

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, February 7, 2022 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 January 10, 2022 Plan Commission Meeting. *(Attachment)*
2. Conduct a Public Hearing to consider Chippewa Falls Plan Commission Conditional Use Permit Resolution No. 2022-01 allowing Kevin and Kristina Custer to live in, own and operate a bed and breakfast and host small group gatherings in the house at 522 Superior Street (parcel #22808-0631-60571201). *(Attachment)*
3. Consider Chippewa Falls Plan Commission Conditional Use Permit Resolution No. 2022-01 to allow Kevin and Kristina Custer to live in, own and operate a bed and breakfast and host small group gatherings in the house at 522 Superior Street (parcel #22808-0631-60571201). *(Attachment)*
4. Consider the petition from the Girls and Boys Club of the Greater Chippewa Valley – Chippewa Falls Center for a conditional use permit to operate a boys and girls club in the existing building at 650 Bridgewater Avenue on parcel #22909-3644-07000000. *(Attachment)*
5. Consider petition from U-Haul for a special use permit to install UBox storage units in the existing building at 303 E. Prairie View Road. Make recommendation to the Common Council. *(Attachment)*
6. Consider Certified Survey Map on Garden Street between Park Avenue and 500' East of Park Avenue submitted by Professional Land Surveyor Dustin LaBlonde on behalf of CESA 10. Make recommendation to the Common Council. *(Attachment)*
7. Consider Certified Survey Map of Lot 4 and the Northeast 58 feet of Lot 3, Block 37 of the Chippewa Falls Plat submitted by Vreeland Associates Land Surveyors and Engineers on behalf of George Rohmeyer. Make recommendation to the Common Council. *(Attachment)*
8. Consider Certified Survey Map of Lot 2 and a portion of vacated alley in Block 2 of Chippewa Lumber and Boom Company's Addition submitted by Vreeland Associates Land Surveyors and Engineers on behalf of George Rohmeyer. Make recommendation to the Common Council. *(Attachment)*
9. 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, February 2, 2022 at 2:00 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JANUARY 10, 2022 – 6:30 PM**


The Plan Commission met in City Hall on Monday, January 10, 2022 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dennis Doughty and Mike Tzanakis. Also attending were City Inspector Paul Lasiewicz and Kevin and Kristina Custer.

1. **Motion** by Hubbard, seconded by Hiess to approve the minutes of the December 13, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Special Use Permit petition from U-Haul to use the property at 303 E. Prairie View Road for warehousing. Director of Public Works Rubenzer updated the Plan Commission that City Planner Hentschel and he had met with U-Haul the previous week to discuss the petition. He stated that not enough details had been provided and the request wasn't specific enough. U-Haul did not own the property for which the petition was made. There was an existing Conditional Use Permit for the parcel that needed updating and different U-Haul representatives had stated different things to both Planner Hentschel and Inspector Lasiewicz. Director of Public Works Rubenzer stated that conditions previously approved for the U-Haul property in the existing Conditional Use Permit had not been followed through on by U-Haul. Therefore, U-Haul wished to withdraw the Special Use Permit application at this time until further detail could be provided.
No action was taken.

3. Kevin & Kristina Custer appeared to support their petition for a Conditional Use Permit to own and operate a bed and breakfast and to host small gatherings at 522 Superior Street. Director of Public Works Rubenzer pointed out the conditions set forth in the attached Wisconsin Administrative Code Chapter 97.01 Definitions and enforced by the Department of Agriculture, Trade and Consumer Protection. Kristina Custer stated that it was a twenty year dream of hers to own and operate a bed and breakfast. She stated the health inspector had inspected 522 Superior Street with her. She also stated that she wished to rent out main floor space for small business meetings, bridal showers and rehearsal dinners. She stated that the twelve onsite parking spaces were more than adequate for the bed and breakfast and most small group gatherings. She continued that some on street parking would occur from time to time but no overnight parking would occur on the street. Kristina continued that the bed and breakfast at 522 Superior street would be good for tourism and the city. Commissioner Hiess asked about paving and number of driveways and Inspector Lasiewicz stated that there was no code requirement for paving driveways or regulating the number of driveways. It was pointed out that a bed and breakfast is responsible to pay city room tax.
Motion by Cihasky, seconded by Smith that the Plan Commission conduct a public hearing to consider a Conditional Use Permit for Kevin and Kristina Custer to live at, own and operate a bed and breakfast and host small gatherings at 522 Superior Street. Said public hearing to be scheduled upon receipt of the \$300 advertising and administrative fee, proper notification of adjacent property owner and advertising in the Chippewa Herald. **All present voting aye. Motion carried.**

4. **Motion** by Hubbard, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:00 P.M.


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

**CHIPPEWA FALLS PLAN COMMISSION CONDITIONAL USE PERMIT
RESOLUTION NO. 2022-01 ALLOWING KEVIN AND KRISTINA
CUSTER TO LIVE IN, OWN AND OPERATE A BED AND BREAKFAST
AND HOST SMALL GATHERINGS AT 522 SUPERIOR STREET,
CHIPPEWA FALLS, WISCONSIN**

WHEREAS, at its January 10, 2022 meeting, the Chippewa Falls Plan Commission considered a petition from Kevin and Kristina Custer to live in, own and operate a bed and breakfast and host small group gatherings in the existing building on parcel 22808-0631-60571201, Carson's Addition, Lots 1, 2 and NE 22' of Lot 3, Block 12 and located at 522 Superior Street; and

WHEREAS, the said 522 Superior Street parcel is presently zoned R-2 Two Family Residential District; and

WHEREAS, a bed and breakfast is listed as a conditional use in Chippewa Falls Municipal Code 17 Zoning, (23) R-2 Two Family Residential District, (8) Conditional Uses, (i) boarding and lodging houses; and

WHEREAS, The Plan Commission evaluated the request in accordance with Wisconsin Administrative Code Chapter 97 Food, Lodging and Recreation (01) Definitions (1g) Bed and Breakfast establishment means any place of lodging that satisfies all of the following:

- a) Provides 8 or fewer rooms for rent to no more than a total of 20 tourists or transients.
- b) Provides no meals other than breakfast and provides the breakfast only to renters of the place.
- c) Is the owners personal residence.
- d) Is occupied by the owner at the time of rental.
- e) Was originally built and occupied as a single-family residence or prior to use as a place of lodging, was converted to use and occupy as a single-family residence; and

WHEREAS, on February 7, 2022, the Plan Commission conducted a public hearing to consider Plan Commission Conditional Use Permit Resolution No. 2022-01 after publication and mailing of all required notices and then heard all concerns and comments.

NOW, THEREFORE BE IT RESOLVED, that the Plan Commission of the City of Chippewa Falls, Wisconsin finds;

1. That the approval of Plan Commission Conditional Use Permit Resolution No. 2022-01 would not be detrimental to the existing surrounding R-2 Two Family Residential neighborhood.
2. A bed and breakfast at 522 Superior Street would be beneficial to Chippewa Falls tourism.

NOW, THEREFORE BE IT FURTHER RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN;

1. That conclusions based on the previous two findings of fact and pursuant to Chippewa Fall Municipal Code 17.23(8)(i) Plan Commission Conditional Use Permit Resolution No. 2022-01 is hereby approved contingent on the following conditions:

- a. A maximum of eight bedrooms shall be permitted for rent in the Bed and Breakfast operation.
- b. A maximum of twenty guests shall be permitted for the Bed and Breakfast operation.
- c. The existing building at which the Bed and Breakfast establishment is operated shall be owner-occupied.
- d. One 4'x6' sign is permitted which shall not exceed 24 s.f. with up lights and located as shown on the attached site plan.
- e. One 6' high wooden fence is permitted as shown on the attached site plan.
- f. No overnight on-street parking will be permitted as part of the bed and breakfast or small gathering operation.
- g. Wedding celebrations, bridal showers, club meetings and luncheons are permitted in first (main) floor parlors and rooms.
- h. The owner of the bed and breakfast will be responsible for city room taxes.
- i. The four existing security lights are permitted.
- j. The twelve off-street parking spaces will be maintained.
- k. This permit shall be contingent upon the occupant/operator obtaining the proper licenses required by the Wisconsin Administrative Code.
- l. Except as specifically provided herein, all regulations of the City of Chippewa Falls Zoning Code shall apply.
- m. That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any code variance at these premises.
- n. That all changes or modifications to this permit shall be by the Plan Commission only after review and recommendation by the Plan Commission and after public notice and hearing as required for a Conditional Use Permit.
- o. Permit becomes null and void if the house is no longer used as a bed and breakfast.

2. That this Conditional Use Permit Resolution shall take effect from and after its passage and publication.

MOTION: _____

SECONDED: _____

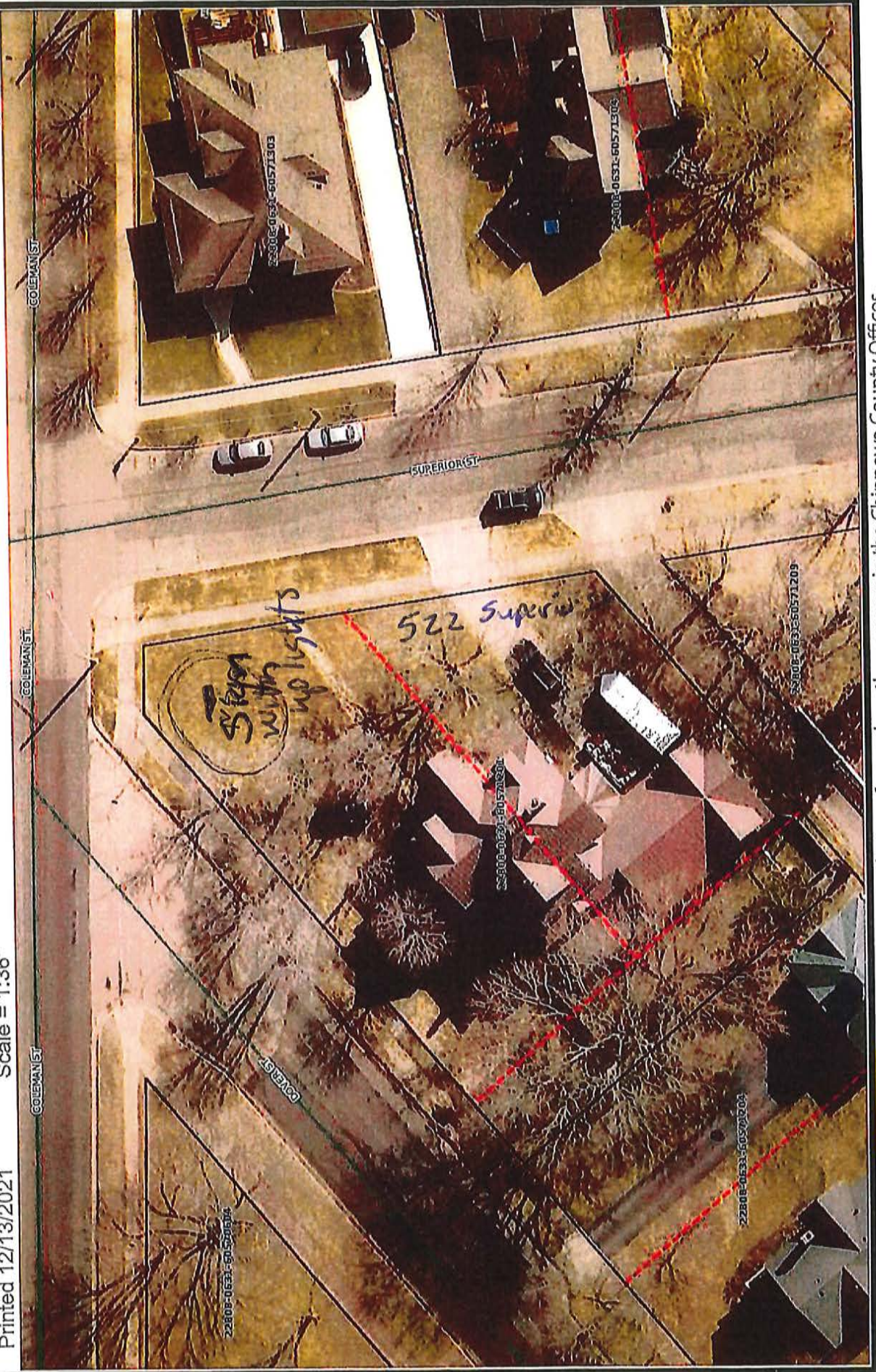
I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on February 7, 2022, by a vote of _____ ayes, _____ nays and _____ abstentions.

Richard J. Rubenzer, PE,
Secretary
Plan Commission

522 Superior St.

Printed 12/13/2021

Scale = 1:36'

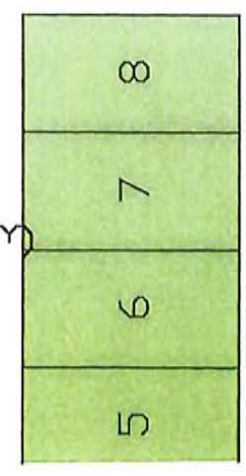
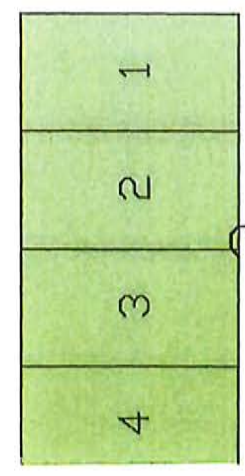
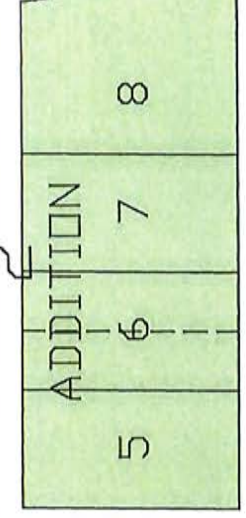
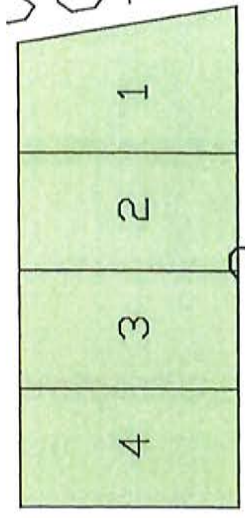
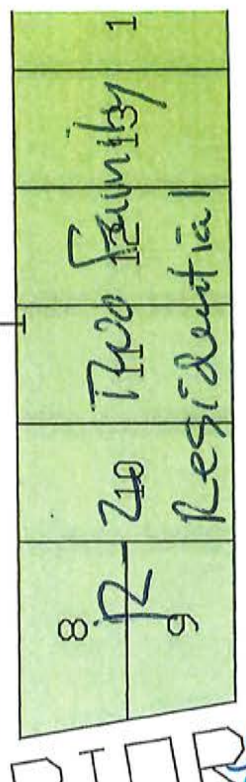
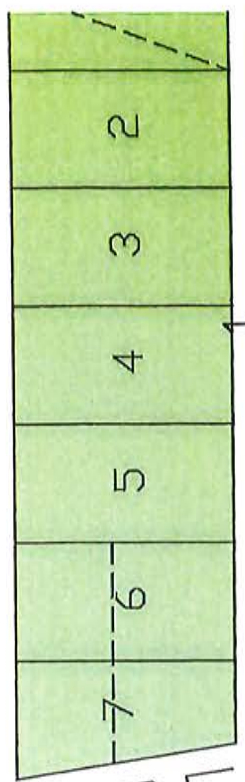
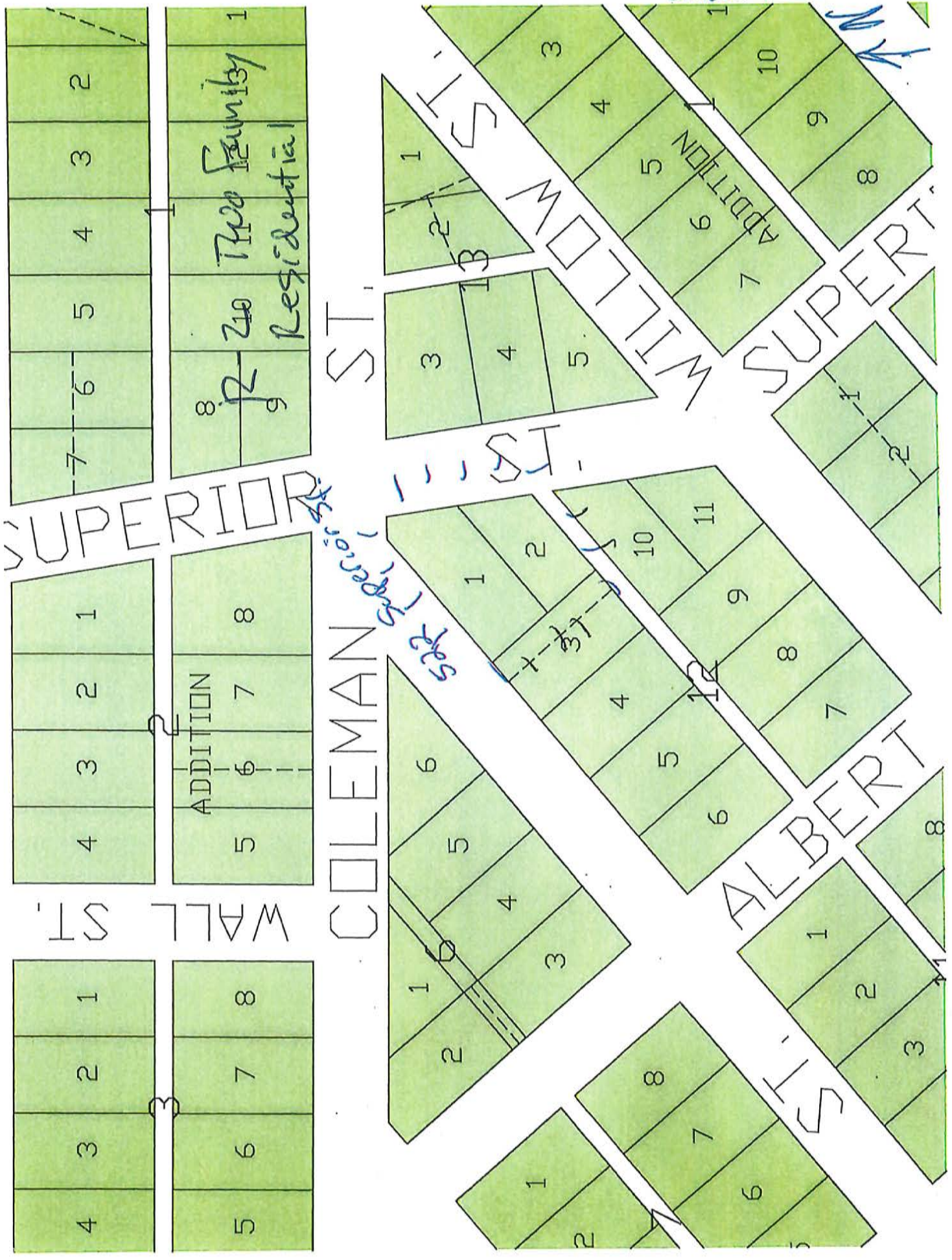


Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

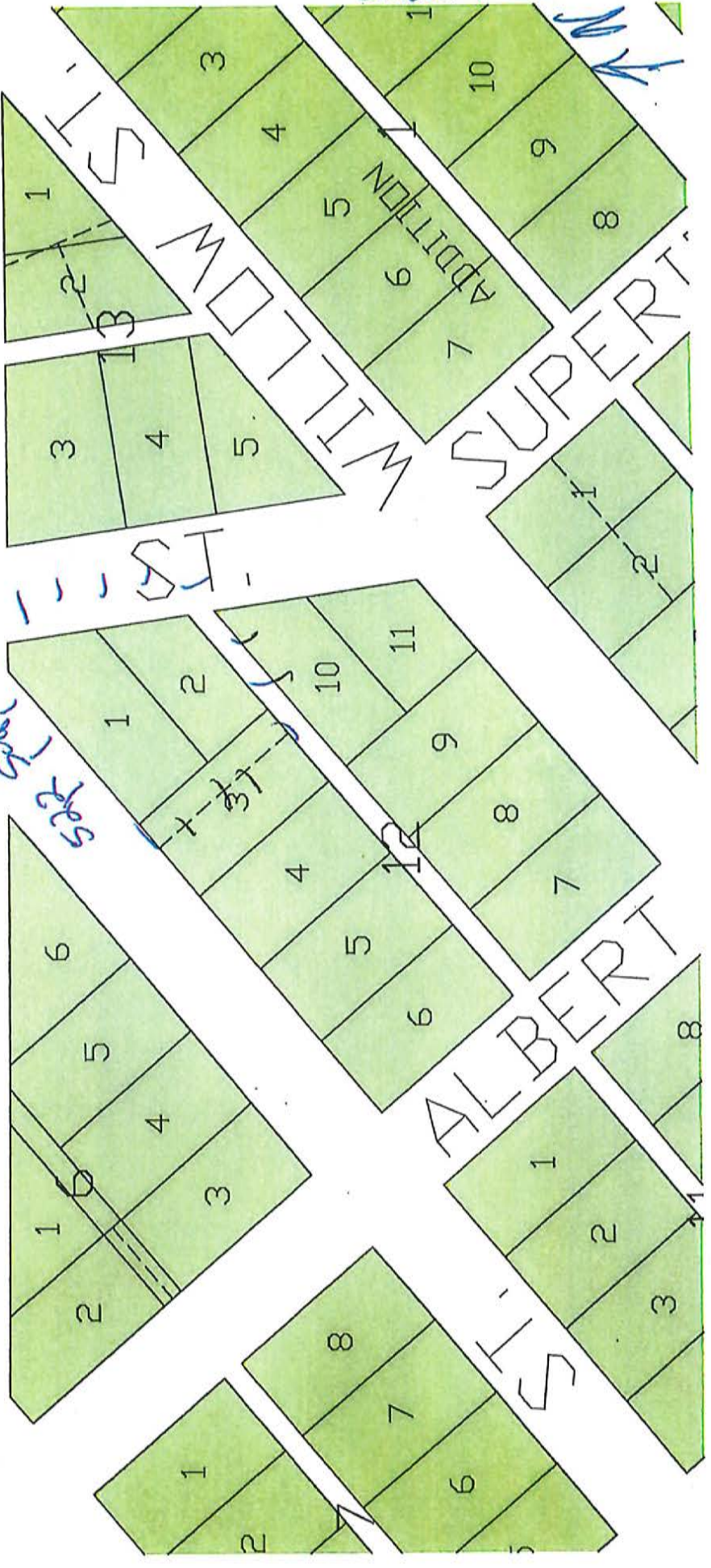
Scale 1" = 30'



Scale 1" = 100'



ST.
ST.
ST.
ST.
ST.





Map

Printed 12/06/2021

Scale = 1:49'



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.



(<http://www.co.chippewa.wi.us/home>)



(<http://www.gcssoftware.com>)

Chippewa County, WI Web Portal

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2021 ▼	Real Estate	22808-0631-60571201	211 - CITY OF CHIPPEWA FALLS	522 SUPERIOR ST	MATTHEW R & KAYLA L MEIER 522 SUPERIOR ST CHIPPEWA FALLS WI 54729
Tax Year Legend: ⚡ = owes prior year taxes ☒ = not assessed Ⓢ = not taxed Delinquent Current					

Property Summary

Parcel #:	22808-0631-60571201
Alt. Parcel #:	211-0935
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.000 <i>.73</i>

Property Addresses

Primary ▲	Address
	522 SUPERIOR ST CHIPPEWA FALLS 54729

Owners

Name	Status	Ownership Type	Interest
MEIER, MATTHEW R & KAYLA L	CURRENT OWNER		
BARKLEY, WILLIAM J & SHARON M	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

CARSON'S ADDITION LOTS 1 2 & NE 22' OF LOT 3 BLK 12

Public Land Survey - Property Descriptions

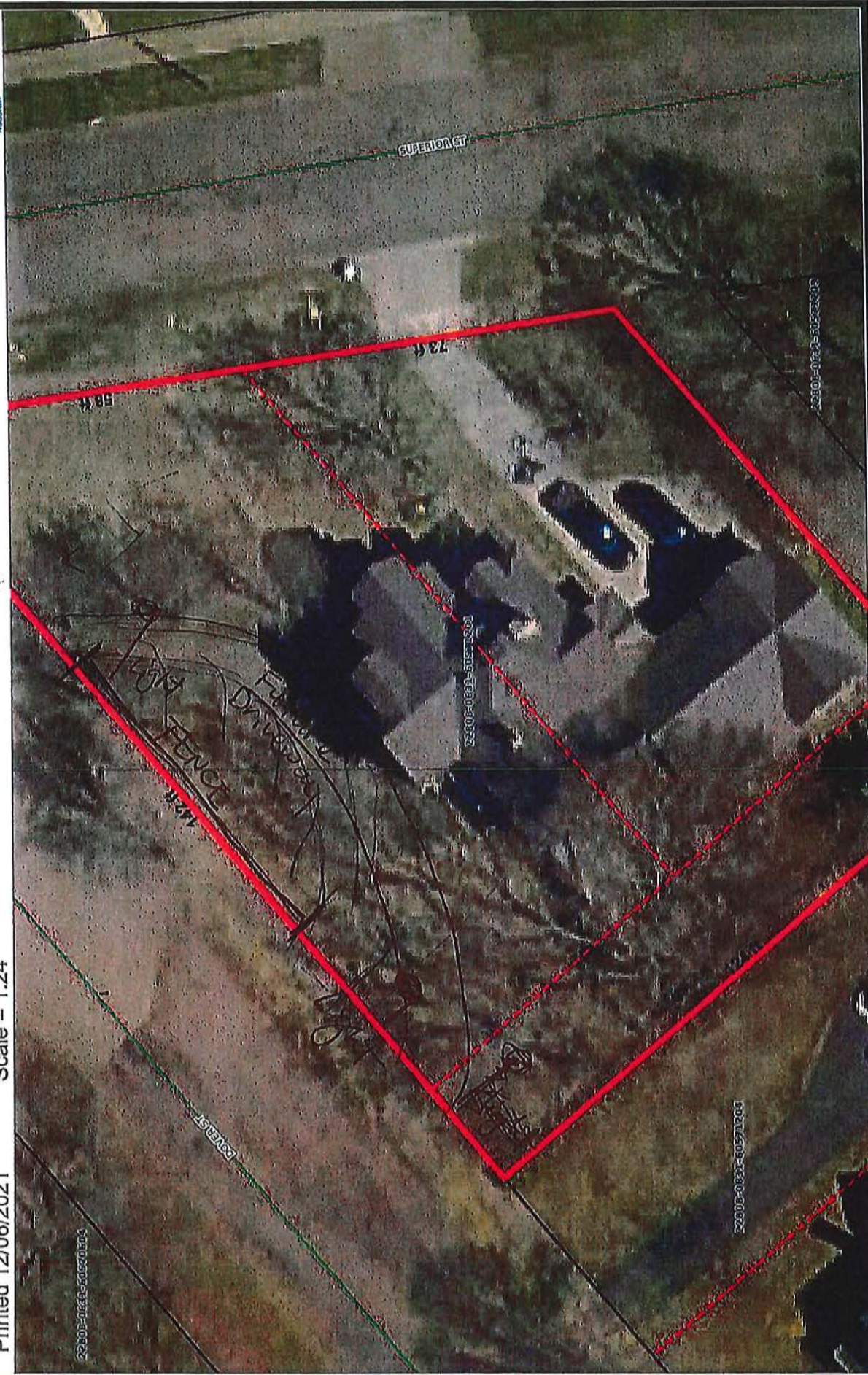
Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
	06	28 N	08 W					LOT	1	CARSON'S ADDITION



Map

Printed 12/06/2021

Scale = 1:24'



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: 2-1-2022

Fee Paid: 25.00 Date: 2-1-2022 TR#: 65161

Fee Paid: 300.00 Date: 2-1-2022 TR#: 65161

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.47, for the following described property:

Address of Property: 650 Bridgewater Avenue, Chippewa Falls, WI

Lot#: N/A Block#: N/A Subdivision: N/A Parcel#: 22909-3644-07000000

Legal Description:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 36, Township 29 North, Range 9 West, more particularly described as follows:

Beginning at a point on the North line of Bridgewater Avenue, 33 feet North and 363 feet West of the Southeast corner of said Section 36; thence West 627 feet along the North line of Bridgewater Avenue; thence North parallel with the West line of Wheaton Street, 330 feet; thence East along the North line of Squire Street extended West to a point 363 feet West of the East line of said Section 36; thence South 330 feet to the point of beginning.

Except lands conveyed in Vol. 226 Records, page 536, Vol. 429 Records, page 141 and Vol. 511 Records, page 543.

Zoning classification of property: R-1A – Single Family

Purpose for which this Permit is being requested: The Boys & Girls Clubs of the Greater Chippewa Valley-Chippewa Falls Center is committed to provide high quality youth development programming, experiences, and opportunities that are accessible to all kids. The Club's mission is to inspire youth that needs us most to reach their full potential as productive, caring, and responsible citizens. We accomplish mission by providing a variety of programs in five core areas: sports & recreation, education, the arts, health & wellness and workforce readiness. Our vision is to provide a world-class Club Experience that assures success is within reach of every young person who enters our doors, all members on track to graduate from high school with a plan for the future, demonstrating good character and citizenship, and living a healthy lifestyle. The Clubs are also committed to inclusion by promoting safe, positive, and inclusive environments for all, so that every Club kid, family, volunteer and staff member feels appreciated, valued, understood, and appreciated for who they are.

The Mason Center currently is a nearly 9,000 square foot facility that sits on two-acre parcel with green space, ample parking, and an ample area to construct a proposed 6,600 square foot building addition. The layout of the Masonic Center allows for much more efficient and secure operations that we currently have in our facility at 21 E. Grand Avenue. When complete, the new facility has the capacity to serve up to 200 Club kids, more than tripling the capacity of the current space. The proposed plan includes secured entrances, six large program spaces, a sports and recreation gym, an industrial kitchen with kid cooking labs, and three sets of bathrooms that accommodate Club kids apart from adult staff and volunteers. The largest program space will house the Teen Club with features tailored to attract and serve Club kids grades six and older.

The Club also provides daily snack and dinner during the school year along with breakfast, lunch and two snacks during the summer months and on school breaks.

Existing use of property within 300 feet of subject property: (List or attach map)

See attached Exhibit "A".

North—R-1A—Single Family

South—R-2—Two Family; R-1B—Single Family

East—R-1A—Single Family; R-1B—Single Family

West—R-1A—Single Family; R-1C—Single Family; and R-3A—Multi-Family

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:

The new site for the Club will adequately meet the growing community needs of our youth over the next ten years. It is centrally located near McDonell High School, Chippewa Falls High School, Chippewa Falls Middle School, and Hillcrest Elementary School.

Operational plans of the proposed use:

Hours of Operation: Summer (7:30 a.m. – 6:00 p.m.) and School Year (3:00 p.m. – 7:00 p.m.)

Days of Operation: Monday thru Friday

Number of Employees: 23 4
Part-time Full-time

Capacity:

Number of Units: 1 Building

Size: An existing 9,000 square foot building plus a proposed 6,600 square foot addition

Number of Residents/Children: 200 at maximum capacity per Boys & Girls Club of America guidelines

Ages: Club will serve youth ages 8-18

Other: N/A

Building plans:

Existing buildings: Existing 57' x 80' building

Proposed buildings: N/A

Use of part of building: Renovate existing building to accommodate programing.

Proposed additions: Expansion of 60' x 110' to include 2 program spaces, 2-bathrooms, and recreational center.

Future additions: Potential to add playground area in green space along with chain link fencing for security purposes and child safety

Change in use: The property currently has a Conditional Use Permit per City of Chippewa Falls Code of Ordinances—17.20 R-1A Single-Family Residence District (8) Conditional Uses (c). Private lodges and clubs. The property is currently utilized as a masonic lodge.

Outside appearance: Exterior material for expansion has not been finalized but will be similar appeal and finishes as current structure.

Number of buildings: 1

Planting & Landscaping:

Type: Existing landscaping includes mature trees at perimeter (lot lines). Existing shrubs & plantings will be replaced if damaged during renovation and additional plantings around expansion to be completed.

Timetable: A tentative construction schedule has not been set as subject to capital campaign in which to raise the necessary funding; however upon completion of construction, plantings will be completed unless Mother Nature impedes.

Screening:

Type: Existing tree plantings

Fences: N/A

Type: N/A

Height: N/A

Location: N/A

Earth Bank:

Planting: N/A

Maintenance: N/A

Other: N/A

Lights:

Number of lights: 4 high pressure sodium (HPS) in the upper parking lot existing. Intent to relocate and upgrade lighting upon review and approval of civil plans

Location: 3 HPS on the north end of the upper parking lot and 1 on the south end of the upper parking lot near entry doors.

Hours: Dusk to dawn

Type: High pressure sodium ≈250 watts

Signs:

Type: Replace existing Masonic Lodge sign with monument sign not to exceed 5'H x 10'W

Lighted: Install landscaping ambient lighting

Size: 5'H x 10'W

Location: Replace existing sign and re-install. Current location is 33' off property line—see topo

Setbacks: 33' off property line.

Drives:

Number of: 1 (one)

Location: SW corner of property allowing access to Bridgewater Avenue

Width: ≈ 20 feet

Parking:

Number of stalls: Currently there is a total of 56 parking stalls. With the proposed 6,600 SF expansion, approximately 30 of the parking stalls in the upper parking area would be eliminated. With facility capacity limit of 200 members and Boys & Girls Club of America child/staff ratio of 15:1 will require 13-14 part time staff plus 4 full time staff. Remaining parking for parent drop off & pick up. We anticipate up to 10 buses doing drop off in the parking lot at max capacity.

Location of stalls: Approximately 14 parking stalls in SW corner and 12 parking stalls north of existing structure. Per City of Chippewa Falls Code of Ordinances 17.41 – Parking Space Requirements, Petitioner requests adherence to Institutions of a Charitable or Philanthropic Nature: 1 space for each employee.

Setbacks: Meets City of Chippewa Falls ordinances

Surfacing: Asphalt with line striping

Screening: N/A--existing



Drainage:

Storm sewer: Per topo completed by RLS, 2 storm inlet drains exist on driveway/parking lot. Additional storm water management should not be required for expansion as roof tops will replace existing asphalt and no additional impervious water will be discharged from site.

Rock beds: N/A

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: Please find attached the following:

1. Exhibit "A" – Zoning map for subject property and adjacent landowners
2. Site location
3. Topo map completed by Jeremy Skaw from Real Land Surveying
4. Conceptual drawings provided by Dale Poynter from River Valley Architects

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

Owner(s)/Address(es):

X James R. Fenno

James Fenno, Trustee President

The Trustees of Chippewa Falls Lodge #176 Free and Accepted Mason

P.O. Box 171

Chippewa Falls, WI 54729

Phone #: 715-723-6341

Email: jimfenno@live.com

Petitioner(s)/Address(es):

X T. S. R. O.

Trevor Bohland, Board Member

Boys & Girls Clubs of the Greater Chippewa Valley

21 E. Grand Avenue

Chippewa Falls, WI 54729

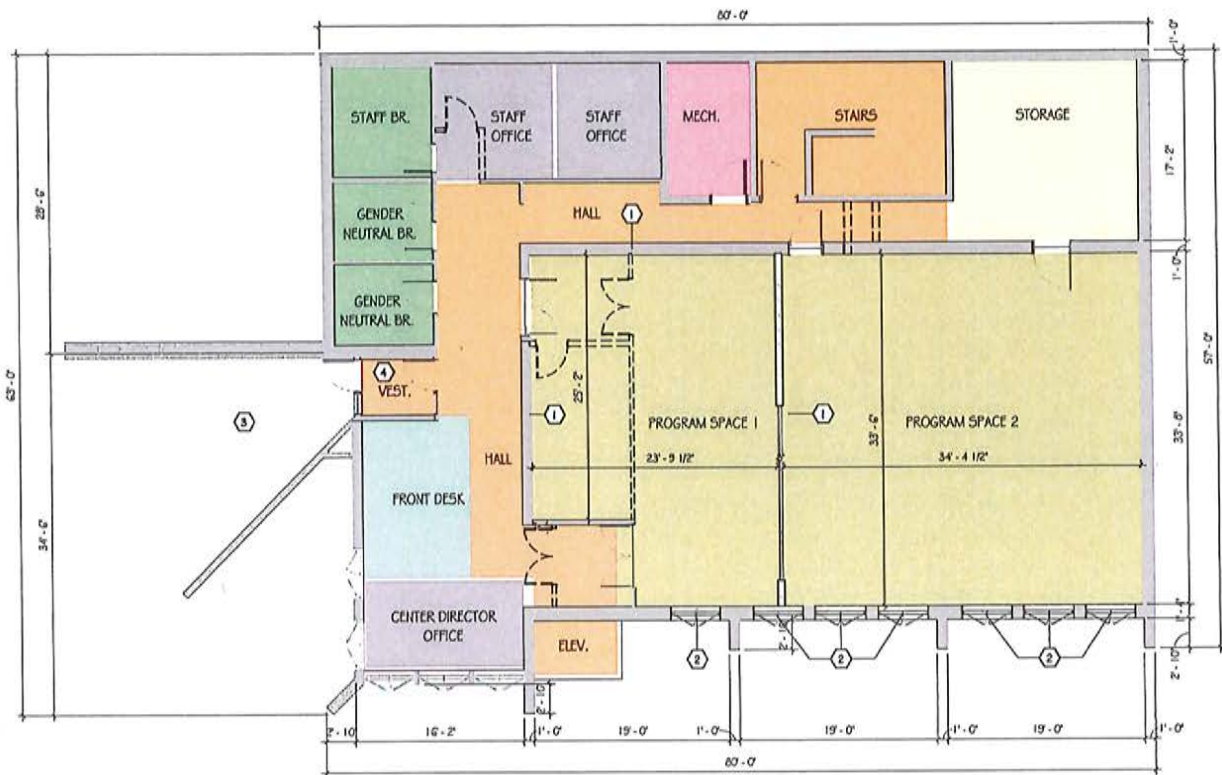
Phone #: 715-552-1818

Email: trevor@eauclairerealty.com



BOYS & GIRLS CLUBS
OF THE GREATER CHIPPEWA VALLEY

MAIN LEVEL ENTRANCE

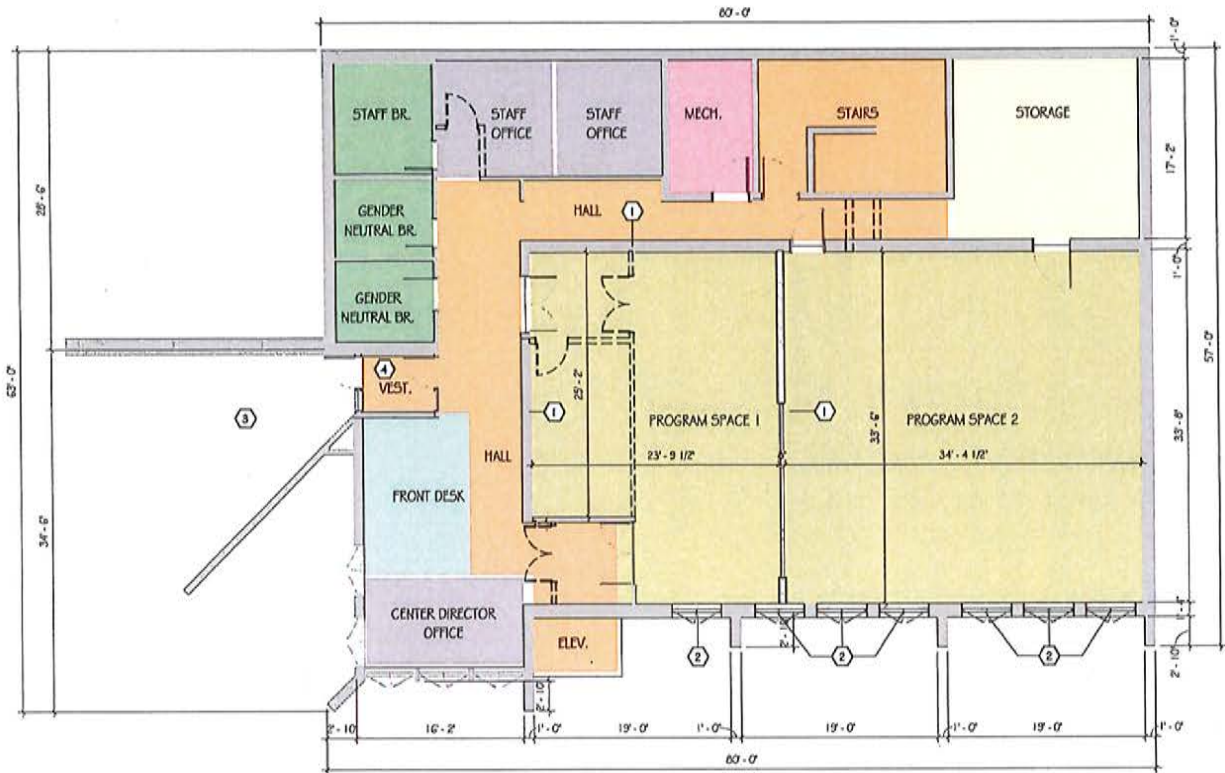


SIMILAR SPACES



BOYS & GIRLS CLUBS
OF THE GREATER CHIPPEWA VALLEY

MAIN LEVEL PROGRAM SPACES

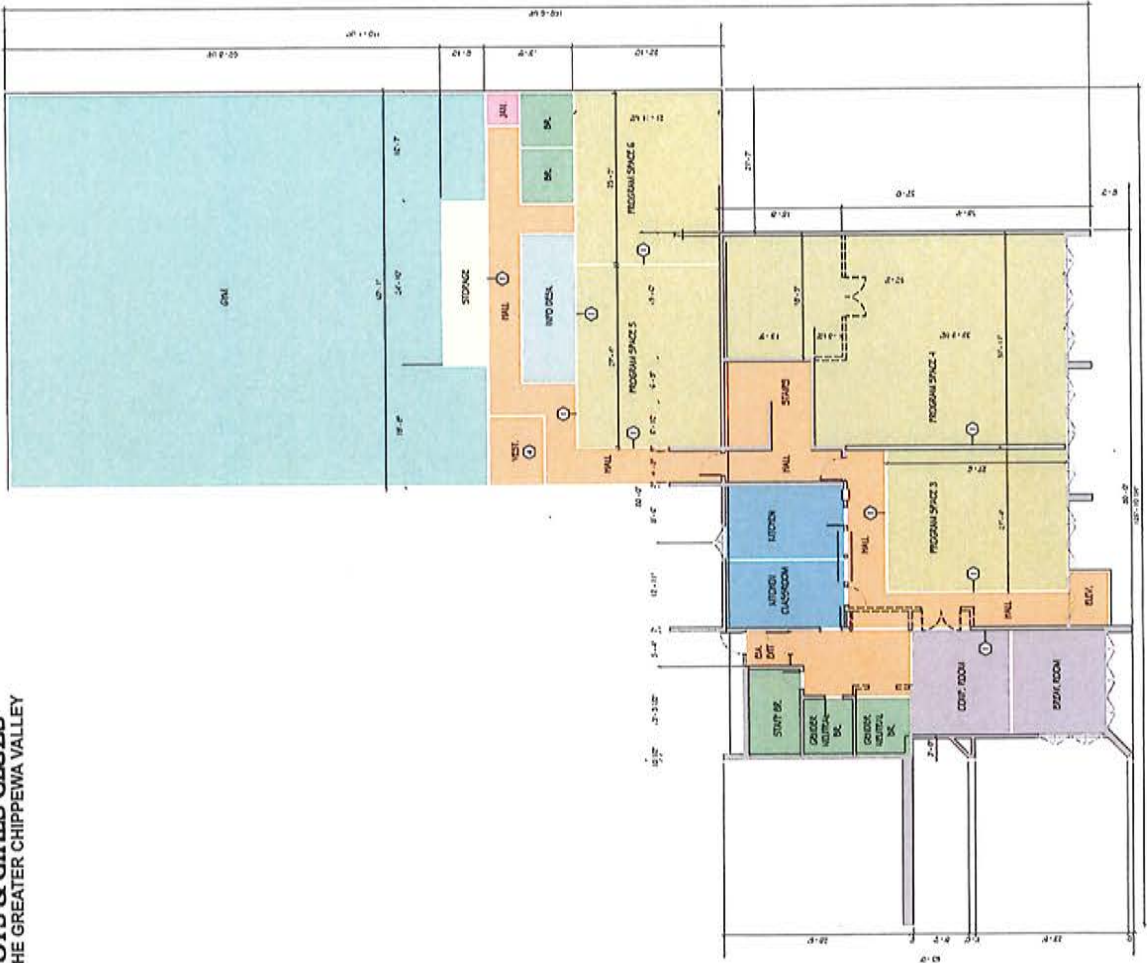


SIMILAR SPACES



BOYS & GIRLS CLUBS
OF THE GREATER CHIPPEWA VALLEY

UPPER LEVEL TEEN CENTER

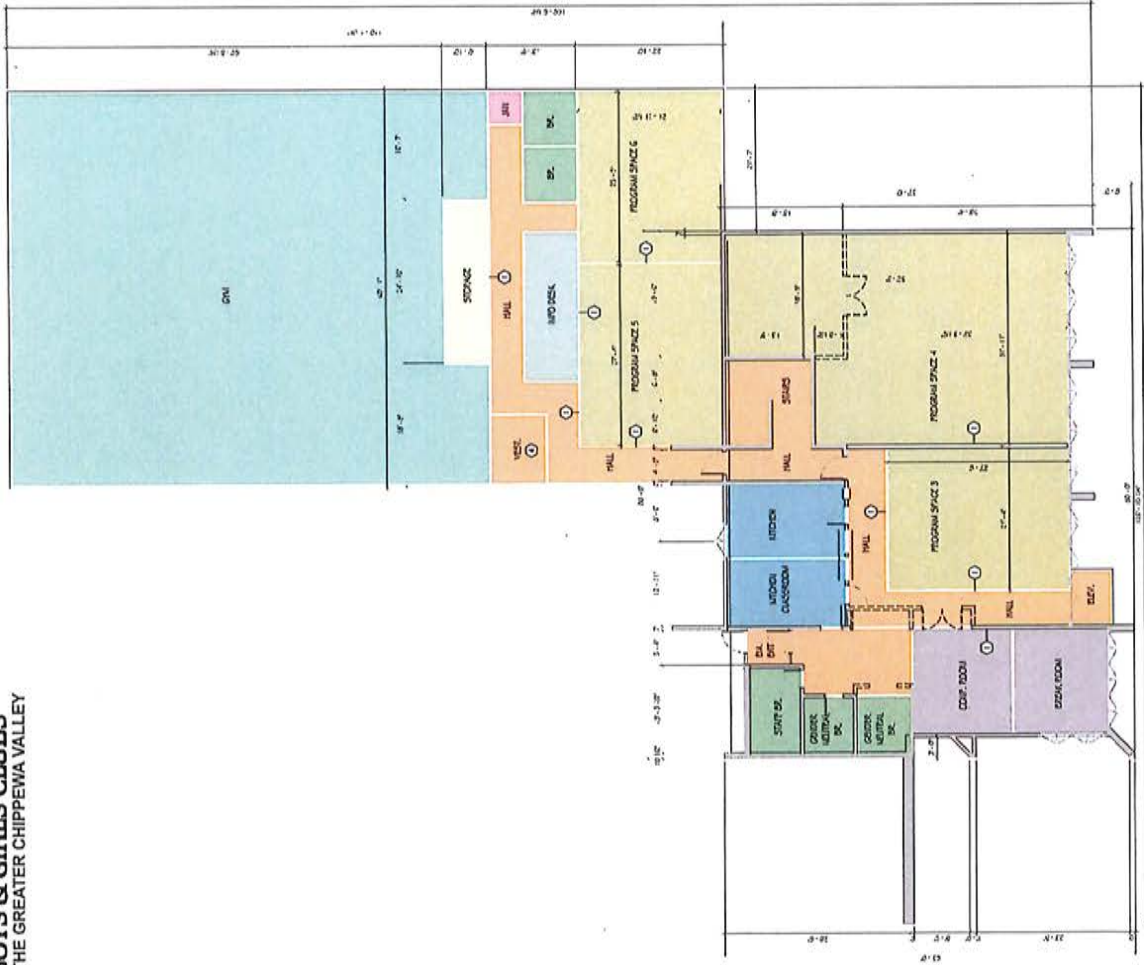


SIMILAR SPACES



BOYS & GIRLS CLUBS
OF THE GREATER CHIPPEWA VALLEY

UPPER LEVEL GYMNASIUM

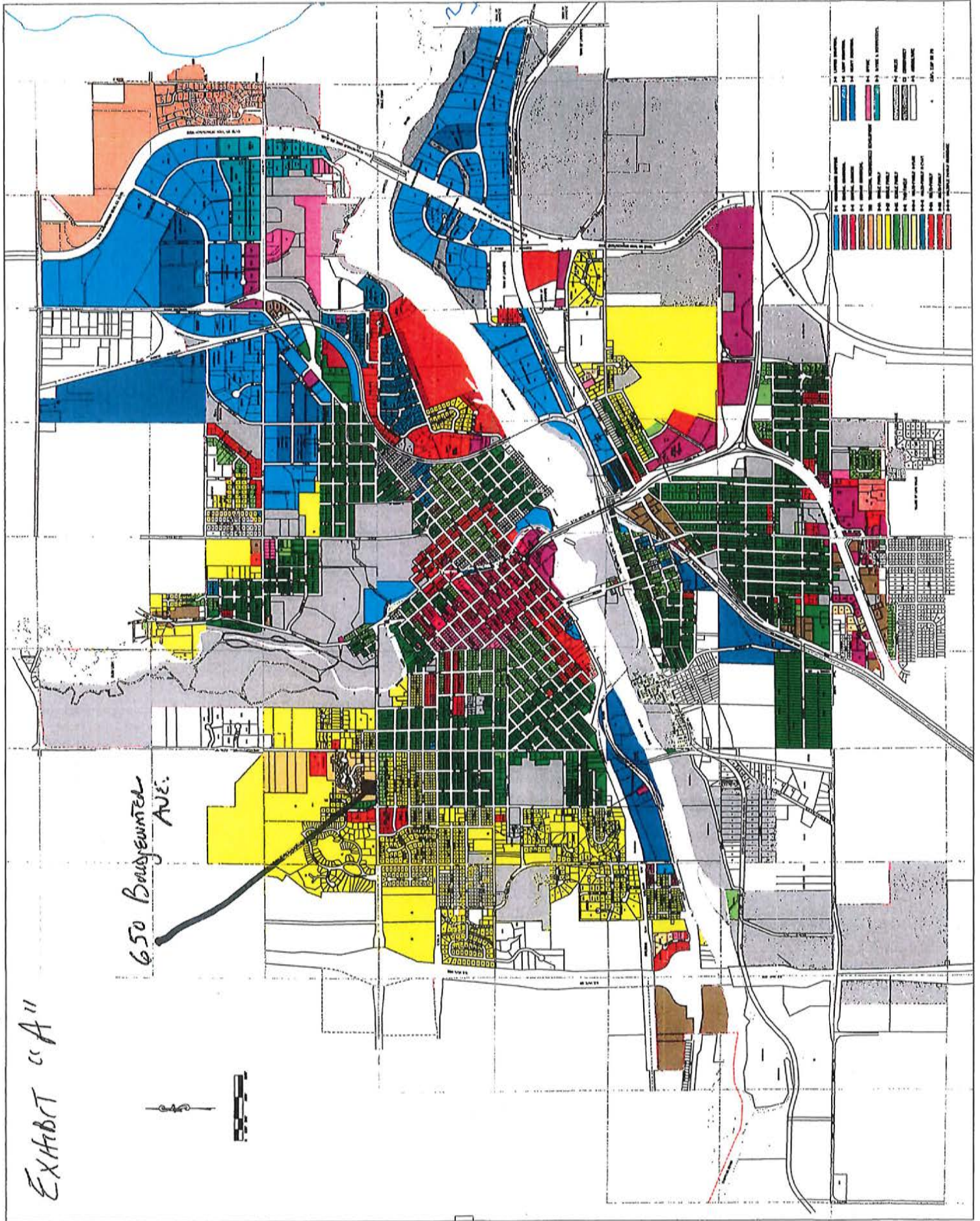


SIMILAR SPACES



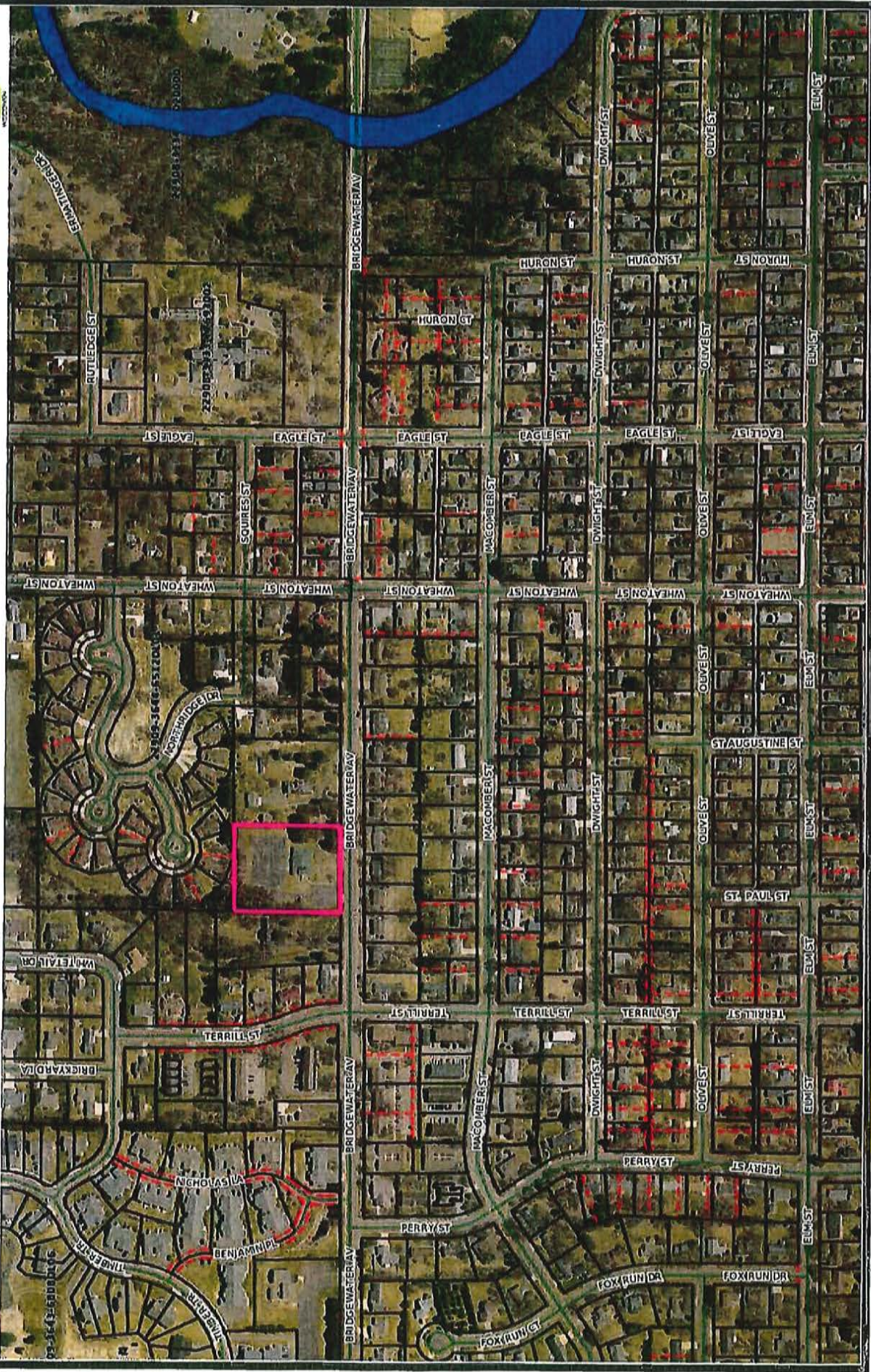
EXHIBIT "A"

650 Boulevard
Ave.



Map

Printed 01/10/2022 Scale = 1:391'



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.



Know what's below.
Call before you dig.

BOYS & GIRLS CLUB OF THE GREATER CHIPPEWA VALLEY 650 BRIDGEWATER AVE	
CURRENT ZONING	R-1A
LOT SIZE	87,130 SF (2.00 AC)
EXISTING IMPERVIOUS AREA	20,729-SF (0.48)
PROPOSED USE	CLUB
EXISTING PARKING	8411-SF (0.20)
EXISTING SIDEWALKS	4,000-SF (0.09)
EXISTING DRIVEWAYS	488-SF (0.01)
PROPOSED BUILDING	7,943-SF (0.18)
PROPOSED DRIVEWAYS	1,600-SF (0.04)
PROPOSED SIDEWALKS	100-SF (0.00)
OVERALL IMPERVIOUSNESS	21,009-SF (0.46)
GREEN SPACE	65,121-SF (1.54)
PARKING STALLS	27 TOTAL (2 ACCESSIBLE)
BIKE STALLS	10
SETBACKS	FRONT: 25'
REAR: 10'	
SIDE: 10'	
REAR: 25'	

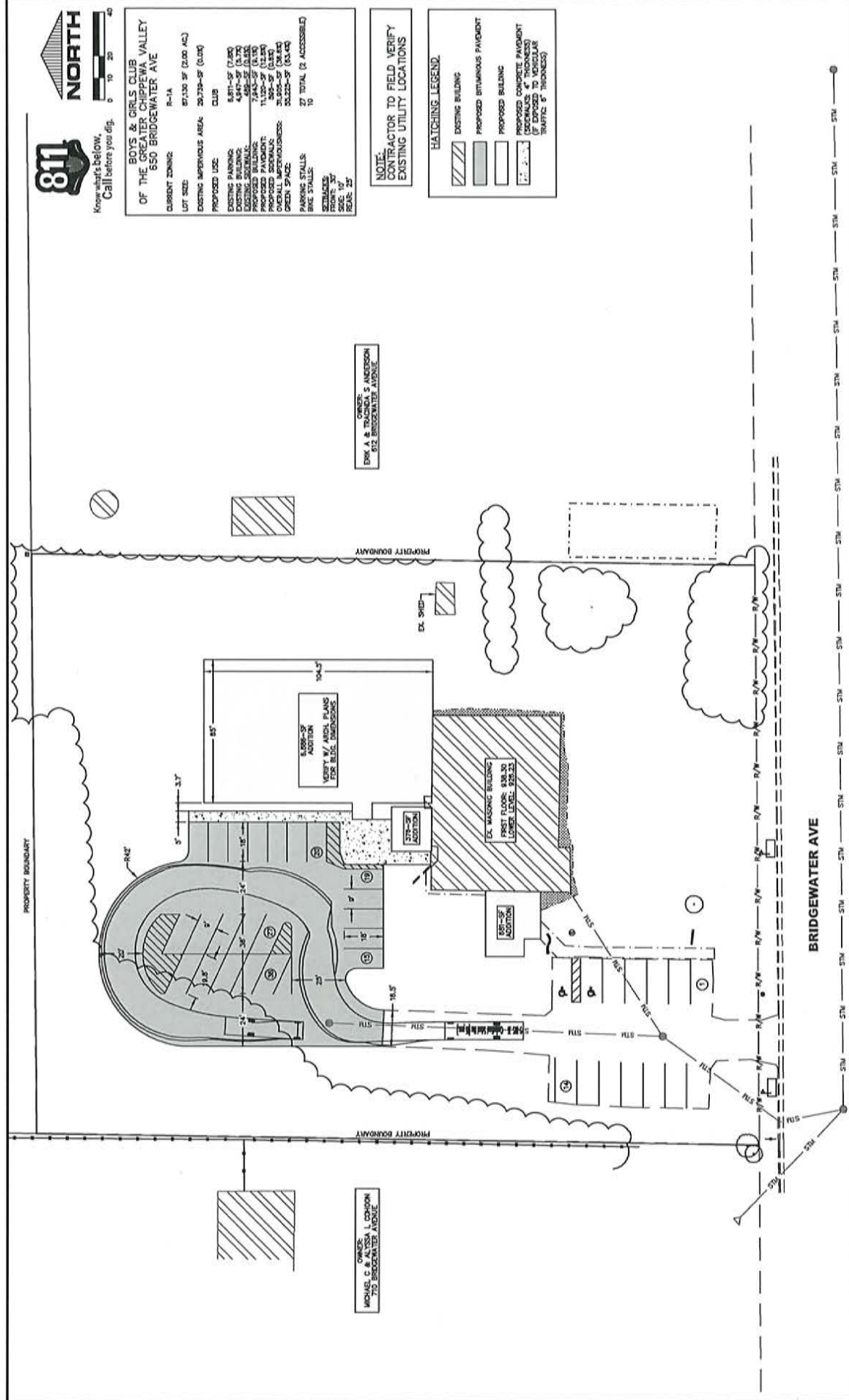
NOTE:
NOTIFY CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

HATCHING LEGEND

[Diagonal Hatching]	EXISTING BUILDING
[Stippled]	PROPOSED BITUMINOUS PAVEMENT
[Horizontal Hatching]	PROPOSED BUILDING
[Vertical Hatching]	PROPOSED CONCRETE PAVEMENT (EXPOSED 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC & THROGGES)

OWNER: ERIC A. & TRACY S. ANDERSON
650 BRIDGEWATER AVENUE

OWNER: MICHAEL C. L. COUDON
710 BRIDGEWATER AVENUE



PROJECT NO.	21136
DATE	
DESIGNED BY	
CHECKED BY	
REVISIONS	
AEC	
ADVANCED ENGINEERING CONCEPTS 1540 INTERNATIONAL DRIVE #10 JAIL CLARK, W. BAYVIEW Lakeland, FL 34601 Copyright 2022 AEC LLC	
SITE PLAN CONCEPT 2	
DRWG NAME	650 BRIDGEWATER AVENUE
DATE	07/2022

Date Filed: Jan 31, 2022

Fee Paid: 25.00 Date: 1-31-2021 TR#: 64834

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: 303 E Prairie View Rd., Chippewa Falls, WI 54729

Lot: 1 Block: _____ Subdivision: _____ Parcel# 22808-1722-70801cc

Legal Description: Please refer to the attached document.

NW NW LOT 1 + OUTLOT 1 OF CERT SUR MAP # 801 FW VZ P380 DOC # 479186 EX PCL ON LEASE TO KMART + EX CSM # 896

Zoning classification of property: C2 (General Commercial)

Purpose for which this Permit is being requested: Please refer to the attached Project Narrative.

Existing use of property within 300 feet of subject property: (List or attach map)
Please refer to the attached map.

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:

Please refer to the attached Project Narrative.

Operational plans of the proposed use:

Hours of Operation: _____

Days of Operation: _____

Number of Employees: _____

Part-time

Full-time

Capacity:

Number of Units: _____

Size: _____

Number of Residents/Children: N/A

Ages: _____

Other: _____

Building plans:

Existing buildings: _____

Proposed buildings: N/A

Use of part of building: _____

Proposed additions: _____

Future additions: _____

Change in use: _____

Outside appearance: _____

Number of buildings: _____

Planting & Landscaping:

Type: N/A _____

Timetable: _____

Screening:

Type: N/A _____

Fences:

Type: N/A _____

Height: _____

Location: _____

Earth Bank:

Planting: N/A _____

Maintenance: _____

Other: _____

Lights:

Number of lights: _____

Location: _____

Hours: _____

Type: _____

Signs:

Type: _____

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: Existing _____

Location: _____

Width: _____

Parking:

Number of stalls: Existing _____

Location of stalls: _____

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage:

Storm sewer: _____

Rock beds: _____

Detention pond: _____


Retention pond: _____

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

List any additional information being submitted with this permit application: _____

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

Owners/Addresses:


CHIPPEWA HOLDINGS, LLC
2439 KUSER ROAD
HAMILTON, NJ 08690
Phone #: 609.388.1546
Email: MGALE@GENESIS-IP.COM
Signature: 

Phone #: _____
Email: _____
Signature: _____

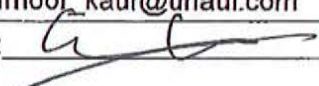
Phone #: _____
Email: _____
Signature: _____

Petitioners/Addresses:

Matthew F. Braccia, Amerco Real Estate Company
2727 N. Central Ave., Suite 500, Phoenix, AZ 85004

Phone #: _____
Email: _____
Signature: 

Gurnoor Kaur, Amerco Real Estate Company
2727 N. Central Ave., Suite 500, Phoenix, AZ 85004

Phone #: 602-263-6649
Email: gurnoor_kaur@uhaul.com
Signature: 

Phone #: _____
Email: _____
Signature: _____

ROGUE EQUITIES LLC
21685 BOULDER CREEK DR
LAKEVILLE MN 55044

CHIPPEWA SENIOR APARTMENT
1295 NORTHLAND DR STE
MENDOTA HEIGHTS MN 55120

FCPT HOLDINGS LLC
PO BOX 780107
WICHITA KS 67278

RADIUS LLC
19454 74TH AVE
CHIPPEWA FALLS WI 54729

CHIPPEWA SENIOR APARTMENT
1295 NORTHLAND DR STE
MENDOTA HEIGHTS MN 55120

GNI OF CHIPP FALLS LLC
PO BOX 1159
DEERFIELD IL 60015

REALTY INCOME PROPERTIES
5324 NORTH 134TH AVE
OMAHA NE 68164

AMERCO REAL ESTATE COMPAN
2727 N CENTRAL AVE
PHOENIX AZ 85004

CITY OF CHIPPEWA FALLS
30 W CENTRAL ST
CHIPPEWA FALLS WI 54729

MILO S PINKERTON
1295 NORTHLAND DR SUITE
MENDOTA HEIGHTS MN 55120

CONVENIENCE STORE INVEST
P O BOX 2107
LACROSSE WI 54602

DARREL D & PAULA K RUBEL
222 CHAPMAN RD
CHIPPEWA FALLS WI 54729

CHIPPEWA FALLS FAMILY LLC
1295 NORTHLAND DR STE
MENDOTA HEIGHTS MN 55120

RADIUS LLC
19454 74TH AVE
CHIPPEWA FALLS WI 54729

A MISSOURI CORPORATION O'REILLY AUTOMOTIVE INC
P O BOX 9167
SPRINGFIELD MO 65801

STATE OF WISCONSIN DOT
ADDRESS UNAVAILABLE
CHIPPEWA FALLS WI 54729

CHIPPEWA HOLDING LLC
2439 KUSER RD
HAMILTON NJ 08690

MCDONALD'S USA LLC
PO BOX 182571
COLUMBUS OH 43218

CYNTHIA J ANDERL
1026 WOODWARD AVE
CHIPPEWA FALLS WI 54729

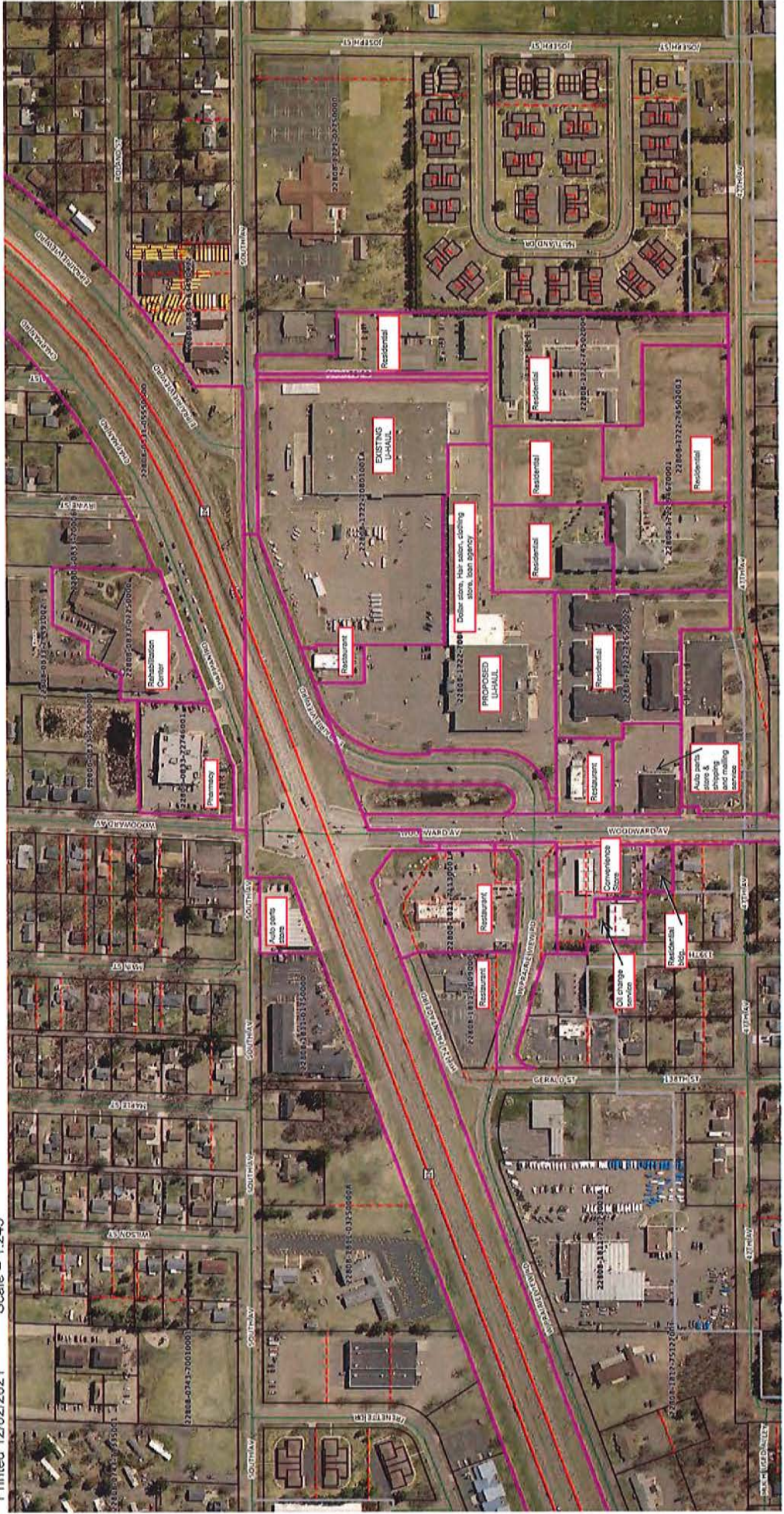
HOSS BROS LLC
2601 MORNINGSIDE DR STE
EAU CLAIRE WI 54703

MARK DROTTZ
28795 E BUENA VISTA CT
SANTA NELLA CA 95322



Map

Printed 12/02/2021 Scale = 1:245'



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.

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824

Project Narrative

AMERCO Real Estate Company (AREC) is looking for the opportunity to receive the City of Chippewa Falls' participation and counseling regarding the property located at 303 E Prairie View Rd., Chippewa Falls, WI 54729. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed adaptive reuse of the above-mentioned property is abutting an existing U-Haul facility, at 409 E Prairie View Rd. U-Haul is proposing an expansion of its self-storage use onto this site. The use of self-storage is a permitted use in the current zoning district of C-2 (General Commercial). This development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

U-Haul strives to make moving and storing, convenient and easy for our customers. U-Haul achieves this by offering a wide range of self-storage options to choose from, one of which is the U-Box program. Customers can pick-up their U-Box from a U-Haul self-storage location or have the U-Box delivered to their doorstep where it can be filled with household items at their leisure. When the U-Box is packed and ready, customers can return the U-Box to a U-Haul self-storage location or have it picked up and delivered to any of the U-Haul self-storage locations throughout the US and Canada. U-Boxes are temporarily stored until the customer decides they are ready to pick up their items or have them returned to them. In the interim, customers can access their items as needed from the U-Haul location.

Please see the attached plans in reference to our business plan. U-Haul is proposing the U-box product to be rolled out first to the customers. The U-Boxes will be laid-out towards the back of the building, per the attached drawing. Later the front portion of the building will be utilized to provide the more traditional U-Haul self-storage units. A retail space is also proposed along with the self-storage, in the front section of the building.

The local U-Haul team is currently working to remedy the appearance of the outside single-story, self-storage units, per the previously approved CUP.

U-Haul looks forward to working with the City of Chippewa Falls.

ALTANSPS LAND TITLE SURVEY

- NOTES CORRESPONDING TO SCHEDULE B**
- ALL PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
 - THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR ENCROACHMENTS.
 - THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR ENCROACHMENTS.
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 - THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR ENCROACHMENTS.



STANDARD LEGEND

1. EASEMENT	10. EASEMENT
2. EASEMENT	11. EASEMENT
3. EASEMENT	12. EASEMENT
4. EASEMENT	13. EASEMENT
5. EASEMENT	14. EASEMENT
6. EASEMENT	15. EASEMENT
7. EASEMENT	16. EASEMENT
8. EASEMENT	17. EASEMENT
9. EASEMENT	18. EASEMENT

SITE DATA

THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR ENCROACHMENTS.

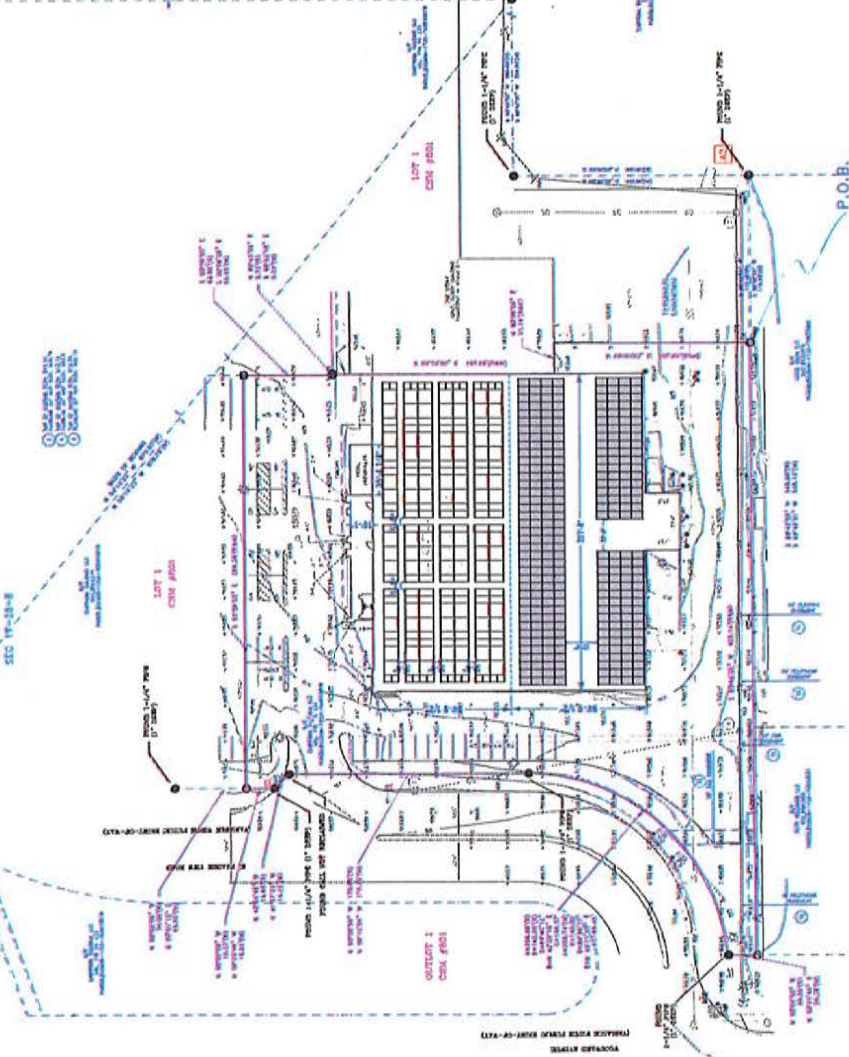
IMPROVEMENT NOTES

NO IMPROVEMENTS WERE FOUND ON THE PROPERTY.

SURVEYOR NOTES

THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR ENCROACHMENTS.

REVISIONS: 1. DATE: 11/13/2021
2. DATE: 11/13/2021
3. DATE: 11/13/2021
4. DATE: 11/13/2021



THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR ENCROACHMENTS.

THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR ENCROACHMENTS.

ALTANSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

I, THE SURVEYOR, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AND HAVE FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR ENCROACHMENTS.

U.S. SURVEYOR
4020 Riverwind Pointe Drive
Evansville, Indiana 47716
NATIONWIDE REAL ESTATE SALE OR RENTAL
1-800-TO-SURVEY

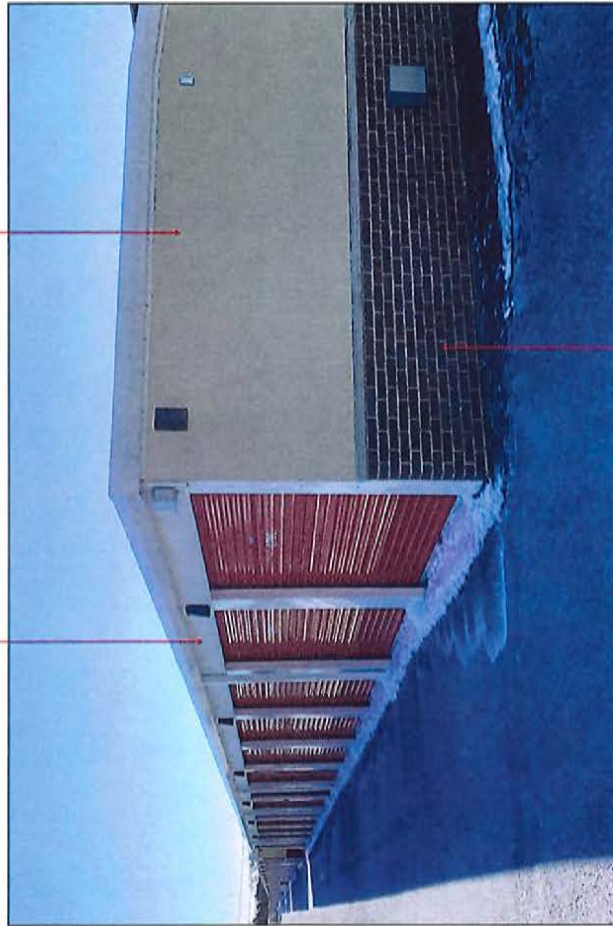
PREPARED FOR: AMERCO
PROJECT TYPE: PROJECT ADDRESS: PROJECT LOCATION: PROJECT DATE: PROJECT NUMBER: SHEET 2 OF 2

PROFORMA
THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED EASEMENTS OR ENCROACHMENTS.

DATE: 11/13/2021
JOB NUMBER: 2021010001



EXISTING STORAGE UNITS
Grayslake, Illinois



CORRUGATED PANELS

STUCCO FINISH

BRICK FINISH



BUILDING & CONTRACTING,
QUALITY SINCE 1995
Residential and Commercial



ACCOUNT: U-HAUL

LOCATION: 490 E. Prairie View - Chippewa Falls, WI 54729

DESIGNER: Ed Davies

DATE: 01 / 11 / 22 Phone: (847) 930-5659

This is an original unpublished drawing submitted for use in connection with a project being planned for you by B&C Interiors. It is not to be reproduced, copied or exhibited in any fashion without the written permission of B&C Enterprises.

VERSIONS

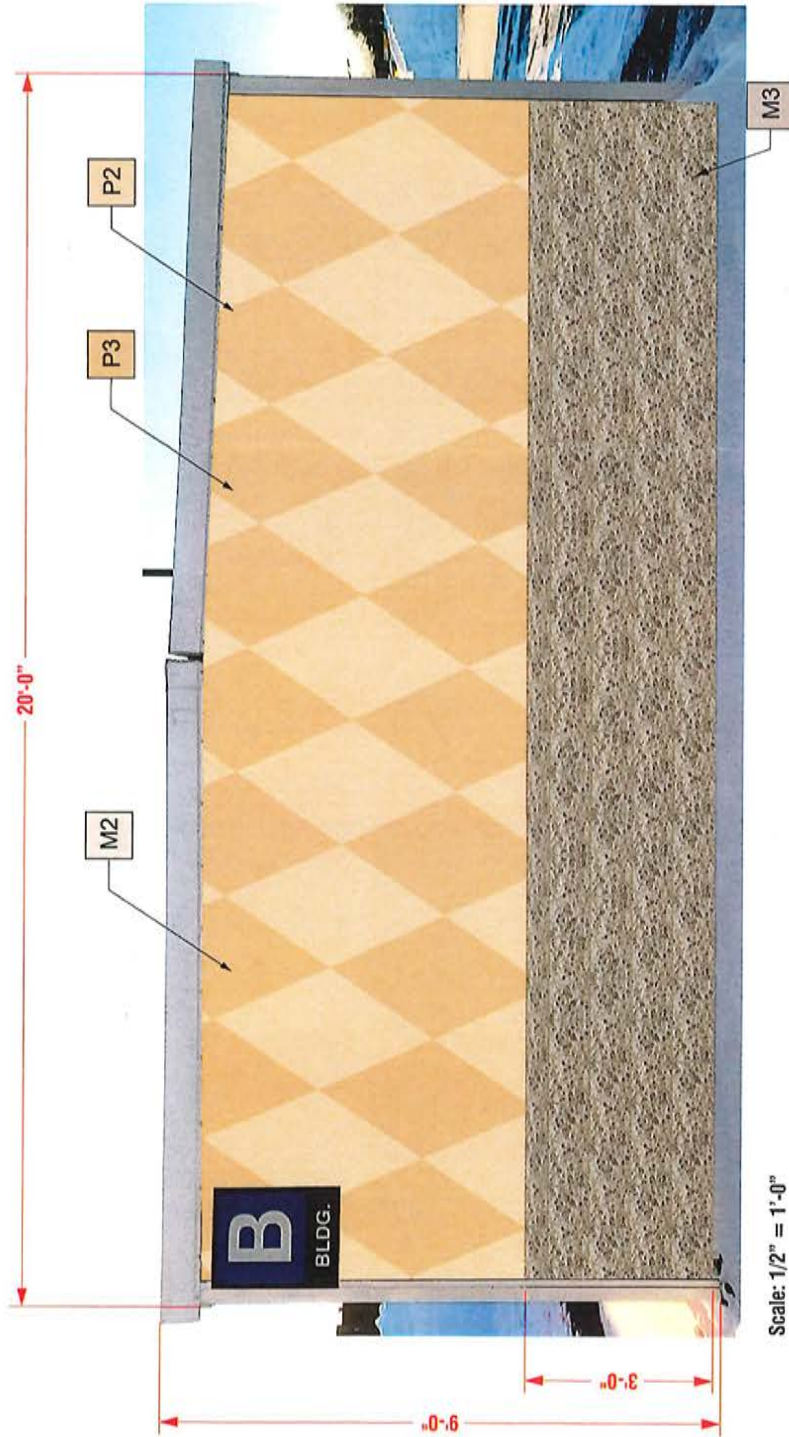
- A** -
- B** -
- C** -
- D** -
- E** -

APPROVAL

STORAGE UNIT



STORAGE UNIT - BUILDING B



Scale: 1/2" = 1'-0"


SW COLOR SCHEDULE

Exterior Paint

- P1 Aesthetic White (SW 7035)
- P2 August Moon (SW 7687)
- P3 Yellow Stone (SW 2197)
- P4 Sunset (SW 6626)
- PS SprayLat "Poppy Orange" - Flat Panel

MBCI COLOR SCHEDULE

- M1 MBCI Corrugated Panels (Ultra White)
- M2 MBCI Tu Wall Stucco Finish - Almond
- M3 Faux Split Face CMU Block - Natural

STORAGE UNIT	APPROVAL		
A	VERSIONS	B	
C		D	
E		E	
ACCOUNT: U-HAUL LOCATION: 490 E. Prairie View - Chippewa Falls, WI 54729 DESIGNER: Ed Davies DATE: 01 / 11 / 22 Phone: (847) 930-5859		BUILDING & CONTRACTING, QUALITY SINCE 1995 <i>Residential and Commercial</i>	
		<small>This is an original unpublished drawing submitted for use in connection with a project being planned for you by B&C Interiors. It is not to be reproduced, copied or exhibited in any fashion without the written permission of B&C Enterprises.</small>	

CHIPPEWA CO. CERTIFIED SURVEY

MAP NO. _____

RECORDED IN VOL. _____ OF THE

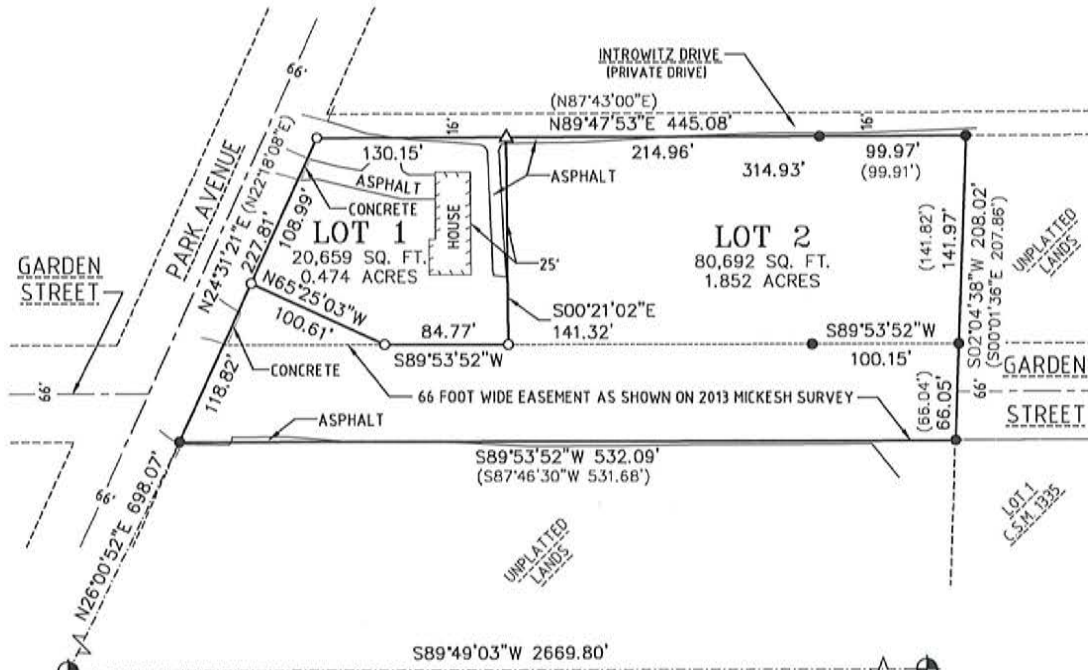
CERTIFIED SURVEY MAPS PAGE _____

REGISTER

LOCATED IN THE SOUTHWEST
 QUARTER OF THE SOUTHEAST
 QUARTER, SECTION 7, TOWNSHIP 28
 NORTH, RANGE 8 WEST, CITY OF
 CHIPPEWA FALLS, CHIPPEWA
 COUNTY, WISCONSIN

OWNER/PREPARED FOR:

COOPERATIVE EDUCATIONAL SERVICES AGENCY #10
 725 PARK AVENUE,
 CHIPPEWA FALLS, WISCONSIN 54729



SOUTH QUARTER
 CORNER SECTION 7,
 FOUND MAG NAIL
 (VERIFIED TIES)

SOUTHEAST
 CORNER SECTION 7,
 FOUND MAG NAIL
 (VERIFIED TIES)



North is referenced to the South line of
 the Southeast 1/4, Section 7-28-8
 which bears S89°49'03"W
 (Chippewa County Grid System (NAD83/2011))



D.J. LaBlonde
 01/24/2022

SCALE: 1" = 100'



LEGEND

- Government Corner (As Noted)
- Set 3/4" x 18" Iron Rebar Weighing 1502 Pounds/Lineal Foot
- △ Set "SURVEY MARK" Nail
- Found 1-1/4" Outside Diameter Iron Pipe
- () Record Bearing/Distance
- NNorth
- SSouth
- EEast
- WWest
- CSMCertified Survey Map
- SQ. FT.Square Feet

Dustin J. LaBlonde, PLS
 Cedar Corporation
 604 Wilson Avenue
 Menomonie, Wisconsin 54751

01/04/2022 COMPLETION DATE OF THE FIELDWORK

PAGE _____
 SHEET 1 OF 2 SHEETS

CHIPPEWA CO. CERTIFIED SURVEY

MAP NO. _____

RECORDED IN VOL. _____ OF THE

CERTIFIED SURVEY MAPS PAGE _____

REGISTER

LOCATED IN THE SOUTHWEST
QUARTER OF THE SOUTHEAST
QUARTER, SECTION 7, TOWNSHIP 28
NORTH, RANGE 8 WEST, CITY OF
CHIPPEWA FALLS, CHIPPEWA
COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Southwest quarter of the Southeast quarter, Section 7, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, more particularly described as follows:

Commencing at the South quarter corner of said Section 7;
Thence N26°00'52"E 698.07 feet to the Easterly right-of-way of Park Avenue and the point of beginning;
Thence N24°31'21"E 227.81 feet along said Easterly right-of-way to the Southerly right-of-way Introwitz Drive;
Thence N89°47'53"E 445.08 feet along said Southerly right-of-way;
Thence S02°04'38"W 208.02 feet to the Southerly right-of-way of Garden Street;
Thence S89°53'52"W 532.09 feet to the point of beginning.

Said parcel contains 101,351 square feet (2.33 acres) more or less.

That I have made such survey, land division, and map at the direction of Cooperative Educational Services Agency #10, Owner, 725 Park Avenue, Chippewa Falls, Wisconsin 54729. That such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes, A-E 7 of the Wisconsin Administrative Code and the subdivision regulations of the City of Chippewa Falls in surveying, dividing and mapping the same. Said survey is subject to easements of record and as shown.

Dated this 24th day of January, 2022.



Dustin J LaBlonde, P.L.S. #3096



APPROVED BY THE CITY OF CHIPPEWA FALLS

Dated this _____ day of _____, 2022.

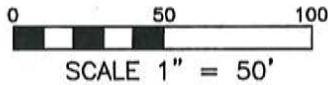
Authorized Signature

CERTIFIED SURVEY MAP

CHIPPEWA COUNTY NO. _____

LOT 4 AND THE NORTHEAST 58 FEET OF BLOCK 37 OF THE ORIGINAL PLAT OF CHIPPEWA FALLS, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALL, CHIPPEWA COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR: GEORGE ROHMEYER	
FILE #: 21-0252	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

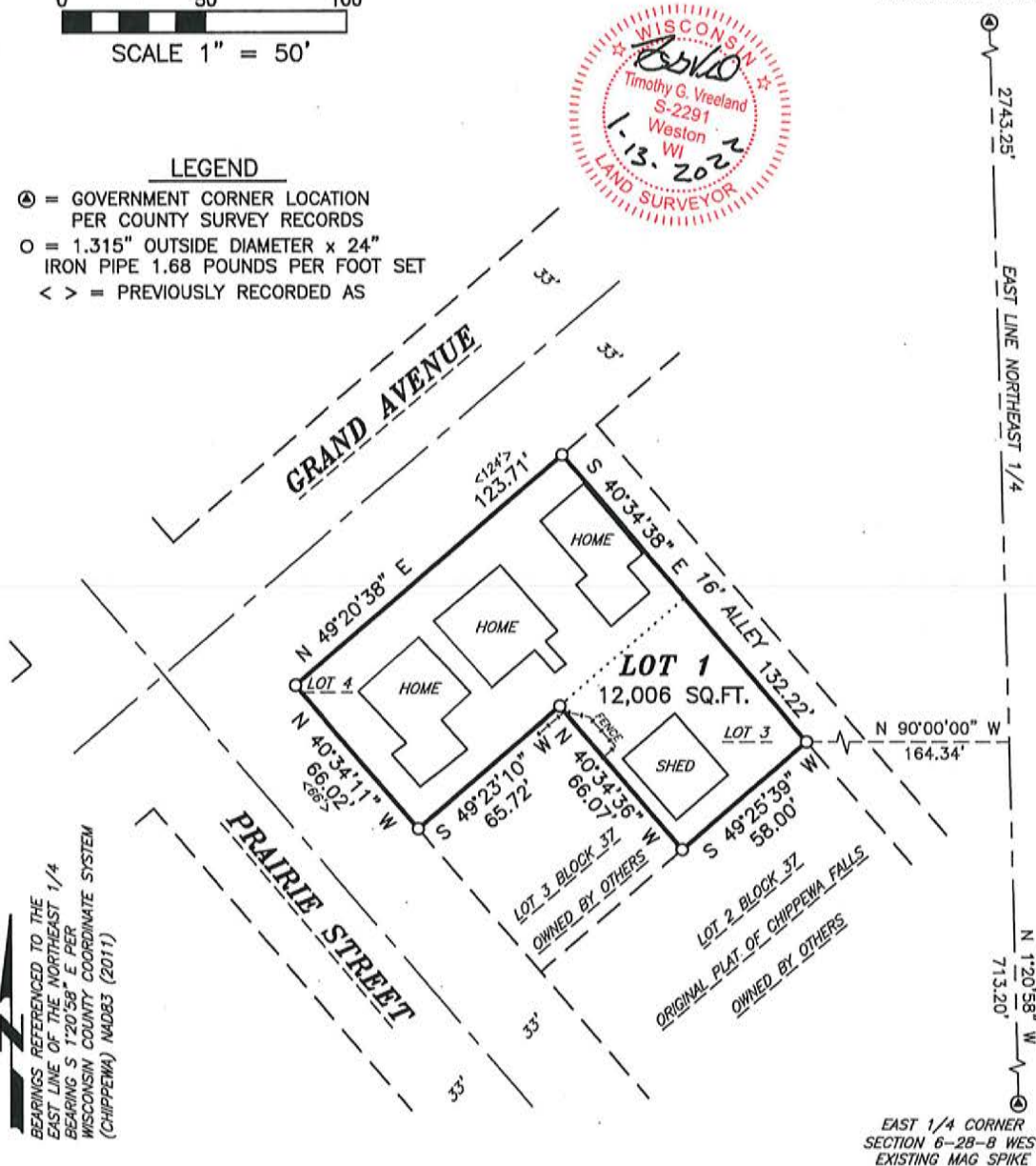


LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT SET
- < > = PREVIOUSLY RECORDED AS



NORTHEAST CORNER SECTION 6-28-8 WEST EXISTING MAG SPIKE



EAST 1/4 CORNER SECTION 6-28-8 WEST EXISTING MAG SPIKE

CERTIFIED SURVEY MAP
CHIPPEWA COUNTY NO. _____

LOT 4 AND THE NORTHEAST 58 FEET OF BLOCK 37 OF THE ORIGINAL PLAT OF CHIPPEWA FALLS, LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALL, CHIPPEWA COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF GEORGE ROHMEYER, I SURVEYED AND MAPPED LOT 4 AND PART OF LOT 3 OF BLOCK 37 OF THE ORIGINAL PLAT OF CHIPPEWA FALLS, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, DESCRIBED AS FOLLOW:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE N 1°20'58" W ALONG THE EAST LINE OF THE NORTHEAST 1/4 713.20 FEET; THENCE N 90°00'00" W 164.34 FEET TO THE POINT OF BEGINNING; THENCE S 49°25'39" W ALONG THE EAST LINE OF SAID LOT 3 58.00 FEET; THENCE N 40°34'36" W 66.07 FEET; THENCE S 49°23'10" W ALONG THE EAST LINE OF SAID LOT 4 65.72 FEET; THENCE N 40°34'11" W ALONG THE NORTH LINE OF PRAIRIE STREET 66.02 FEET; THENCE N 49°20'38" E ALONG THE EAST LINE OF GRAND AVENUE 123.71 FEET; THENCE S 40°34'38" E ALONG THE SOUTH LINE OF THE ALLEY 132.22 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE CITY OF CHIPPEWA FALLS, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING AND MAPPING THE SAME.



TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 13TH DAY OF JANUARY, 2022
SURVEY PERFORMED OCTOBER 19TH, 2021

REVIEWED AND APPROVED FOR
RECORDING BY THE CITY OF
CHIPPEWA FALLS

DATE: _____

CITY OF CHIPPEWA FALLS

CERTIFIED SURVEY MAP

CHIPPEWA COUNTY NO. _____

LOT 2 AND PORTION OF VACATED ALLEY IN BLOCK 2 OF CHIPPEWA LUMBER & BOOM COMPANY'S ADDITION, LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALL, CHIPPEWA COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.	
6103 DAWN STREET WESTON, WI. 54476	
PH (715) 241-0947	tim@vreelandassociates.us
PREPARED FOR: GEORGE ROHMEYER	
FILE #: 21-0252	
DRAFTED AND DRAWN BY: TIMOTHY G. VREELAND	

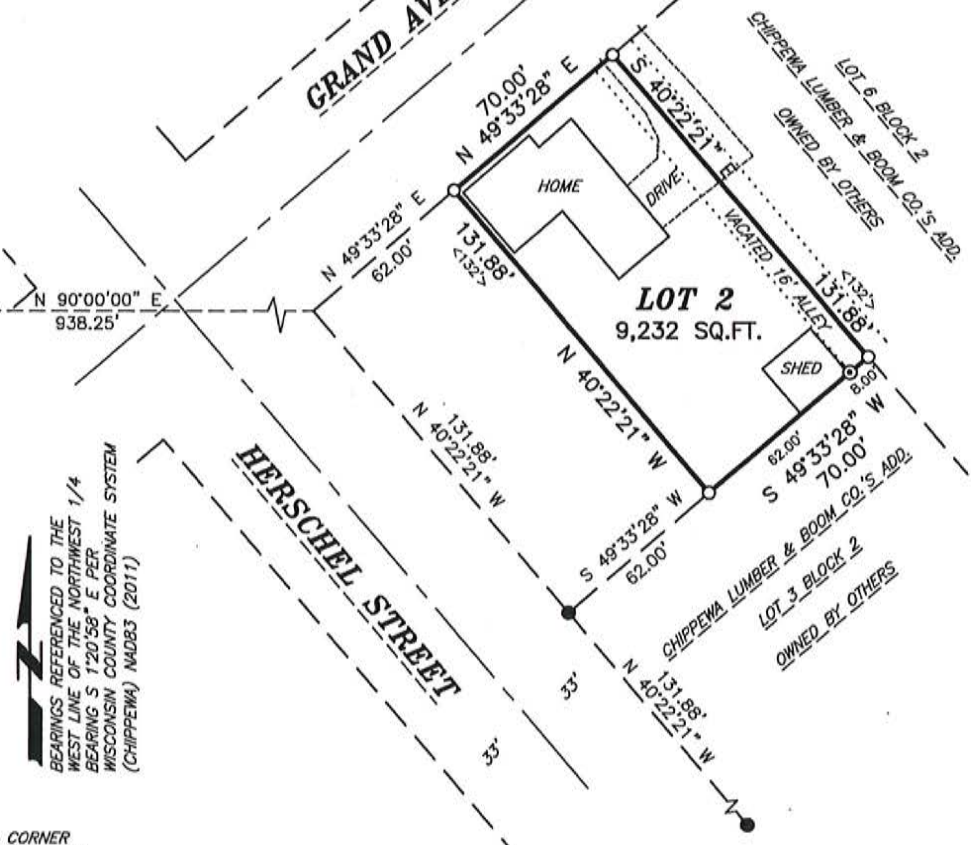
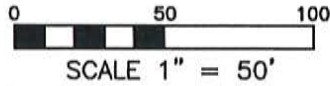


NORTHWEST CORNER
SECTION 5-28-8 WEST
EXISTING MAG SPIKE



LEGEND

- ⊙ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1.315" OUTSIDE DIAMETER x 24" IRON PIPE 1.68 POUNDS PER FOOT SET
- = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- ⊙ = SPIKE FOUND IN PLACE
- < > = PREVIOUSLY RECORDED AS



BEARINGS REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 BEARING S 1°20'58" E PER WISCONSIN COUNTY COORDINATE SYSTEM (CHIPPEWA) NAD83 (2011)

WEST 1/4 CORNER
SECTION 5-28-8 WEST
EXISTING MAG SPIKE

CERTIFIED SURVEY MAP
CHIPPEWA COUNTY NO. _____

LOT 2 AND PORTION OF VACATED ALLEY IN BLOCK 2 OF CHIPPEWA LUMBER & BOOM COMPANY'S ADDITION, LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALL, CHIPPEWA COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS


SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF GEORGE ROHMEYER, I SURVEYED AND MAPPED LOT 2 AND THAT PART OF THE VACATED ALLEY IN BLOCK 2 OF CHIPPEWA LUMBER & BOOM COMPANY'S ADDITION, LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE S 1°20'58" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 941.34 FEET; THENCE N 90°00'00" E 938.25 FEET; THENCE N 49°33'28" E ALONG THE EAST LINE OF GRAND AVENUE 62.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 49°33'28" E ALONG THE EAST LINE OF GRAND AVENUE 70.00 FEET; THENCE S 40°22'21" E 131.88 FEET; THENCE S 49°33'28" W ALONG THE EAST LINE OF SAID LOT 2 70.00 FEET; THENCE N 40°22'21" W ALONG THE SOUTH LINE OF SAID LOT 2 131.88 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF CHIPPEWA FALLS, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING AND MAPPING THE SAME.


TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 13TH DAY OF JANUARY, 2022
SURVEY PERFORMED OCTOBER 19TH, 2021

REVIEWED AND APPROVED FOR
RECORDING BY THE CITY OF
CHIPPEWA FALLS

DATE: _____

CITY OF CHIPPEWA FALLS