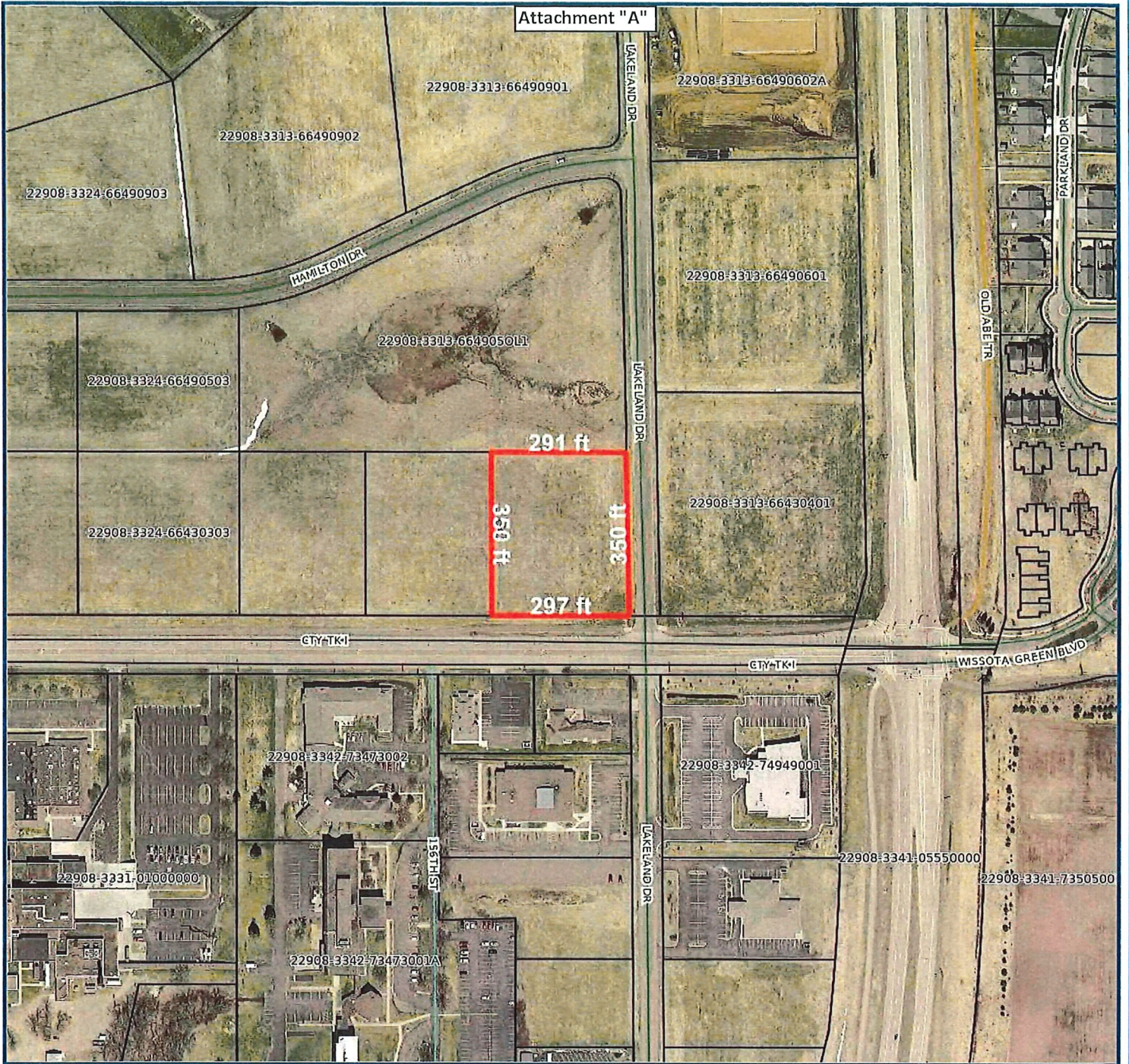
Owner & Petitioner:

Chippewa County
711 N Bridge Street, Room 108
Chippewa Falls, Wisconsin 54729
Telephone #: (715) 726-4595
Email: rscholz@co.chippewa.wi.us

Signature:  _____
Randy Scholz, County Administrator
Chippewa County, Wisconsin

Date: 10.19.21

Attachment "A"



PIN: 22908-3313-66430306

Computer Number: 211-2025.5019

Owner Name: CHIPPEWA COUNTY

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 2.4

Deed Acres: 2.4

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: 1ST ADD TO LAKE WISSOTA BUSINESS PARK LOT 6 BLK

3



Scale = 1":300'

Printed 10/05/2021

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.