

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 9, 2022 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 9, 2022 at 6:30 P.M.

Attending were Commissioners Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Secretary Rick Rubenzer, Commissioners Dave Cihasky, Greg Misfeldt and Dennis Doughty were absent. Also attending were acting secretary Assistant City Engineer Bill McElroy, Paul Lasiewicz, Brad Hentschel and those on the attached attendance sheet

1. **Motion** by Hubbard seconded by Tzanakis to approve the minutes of the April 11, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. City Inspector Paul Lasiewicz gave background information regarding the Planned Development Conditional Use Permit in that it was needed due to a shared driveway with the parcel to the west and to allow parking within the front yard setback. City Planner Hentschel added that the shared driveway will reduce the total amount of access points onto CTH I and that the right of way was wider at CTH I to accommodate the bike trail so vision triangles were not affected by parking within the setback. City Planner Hentschel indicated the County Highway Department did not have issues with the shared access. Commissioner Hiess asked if the lot utilized the regional storm pond. Assistant City Engineer McElroy indicated that the regional pond was being used for peak flow and infiltration and that the stormwater quality was achieved on-site with vegetated swales. Mayor Hoffman opened the public hearing at 6:34 PM to consider Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 allowing zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls.
No public comments were made and Mayor Hoffman closed the public hearing at 6:35 PM.

3. **Motion** by Hiess, seconded by Hubbard to approve the Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 allowing zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls. Trowbridge asked if any other conditional use permits have been issued in the Lake Wissota Business Park for parking within the setback. City Planner Hentschel indicated that he was not aware of any, but this is the first development in the business park along CTH I. **All present voting aye. Motion carried.**

4. Assistant City Engineer McElroy gave background information on the CSM in where it is located within the City and the review comments given by County Surveyor Wenz. The review comments had not yet been addressed by Everyday Surveying and Engineering LLC. Commissioner Hiess asked why outlot 1 was an outlot. Dan Knowlton from Everyday Surveying and Engineering LLC indicated it was for future use with the lot to the east.

Please note, these are draft minutes and may be amended until approved by the Common Council.

Motion by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached certified survey map from Professional Land Surveyor Jeffrey Stockburger of Everyday Surveying and Engineering LLC on behalf of Craig Wurzer for a parcel north of First Avenue and approximately three hundred feet west of State Avenue contingent on the following:

- a. All comments from County Surveyor Wenz are satisfactorily addressed
- b. All fees are paid

All present voting aye, except for recusal by Hiess.

5. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:42 P.M.



William McElroy, P.E., Acting Secretary
Plan Commission
(In absence of Secretary Richard Rubenzer)

PLAN COMMISSION ATTENDANCE SHEET

DATE: 5/9/2022

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Lucia Duplex	Harcort/SS Harcourt	1450 River Edge Dr	715-215-1403	
Dan Knowlton	Everyday Surveying and Eng	1818 Brackett Avon Fair Claire	715-831-0654	

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 11, 2022 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 11, 2022 at 6:30 P.M. Attending were Commissioners Mike Tzanakis, Beth Arneberg, Jerry Smith, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty and Dan Varga were absent. Also attending were Asssistant City Engineer Bill McElroy, City Inspector Paul Lasiewicz, City Planner Brad Hentschel and those on the attached attendance sheet.

1. **Motion** by Tzanakis, seconded by Hubbard to approve the minutes of the March 7, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Plan Commission Secretary Rubenzer stated that the reason there was a second public hearing for the Boys and Girls Club of the Greater Chippewa Valley to operate on parcel #22909-3644-07000000 in the SE ¼ of the SE ¼, Section 36, T29N, R9W, located at 650 Bridgewater was that the common space of the Northridge Homeowners Association had not been sent a notice of the first public hearing. He noted a new site plan showing light and sign locations was included with the Conditional Use Permit Resolution No. 2022-04. Trevor Bohland established the need for the Chippewa Falls Boys and Girls Club to expand to the 650 Bridgewater Avenue location. He restated there would be 200 children when at full capacity, there would be 23 part-time and 4 full-time employees. There would be some exceptions to the stated hours of operation for the Thanksgiving feast, teen dance night and special family program nights.
Mayor Hoffman opened a public hearing at 6:37 pm to consider Chippewa Falls Plan Commission Conditional Use Permit Resolution No. 2022-04 allowing the Boys and Girls Club of the Greater Chippewa Valley – Chippewa Falls Center to operate a boys and girls club including expanded use and renovation on parcel #22909-3644-07000000 in the SE ¼ of the SE ¼, Section 36, T29N, R9W, located at 650 Bridgewater Avenue in the City of Chippewa Falls.
Ann Kaiser, CEO of the Eau Claire Boys and Girls Club spoke in favor, stating the goal is to encourage children to take ownership, be good neighbors and leaders in the community. Children delivered welcome baskets to neighbors. The purpose for Chippewa Falls is for positive programming under adult supervision. The Chippewa Falls Boys and Girls Club has been in existence since 2012. She stated that the Eau Claire teen center is very successful. No “drop-ins” or just “hanging around” will be allowed at the Chippewa Falls facility. All activities will be supervised. Example activities are homework, science activities, kitchen lab and career explorations that teach children to respect themselves and others. Every dollar invested in the club returns \$9.60 to the community.
Gregg Mizerk of 629 Northridge Drive spoke in favor stating he is a big supporter of a boys and girls club in Chippewa Falls. His subdivision has been quiet and the outside of the club has been neat and clean since the Boys and Girls Club have been present in the neighborhood and he hasn’t heard any negative comments. He welcomes the Boys and Girls Club and thinks they will be a great neighbor.

Please note, these are draft minutes and may be amended until approved by the Common Council.

Justin Agnew of 1523 Terrill Street spoke in favor stating one of his daughters attended the Boys and Girls Club in Chippewa Falls. He was comforted and relieved knowing his daughter could go somewhere safe after school and gain life skills. He can observe the 650 Bridgewater Avenue location from his house.

Bill Quirk spoke in favor stating he was on the CFMIT board for eight years, two as vice-president and 4 as president. There hasn't been a single incident since the Boys and Girls Club have been tenants (2012). Bills are paid on time and the Boys and Girls Club are an outstanding organization.

No one spoke against.

Mayor Hoffman closed the public hearing at 6:46 pm.

Motion by Rubenzer, seconded by Hubbard to approve the Chippewa Falls Plan Commission Conditional Use Permit Resolution No. 2022-04 allowing the Boys and Girls Club of the Greater Chippewa Valley – Chippewa Falls Center to operate a boys and girls club including expanded use and renovation on parcel #22909-3644-07000000 in the SE ¼ of the SE ¼, Section 36, T29N, R9W, located at 650 Bridgewater Avenue in the City of Chippewa Falls. **All present voting aye. Motion carried.**

3. Sean Bohan appeared and presented the attached Final Plat of Park West II (phase 1) including twenty-four twin home lots, sixteen single family lots, ten town home lots, outlot 89 where the club house will be located and outlots for stormwater best management practices. He asked for the city to take ownership and maintenance of the proposed storm pond on Elm Street. A lengthy discussion followed. Jim Rooney stated that an estimated \$880,000 of the tax revenue (split among taxing agencies) would be generated annually at build out. Plan Commission Secretary Rubenzer stated the stormwater utility personnel would be responsible to maintain the storm pond, there are presently 3½ storm utility personnel and not enough to take on additional duties. Mr. Rooney said homeowner associations are perceived as negative to perspective buyers and there wasn't a need for an HOA amongst the Carli Court owners except to maintain the said storm pond. Discussion followed as to if this would set a precedent for future developments.

Motion by Rubenzer, seconded by Tzanakis to recommend the Common Council approve the attached Final Plat of Park West II (phase 1) contingent on;

- 1) Receipt of the plat review fees.
- 2) Submission and approval of a storm water management plan.

All present voting aye. Motion carried.

4. The Plan Commission considered incorporating the attached Twin Home Construction Requirements and Standards into Chapter 17, Zoning Code of the Chippewa Falls Municipal Code. Plan Commission Secretary Rubenzer stated amendments to Chapter 17 would be ordinance revisions requiring two readings and a public hearing. City Planner Hentschel presented the attached survey of twenty-three communities/cities as to how Twin Homes were handled in their municipalities. He suggested Twin Homes be permitted uses in the existing R-2 Two Family Residential District and in all the denser residential districts. He suggested that the single family districts continue to require a planned development conditional use permit for Twin Homes. City Inspector Lasiewicz concurred.

Motion by Rubenzer, seconded by Tzanakis to recommend the Common Council schedule a public hearing to consider amending Chapter 17, Zoning Code of the Chippewa Falls

Municipal Code to make Twin Homes permitted uses in the existing R-2 Two Family and denser residential districts and single family districts continue to require a planned development conditional use permit for Twin Homes. **All present voting aye. Motion carried.**

5. The Plan Commission considered the attached Certified Survey Map along the south side of Chippewa Crossing Boulevard submitted by Professional Land Surveyor Eric Sturm on behalf of Wangard Partners. Plan Commission Secretary Rubenzer stated the Certified Survey Map had been reviewed by County Surveyor Wenz. Commissioner Hiess stated the seal and signature should be a permanent non-fading black image on the original.

Motion by Hoffman, seconded by Rubenzer to recommend the Common Council approve the attached Certified Survey Map along the south side of Chippewa Crossing Boulevard submitted by Professional Land Surveyor Eric Sturm on behalf of Wangard Partners contingent on;


- 1) Receipt of the Certified Survey Map review fees.
- 2) Submission and approval of a storm water management plan.
- 3) Changing the colored signature/seal to non-fading black image.
- 4) Recording of the approved Certified Survey Map with the Chippewa County Register of Deeds and providing a copy to the Chippewa Falls Engineering Department.

All present voting aye. Motion carried.

6. Luke Rykel of Hoeft Builders appeared to support the Planned Development Conditional Use Permit Application from Southside Holdings LLC for a zero front yard setback for parking and a shared driveway for a two-tenant building on Lot 6, Block 3, Lake Wissota Business Park First Addition in the City Chippewa Falls, Chippewa County Wisconsin. He gave background for the project. City Planner Hentschel stated the city need for the Planned Development Conditional Use Permit was for a zero property line setback for parking along the north right-of-way of County I and for a shared driveway along the west property line of said lot #6.

Motion by Hubbard, seconded by Hiess that the Plan Commission conduct a public hearing to consider a Planned Development Conditional Use Permit Application from Southside Holdings LLC for a zero front yard setback for parking and a shared driveway for a two-tenant building on Lot 6, Block 3, Lake Wissota Business Park First Addition in the City Chippewa Falls, Chippewa County Wisconsin. Said public hearing to be scheduled contingent on receipt of the advertising and administrative fees and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

7. **Motion** by Hubbard seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:45 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

DATE: April 11, 2022

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Bill Quirk	CFMFT	211 Grand Ave	715-720-6562	bill.quirk@millercoo.com
Moule Hogan	Boys + Girls Christ		715-894-7436	muhogan@cvclubs.org
Justin Agnew	CITIZEN / Boys + Girls	1523 TERRILL ST	715-211-6341	JUSAGNEW@YCHOO.COM
Nick Rooney	Heartland	13167 City Hwy 00	715-450-5715	NICKR@Heartlandwi.com
Jim Rooney	Heartland	13167 7646 CF 17876 ST	715-5774412	capitalk.com jimr@keyhole.com
Greta Mizenc	NORTHAMIDGE DR Homeowner	629 Northmidges Dr CF 55-1729	715 215 0512	gfmizenc@gmail.com
Sean Bohay	AEC		715-552-0930	shohan@aec.engineering
Ann Kaiser	Boys + Girls Club		715-577 8295	akaiser@ cvclubs.org
Wol Bullon	Northridge Homeowners Assoc.	621 Northridge CF	715 529 8800	bullon5383@ svcs106a1.net
Melvin Bestman	Boys + Girls Club		715-552-1818	TABSON@ ExcelCareerCenter1.com
Wick Tullon	Heart	1450 River Edge Dr At Towner	715-215-1403	twick@heartbusi.com

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION TO ALLOW ZERO SETBACK LOT LINES FOR
PARKING AND A SHARED DRIVEWAY ON PARCEL #22908-3313-
66430306, LOT 6, BLOCK 3 LAKE WISSOTA BUSINESS PARK
LOCATED AT THE NORTHWEST CORNER OF COUNTY I AND
LAKELAND DRIVE IN THE CITY OF CHIPPEWA FALLS**

WHEREAS, at its April 11, 2022 meeting, the City of Chippewa Falls Plan Commission heard a request from Luke Rykal representing Southside Holdings LLC to establish zero setback lot lines for parking on the south (front yard setback) lot line and for a shared driveway on the West (side yard setback) lot line; and

WHEREAS, Parcel #22908-3313-66430306 is presently zoned as C-2 General Commercial Zoning District; and

WHEREAS, the City of Chippewa Falls Plan Commission has reviewed and evaluated the request of Southside Holdings LLC for Zero Setback lot lines on the South and West property lines of Parcel #22908-3313-66430306 in accordance with Chippewa Falls Municipal Code 17.29 C-2 General Commercial District (2) Setbacks; and

WHEREAS, the City of Chippewa Falls Plan Commission conducted a public hearing on Monday, May 9, 2022 at 6:30 P.M. to hear all concerns about requested Commercial Planned Development Conditional Use Permit Resolution No. 2022-05 after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

WHEREAS, the Plan Commission finds the following facts:

- a) Allowing Zero Setback lot lines on the South and West property lines on Parcel #22908-3313-66430306 would not be detrimental to the health, welfare, and character of the existing Commercial and Industrial zoned Lake Wissota Business Park.
- b) Such other findings of fact related to the proposed permit, which are made after hearing on the record.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that pursuant to Chapter 17.29(2) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, that a Commercial

Planned Development Conditional Use Permit is hereby issued to Southside Holdings LLC to establish zero setback lot lines for parking on the south (front yard setback) lot line and for a shared driveway on the West (side yard setback) lot line under the following conditions:

- a. That a zero setback lot line for parking be allowed on the south (front yard setback) lot line.
- b. That a zero setback lot line for a shared driveway be allowed on the west (side yard setback) lot line.
- c. That this permit shall run with the land and apply to all present and future owners as long as permitted uses in the C-2 General Commercial District are employed.
- d. That the approved site plan and other attachments are made an integral part of this permit and are available in the City of Chippewa Falls Engineering Department and the City of Chippewa Falls Building and Inspection office.
- e. That signs be allowed and placed according to the attached site layout.
- f. That the approved site plan, which is attached hereto, and made an integral part of the Conditional Use Permit be maintained in both the City of Chippewa Falls Engineering Department Office and the City of Chippewa Falls Building and Inspection Office.
- g. Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- h. 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.
- i. Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- j. Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: HISS

SECONDED: HUBBARD

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on May 9, 2022 by a vote of 7 ayes, 0 nays, and 0 abstentions.

ATTEST: Richard J. Rubenzer
Richard J. Rubenzer, PE, Secretary
Plan Commission
WILLIAM MCELROY, PE
ACTING PLAN COMMISSION SECRETARY

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT**

Notice is hereby given that the Plan Commission of the City of Chippewa Falls will conduct a public hearing in the Council Chambers, Municipal Building, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at **6:30 P.M. on Monday, May 9, 2022** regarding:

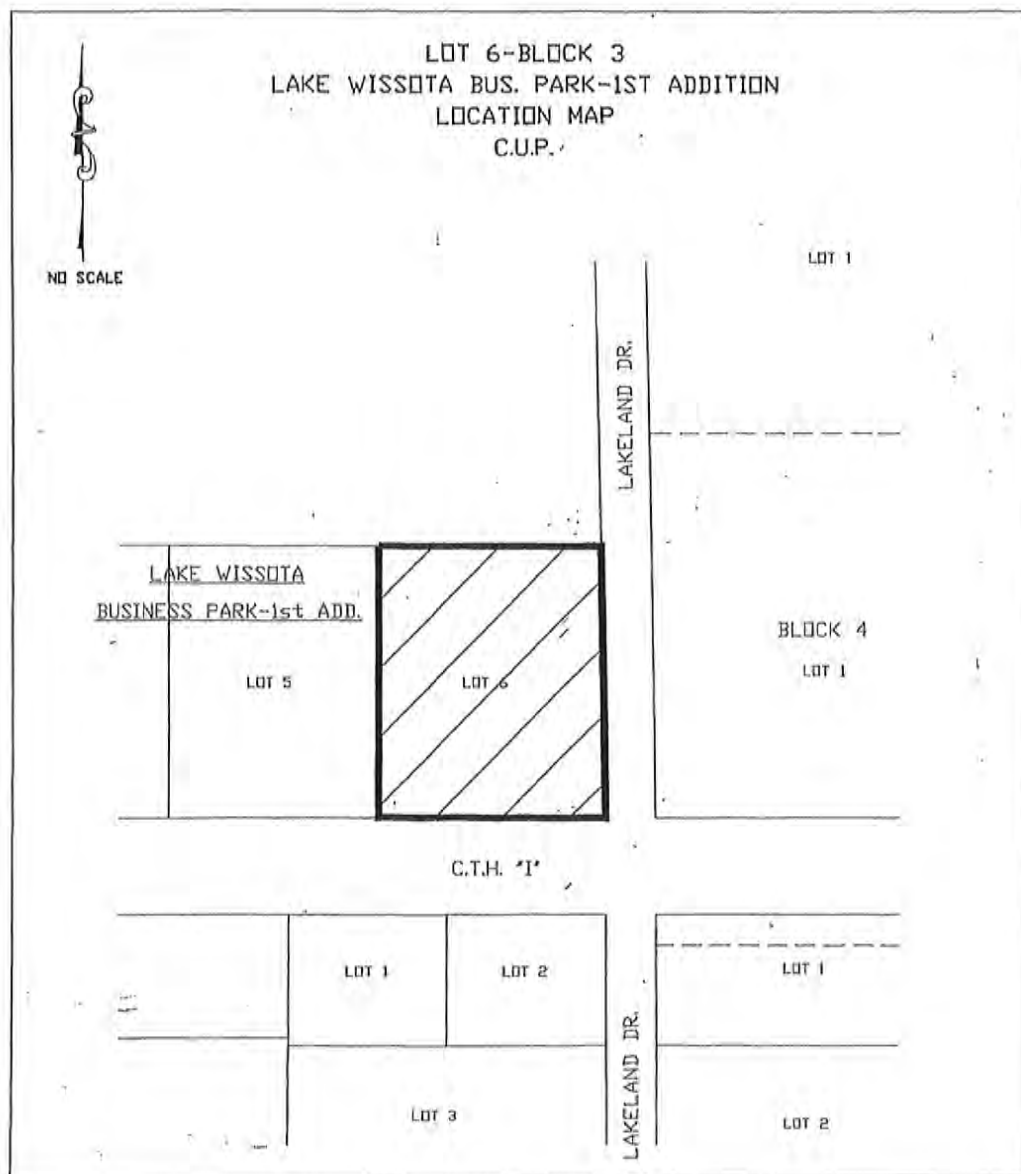
A City of Chippewa Falls Plan Commission Commercial Planned Development Conditional Use Permit Resolution to allow zero setback lot lines for parking and a shared driveway on Parcel #22908-3313-66430306 located on Lot #6, Block #3, Lake Wissota Business Park-First Addition, in the City of Chippewa Falls, Chippewa County, Wisconsin.

This parcel is currently zoned C-2 General Commercial District.

Following the hearing, the Plan Commission will consider adoption of a resolution granting the permit.

A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours. (8:30 A.M. to 3:30 P.M.)

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



SECOND ADDITION

Public Hearing

Notice Map for Public Hearing on May 9, 2022

BLOCK 5

OUTLOT 1
8.81 ACRES
(2025.5024)

WISCONSIN BUSINESS PARK-1st ADD.

LOT 4
2.21 ACRES
(2025.5017)

LOT 5
2.21 ACRES
(2025.5018)

LOT 6
2.36 ACRES
(2025.5019)

BLOCK 4

LOT 1
4.94 ACRES
(2025.5020)

5.17 ACRES
(2025.5025)

15' DRAINAGE EASEMENT
451.08'

N

No Scale

LAKELAND DR

#1000
554.82'

.10

275.00'

275.00'

291.23'

350.06'

480.00'

423.94'

92.71'

150'

150'

150'

150'

126' R/W

C.T.H. "I"

207.50'

207.49'

#2900
66.01'

423.94'

92.71'

441.25'

56'

170.85'

171.01'

171.00'

386.79'

126' R/W

61.31'

WISSOTA SPRINGS
(4573)
C.S.M. #685

LOT 1
0.81 ACRES
(2025.5001)
DR. LIND-K-DENTAL

LOT 2
0.82 ACRES
(2025.5002)
TJMCF

LOT 1
1.52 ACRES
(2025.61)

61.31'

126' R/W

R. BOULEVARD

Z

208.06'

170.85'

171.01'

171.00'

386.79'

126' R/W

61.31'

CSM #4949
LOT 1

S-576

61.31'

126' R/W

R. BOULEVARD



www.htg-architects.com
 Minneapolis
 9200 Hennepin, Town Road
 Minneapolis, MN 55347
 Tel: 952.278.8880
 Fax: 952.278.8822

PROJECT
 CHIPPEWA
 FINANCIAL
 AND COFFEE

LOT 6 BLOCK 3
 LAKE WISSOTA
 BUSINESS PARK



ADVANCED ENGINEERING CONCEPTS
 1380 UNIVERSITY AVENUE #1
 EAU CLAIRE, WI 54601
 PH: 715-552-4330
 FAX: 715-552-4330
 WWW.AEC-ENGINEERS.COM

UTILITY PLAN

C600

DESIGNED BY
 CHECKED BY
 DATE



Know what's below.
 Call before you dig.

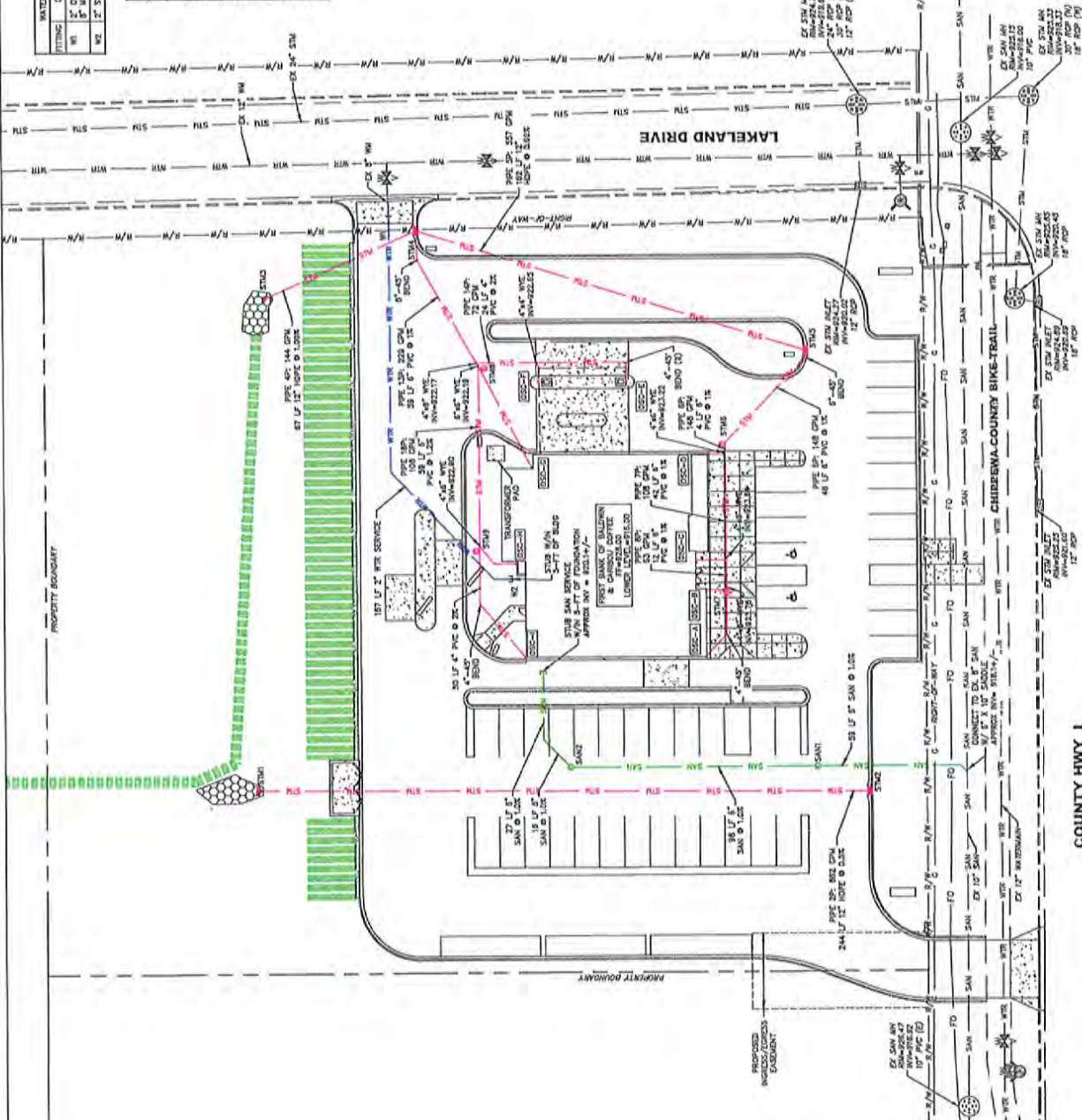
WATERMAIN TABLE	
FITTING DETAIL / DESCRIPTION	
W1	1" COMP TO/INTO
W2	2" SIZES

DOWN SPOUT CONNECTIONS: DETAIL SS-500		
ID	INVERT	PIPE OUT
DSC-A	824.00	30 LF 4" 20028 PVC @ 2.00%
DSC-B	824.00	8 LF 4" 20028 PVC @ 2.00%
DSC-C	824.00	15 LF 4" 20028 PVC @ 2.00%
DSC-D	824.00	44 LF 4" 20028 PVC @ 2.00%
DSC-E	824.00	8 LF 4" 20028 PVC @ 2.00%
DSC-F	824.00	48 LF 4" 20028 PVC @ 2.00%
DSC-G	824.00	18 LF 4" 20028 PVC @ 2.00%
DSC-H	824.00	30 LF 4" 20028 PVC @ 2.00%

SANITARY SEWER TABLE				
STRUCTURE	DETAIL	INVERT	DIRECTION	PIPE DIA.
SM1	S-028	828.11	R48.23 S4	8" PVC
SM2	S-028	827.02	R18.70 S4	8" PVC
SM3	S-028	827.02	R18.70 S4	8" PVC

STORM SEWER TABLE				
STRUCTURE NO.	DETAIL	INVERT	DIRECTION	PIPE DIA.
STW1	SS-400	824.00	12" FLS	12" FLS
STW2	SS-100	824.00	12" FLS	12" FLS
STW3	SS-400	824.00	12" FLS	12" FLS
STW4	SS-100	824.00	12" FLS	12" FLS
STW5	SS-100	824.00	12" FLS	12" FLS
STW6	SS-100	824.00	12" FLS	12" FLS
STW7	SS-200	824.00	12" FLS	12" FLS
STW8	SS-200	824.00	12" FLS	12" FLS
STW9	SS-200	824.00	12" FLS	12" FLS
STW10	SS-200	824.00	12" FLS	12" FLS

- UTILITY NOTES:
- STORM AND SANITARY PIPE LOCATIONS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTHS REQUIRED.
 - MANHOLES ARE 48" UNLESS OTHERWISE NOTED. ONLY BE PAID FOR LF OF PIPE, NOT INCLUDING LENGTH OF FEES.
 - MAINTAIN A MINIMUM 2'-6" WATERMAIN COVER. ALL WATERMAIN MUST BE INSTALLED TO A MINIMUM 18" COVER. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY INSTALLATION. CONTRACT CITY INFORMATION AT LEAST 72 HOURS PRIOR TO START OF UTILITY CONSTRUCTION SO THAT INSPECTION CAN BE SCHEDULED.
 - 12" CLEARANCE WHEN WATERMAIN DOES OVER SANITARY. WATERMAIN OR STORM CONNECTION SHALL BE INSTALLED UNDER SANITARY. WATERMAIN OR STORM CONNECTION SHALL BE INSTALLED UNDER SANITARY. WATERMAIN OR STORM CONNECTION SHALL BE INSTALLED UNDER SANITARY. WATERMAIN OR STORM CONNECTION SHALL BE INSTALLED UNDER SANITARY.
 - CONTRACTOR SHALL VERIFY THE TOTAL DRAINAGE FEET (DRAIN UNITS (DU) AND PIPE SIZES WITH THE PLUMBING PLANS.
 - SANITARY SPOUT SERVICE SHALL BE PVC (DSC 30).
 - WATER SERVICE SHALL BE 8" I.D. HDPE OR APPROVED EQUAL.
 - ALL SANITARY AND WATER SERVICE SHALL BE 8" I.D. HDPE OR APPROVED EQUAL.
 - THE PIPE DIAMETERS LISTED ARE THE NOMINAL PIPE DIAMETERS.
 - THE VERTICAL DOWN SPOUT CONNECTIONS ARE TO BE 8" SAND PVC.
 - SANITARY SERVICE WYE LOCATION IS REFERENCED FROM THE DOWN STORM MANHOLE.

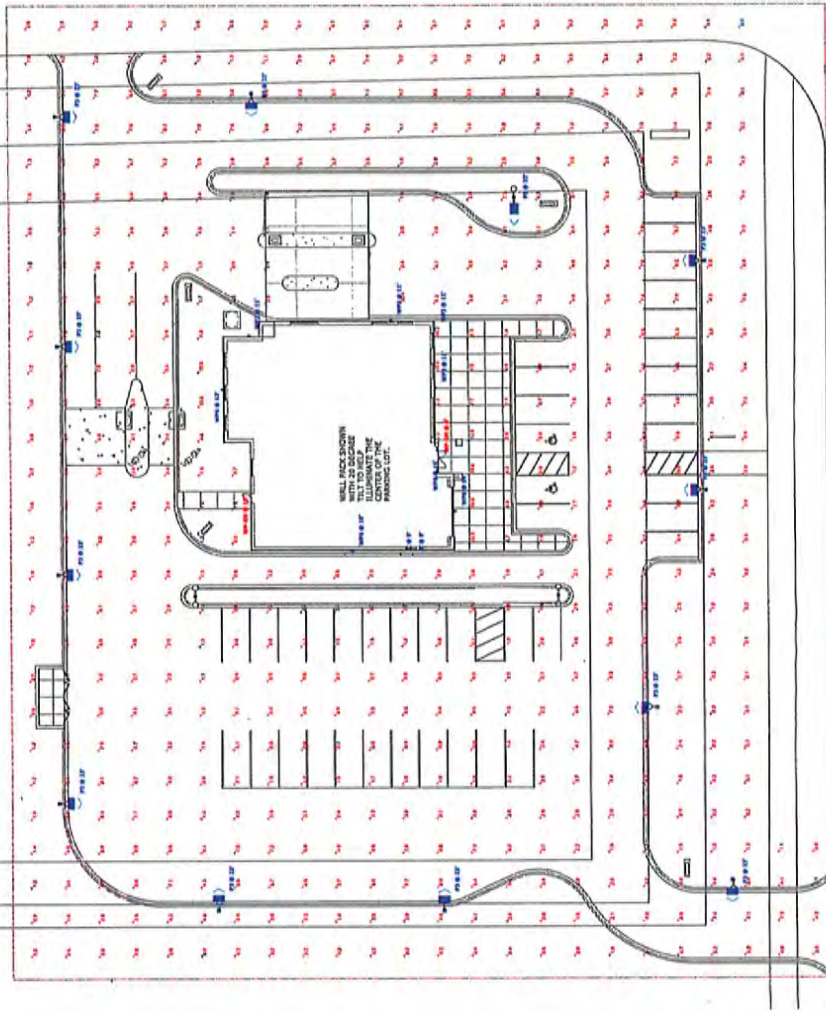


NOTE:
 CONTRACTOR TO FIELD VERIFY
 EXISTING UTILITY LOCATIONS

NOTES:
1. BANK DRIVE-UP CANOPY LIGHTING BROWN ON SEPARATE PLAN.

STATISTICS
TOTAL LUMENS: 10,000,000
TOTAL LUMENS PER SQ. FT.: 100

Item	Qty	Description	Manufacturer	Notes	Quantity	Unit Price	Total Price	Efficiency	Notes
P3	11	LED 100W 4000K 100lm/W	OSRAM	OSRAM LED 100W 4000K 100lm/W	11	180.00	1,980.00	100%	
WPS	4	WPS 4000K 100lm/W	OSRAM	OSRAM WPS 4000K 100lm/W	4	27.00	108.00	100%	
WPS-EM	2	WPS-EM 4000K 100lm/W	OSRAM	OSRAM WPS-EM 4000K 100lm/W	2	6.00	12.00	100%	
WPS	4	WPS 4000K 100lm/W	OSRAM	OSRAM WPS 4000K 100lm/W	4	43.00	172.00	100%	
C	1	Control Panel	OSRAM	OSRAM Control Panel	1	13.00	13.00	100%	
PS	1	Power Supply	OSRAM	OSRAM Power Supply	1	180.00	180.00	100%	



LAKELAND DRIVE

COUNTY ROAD 1

DATE: 07/17/2023

SITE PHOTOMETRICS PLAN

A0.2

Clippers Retail Center
Site Lighting Point By Point




CHIPPEWA CO. CERTIFIED SURVEY
 MAP NO. _____

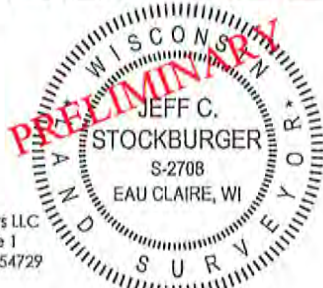
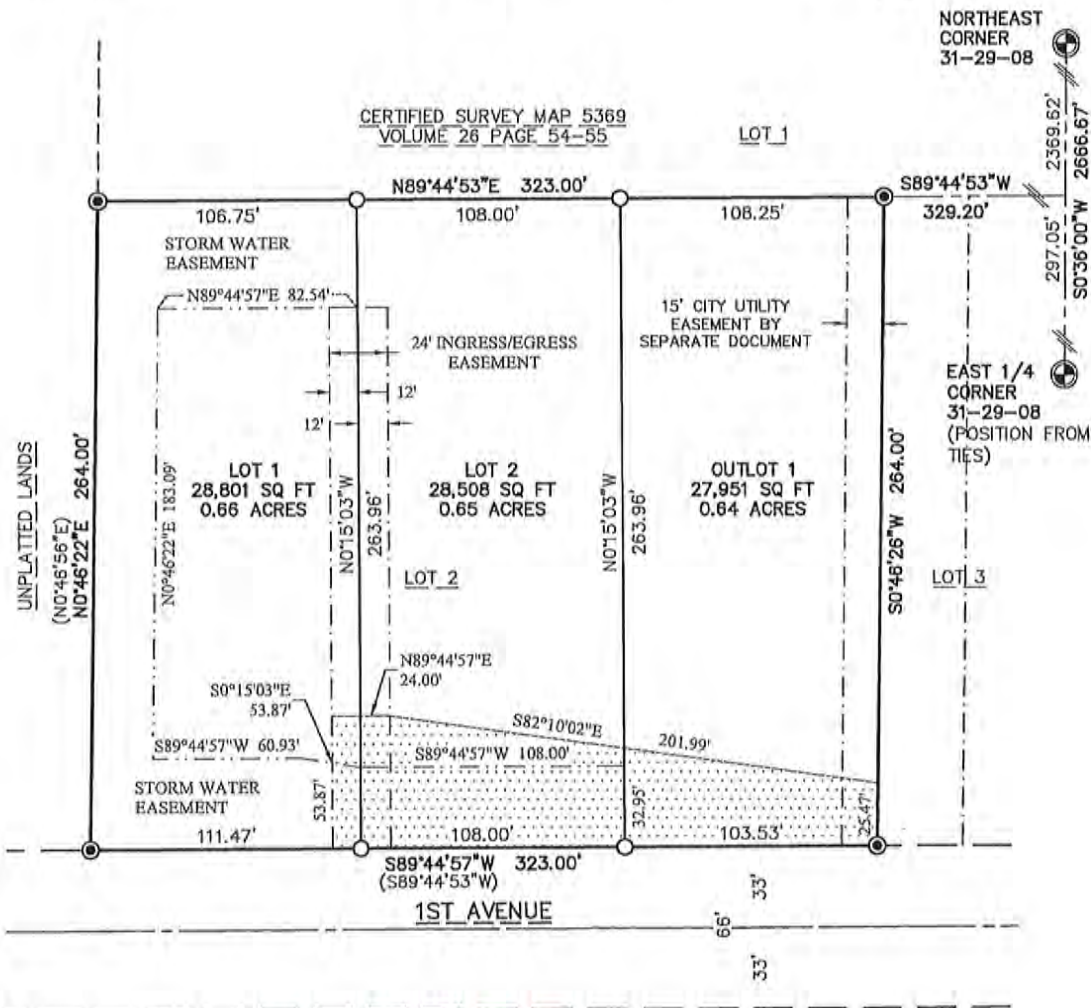
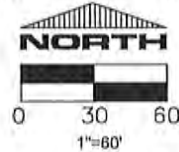
RECORDED IN VOL. _____ OF THE CERTIFIED SURVEY MAPS PAGE _____

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

PRELIMINARY

- LEGEND**
- FOUND 4" DIAMETER HARRISON MONUMENT UNLESS NOTED
 - FOUND 1" OUTSIDE DIAMETER IRON PIPE
 - SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT
 - () RECORD INFORMATION
 - SQ FT SQUARE FEET
 -  PRIVATE UTILITY EASEMENT

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 31, WHICH IS ASSUMED TO BEAR S0°36'00"W.



Section corner ties have been verified.
 Field completion date: xx-xx-xx

EVERYDAY SURVEYING & ENGINEERING
 1818 BRACKETT AVENUE - EAU CLAIRE, WI 54701
 PH: (715) 831-0694 • EMAIL: INFO@ESELLC.CO

Owner: C & E Wurzer Builders LLC
 1750 Hallie Road Ste 1
 Chippewa Falls, WI 54729

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

PRELIMINARY

RECORDED IN VOL. _____ OF THE CERTIFIED SURVEY MAPS PAGE _____

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of
Certified Survey Maps on Pages 54-55 as Document Number 915263,
located in the Southeast Quarter of the Northeast Quarter, Section 31,
Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

C & E Wurzer Builders LLC, as owner, I hereby certify that said company caused the land described
on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this
Certified Survey Map.

----- City of Chippewa Falls

In witness hereof, said Craig Wurzer has caused this document to be signed.

On this _____ day of _____
2022.

Craig Wurzer, Member

State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____
2022. The above named Craig Wurzer, to me known to be the person who executed the foregoing
instrument and acknowledged the same.

Notary Public

My commission expires _____

EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH (715) 831-0654 • EMAIL: INFO@ESELLC.CO



CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE CERTIFIED SURVEY MAPS PAGE _____

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

PRELIMINARY

MORTGAGEE CERTIFICATE

_____ a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Craig Wurzer, Member.

In WITNESS WHEREOF, the said _____ has caused these presents to be signed by _____ and counter signed by _____ at Eau Claire, Wisconsin, this ____ day of _____, 2022.

In the presence of:

_____ (Financial Institution Name)

_____ (Signature)

_____ (Title)

_____ (Signature)

_____ (Title)

STATE OF WISCONSIN
_____ COUNTY :SS

Personally came before me this _____ day of _____, 2022, the above named corporation, to me known to be the person who executed the foregoing instrument, and acknowledged that he executed the foregoing instrument.

Notary Public

My commission expires _____

EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO



CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

PRELIMINARY

RECORDED IN VOL. _____ OF THE CERTIFIED SURVEY MAPS PAGE _____

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Stockburger, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Craig Wurzer, I have surveyed Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263, located in the Southeast Quarter of the Northeast Quarter, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin. The parcel is more particularly described as follows:

Lot 2 Certified Survey Map Number 5369, recorded in Volume 26 of Certified Survey Maps on Pages 54-55 as Document Number 915263.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Wisconsin Administrative Code Chapter AE7, and the City of Chippewa Falls Subdivision Ordinance. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this _____ day of _____, 2022.

Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor, S-2708
Project Number: 21013

CITY COUNCIL RESOLUTION

Resolved, that this Certified Survey Map in the City of Chippewa Falls, is hereby approved.

Gregory S. Hoffman, Mayor

Date

I hereby Certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Chippewa Falls.

Bridget Givens, City Clerk

Date



EVERYDAY SURVEYING & ENGINEERING
1813 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO