

## **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, August 8, 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 July 11, 2022 Plan Commission Meeting. *(Attachment)*
2. Elect Plan Commission Vice-President.
3. Consider Conditional Use Permit petition from Cook Rutledge Mansion for a Planned Development Conditional Use Permit at 505 West Grand Avenue. *(Attachment)*
4. Consider Certified Survey Map from U-Haul. Make recommendation to the Common Council. *(Attachment)*
5. 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, 1<sup>st</sup> Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, August 3, 2022 at 8:00 A.M. by Mary Bowe.

**NOTICE OF PUBLIC MEETING**

CITY OF CHIPPEWA FALLS, WISCONSIN

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**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, July 11, 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.**

**NOTE:**

**THE PLAN COMMISSION MEETING**

**FOR**

**MONDAY, JULY 11, 2022**

**IS**

**CANCELLED**

**DUE TO A LACK OF AGENDA ITEMS.**

**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.

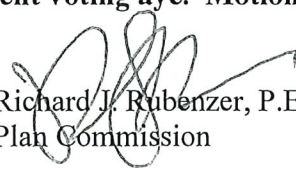
**CERTIFICATION**

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1<sup>st</sup> Floor, City Hall and also posted on the City Hall Bulletin Board on Thursday June 30, 2022 at 1:00 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JUNE 27, 2022-6:30 PM**

The Plan Commission met in City Hall on Monday, June 27, 2022 at 6:30P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Ameberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Dennis Doughty was absent. Also attending was City Planner Brad Hentschel and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the May 9, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Dan Knowlton of Everyday Engineering appeared on behalf of Craig Wurzer to request that the Common Council rezone Parcel 22908-3114-75369003, Lot 3, CSM 5369 located at 606 First Avenue from C-4 Highway Commercial to R-3A Multi-Family Residential. The Plan Commission discussed whether the name of the adjacent street was State Street or State Avenue and also discussed how the parcel would be served with water and sewer and noted that easements would be necessary. Secretary Rubenzer noted the surrounding zoning districts in particular, where existing R-3A Multi-Family residential districts were located.  
**Motion** by Tzanakis, seconded by Hubbard to recommend that the Common Council schedule a public hearing to consider rezoning Parcel 22908-3114-75369003, Lot 3, CSM 5369 located at 606 First Avenue from C-4 Highway Commercial to R-3A Multi-Family Residential. Said public hearing to be scheduled upon receipt of the \$300 fee and proper notification of adjacent property owners and advertisement in the Chippewa Herald. **All present voting aye. Motion carried.**
  
3. City Planner Hentschel presented a project plan and boundaries for the creation of Tax Incremental District #16. He gave the Plan Commission background stating that with the closing of Tax Incremental District #5 (\$35 million value), the City had dropped below the 12% maximum of equalized value limit. The Plan Commission then discussed future TID's and looked at the TID map for the entire City of Chippewa Falls. Mr. Hentschel summarized how other TIF districts would be impacted by the creation of TID #16 and amendment of TID #10.
  
4. Mayor Hoffman opened a public hearing to consider Plan Commission TID Resolution No. 2022-01 designating proposed boundaries and approving a project plan for Tax Incremental District #16, City of Chippewa Falls, Wisconsin at 6:59pm. No one spoke in favor or against the proposed resolution. Mayor Hoffman closed the public hearing at 7:02pm.  
**Motion** by Hiess, seconded by Hubbard to approve PC TID Resolution No. 2021-01 designating proposed boundaries and approving a project plan for Tax Incremental District #16 City of Chippewa Falls, Wisconsin. **All present voting aye. Motion carried.**
  
5. Mayor Hoffman opened a public hearing to consider Plan Commission TID Resolution No. 2022-02 approving a project plan amendment for Tax Incremental District #10, City of Chippewa Falls, Wisconsin at 7:04pm. No one spoke in favor or against the proposed resolution. Mayor Hoffman closed the public hearing at 7:06pm.  
**Motion** by Hubbard, seconded by Varga to approve Plan Commission TID Resolution No.2022-02 approving a project plan amendment for Tax Incremental District #10, City of Chippewa Falls, Wisconsin. **All present voting aye, Motion carried.**
  
6. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:10 P.M.

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

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



Date Filed: Aug-2-2022

Fee Paid: \$25.00 Date: Aug 2 2022 TR#: 66474

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**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: 505 West Grand Ave. Chippewa Falls

Lot#: 1,2,3,4 Block#: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel# 3231

Legal Description: Western Addition lots 1,2,3,4 + the N 27' of lot 7 + the N 12' of lot 8 + vac 16' alley along lots 1,2,3 + vac 8' alley along lot 4, block 14.

R-3A Multi-

Zoning classification of property: ~~R-2 Two Family Residential~~ Residential

Purpose for which this Permit is being requested: to conduct tours of the house + property, host small weddings + private events (< 60 or less), public fundraising events indoors (< 60) or outside (> 60). Such events include movies, sales, pie + ice cream socials, wine tastings, concerts +/or art shows, speakers + performances or readings. Small items for sale in the gift shoppe.

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

Residential

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 Cook-Rutledge mansion is a small public museum that relies on community fundraising & private events to maintain the property. Our events are small & often staffed by neighborhood volunteers & we are considerate of our role as a good neighbor to near-by residents. We have been in operation since 1974.

Operational plans of the proposed use:

Hours of Operation: varies by event & demand  
Days of Operation: M-S  
Number of Employees: 0 Part-time 0 Full-time

Capacity:

Number of Units: 1  
Size:  
Number of Residents/Children: 1  
Ages:  
Other:

Building plans:

Existing buildings: 1 house, 1 barn/carriage house + 1 gift shop / summer kitchen  
Proposed buildings: N/A

Use of part of building: The main house is used for tours & events. The caretaker has a small apartment upstairs.

Proposed additions: N/A

Future additions: N/A

Change in use: N/A

Outside appearance: N/A

Number of buildings: 3

Planting & Landscaping:

Type: Maintaining lawn + flower garden

Timetable: Ongoing

Screening:

Type: \_\_\_\_\_

Fences: Privacy fence between the property + 3 private homes Decorative iron fence along Albert St.,

Type: W Grand Ave + Carson St.

Height: \_\_\_\_\_

Location: \_\_\_\_\_

Earth Bank:

Planting: N/A

Maintenance: N/A

Other: N/A

Lights:

Number of lights: 1

Location: On carriage house

Hours: \_\_\_\_\_

Type: Dusk to dawn

Signs:

Type: Wooden

Lighted: yes

Size: 7' tall posts with 4' sign

Location: On West Grand Ave

Setbacks: \_\_\_\_\_

Drives:

Number of: 1

Location: From Albert St through the property to Carson St.

Width: \_\_\_\_\_

Parking:

Number of stalls: 0

Location of stalls: \_\_\_\_\_

Setbacks: \_\_\_\_\_

Surfacing: \_\_\_\_\_

Screening: \_\_\_\_\_

Drainage:

Storm sewer: City sewer

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Owner(s)/Address(es):

William SKORA. BOARD PRESIDENT  
WILCOR  
604 West Central St. CF WI. 54729  
Phone #: 715-404-0546  
Email: SKORBOARD@GMAIL.COM

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

Petitioner(s)/Address(es):

Mary Kleusch  
MKleusch  
720 West Central St. CF  
Phone #: 608-475-0673  
Email: maryKleusch@gmail.com

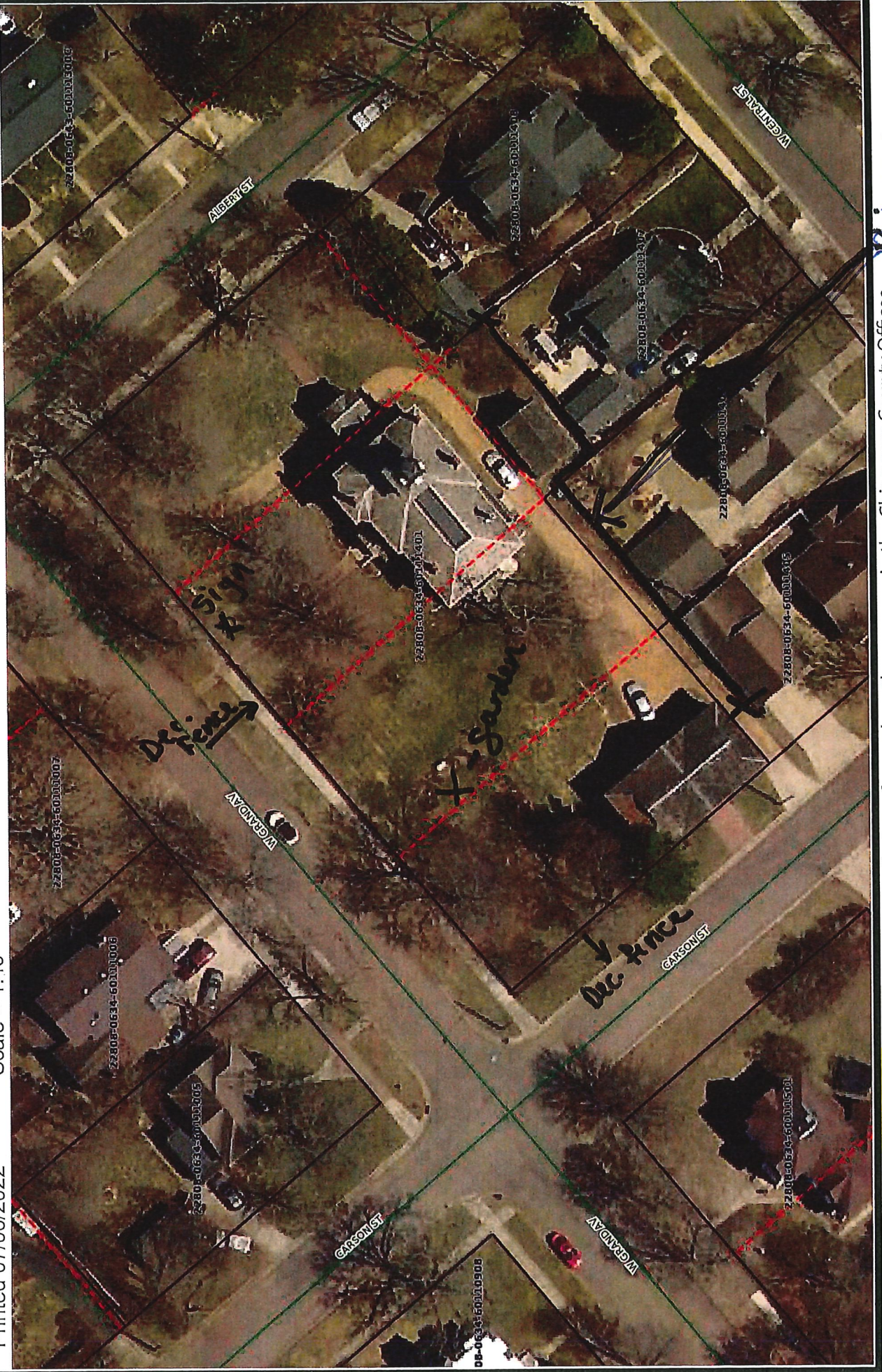
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

# Cook Rutledge

Printed 07/06/2022

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.

*Privacy fence*



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 801 RECORDED IN VOLUME 2 OF CERTIFIED SURVEY MAPS AT PAGE 380, AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 17, TOWN 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE**

I, Michael S. Ward, Registered Land Surveyor, do hereby certify that I have surveyed and mapped at the direction of Chippewa Holdings LLC, a Wisconsin limited liability company, being a redivision of Lot 1 of Certified Survey Map No. 801 recorded in Volume 2 of Certified Survey Maps at Page 380, and being a part of the Northwest 1/4 of the Northwest 1/4, Section 17, Town 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows: Commencing at the Northwest corner of said Section 17; thence along the West line of said Section 17, South 00°00'13" East a distance of 804.09 feet; thence leaving said West line North 89°59'47" East a distance of 82.86 feet to the point of curvature of a non-tangent curve to the left on the right-of-way of Prairie View Road, said point being the POINT OF BEGINNING; thence with said right-of-way the following Four (4) calls; thence along said curve having a radius of 140.00 feet being concave to the northwest with a long chord bearing North 42°20'19" East 188.56 feet; thence North 00°00'00" West a distance of 170.00 feet; thence North 42°54'45" West a distance of 14.89 feet; thence North 00°00'00" West a distance of 19.57 feet; thence North 89°59'49" East a distance of 289.28 feet to a point in the line of Amerco Real Estate Company (Doc.#874877); thence with Amerco South 00°00'00" East a distance of 63.01 feet; thence North 89°42'55" East a distance of 0.73 feet; thence South 00°00'35" West a distance of 157.08 feet; thence North 90°00'00" East a distance of 21.21 feet; thence South 00°00'00" East a distance of 137.89 feet; thence along the lines of Hoss Bros LLC (Doc.#835372) and FCPT Holdings LLC (Doc.#861988) South 89°42'55" West a distance of 428.14 feet to a point on the Easterly right-of-way of Prairie View Road; thence with said right-of-way North 00°00'00" West a distance of 20.37 feet to the POINT OF BEGINNING, containing 2.53 acres, more or less. Subject to all existing easements and restrictions of record.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and A-E 7 of the Wisconsin Administrative Code in surveying, dividing and mapping the same, and with the City of Chippewa Falls Subdivision Ordinance. Given under my hand this 29 day of JUNE, 2022.

*Michael S. Ward*

MICHAEL S. WARD  
WISCONSIN REGISTRATION NO. S-3154



**OWNER'S CERTIFICATE**

As owner I, the undersigned, hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Chippewa Falls Planning Commission

Date: \_\_\_\_\_  
Chippewa Holdings LLC  
A Wisconsin Limited Liability Company

STATE OF WISCONSIN)  
                                  )SS  
                                  COUNTY)

Personally come before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
The above owners to me known to be the persons who executed the foregoing  
instrument and acknowledge the same

\_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Public

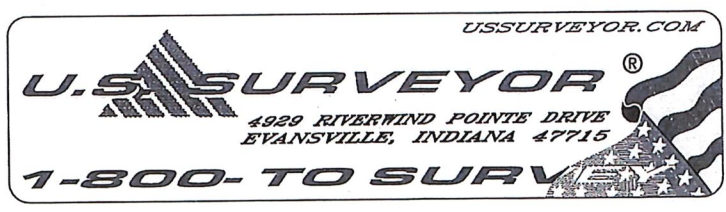
City of Chippewa Falls Approval  
This Certified Survey Map is approved by the Common Council of the City of Chippewa Falls on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_ Date  
Greg Hoffman, Mayor

\_\_\_\_\_ Date  
Bridget Givens, City Clerk

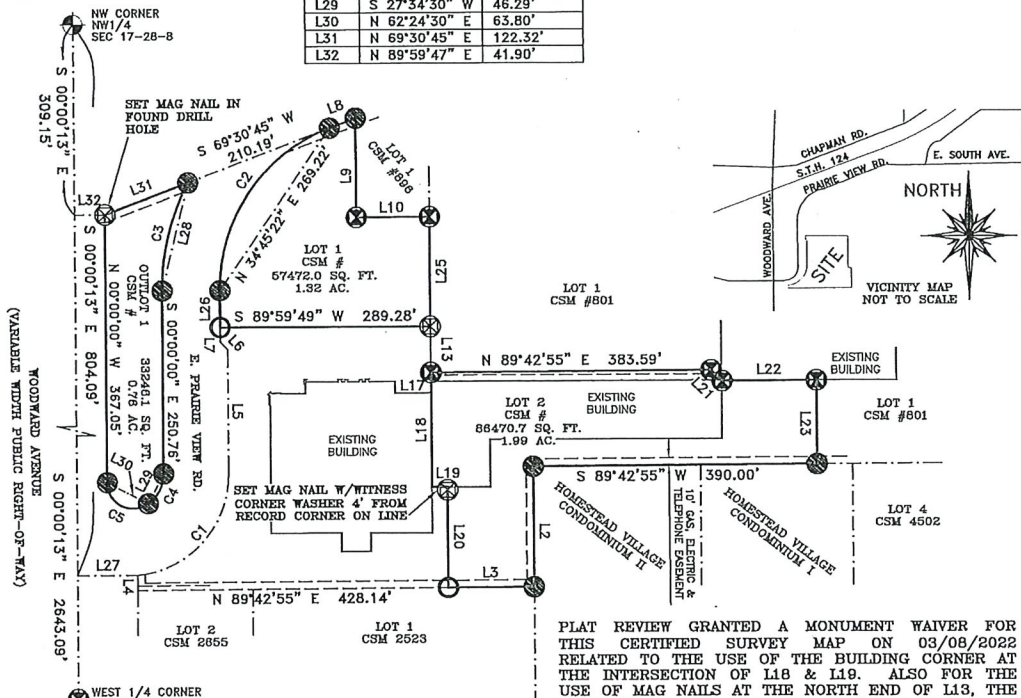
PROPERTY ADDRESS:  
303 & 409 E. PRAIRIE VIEW RD.  
CHIPPEWA FALLS, WI 54729

PREPARED FOR:  
CHIPPEWA HOLDINGS LLC  
2439 KUSER ROAD  
HAMILTON, NJ 08690  
SS55132CSM.DWG\_MSW  
SHEET 2 OF 2  
DRAFTED BY MICHAEL S. WARD



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**  
 BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 801 RECORDED IN VOLUME 2 OF CERTIFIED SURVEY MAPS AT PAGE 980, AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 17, TOWN 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L2	S 00°00'00" E	165.00'	L18	N 00°00'35" E	157.08'
L3	S 89°42'55" W	116.86'	L19	S 90°00'00" W	21.16'
L4	N 00°00'00" W	20.37'	L20	N 00°00'00" W	137.89'
L5	N 00°00'00" W	170.00'	L21	S 45°00'00" E	21.21'
L6	N 42°54'45" W	14.69'	L22	N 89°42'55" E	129.40'
L7	N 00°00'00" W	19.57'	L23	S 00°00'00" E	115.00'
L8	N 69°30'45" E	38.19'	L24	N 42°20'19" E	188.56'
L9	S 00°00'00" E	135.10'	L25	S 00°00'33" E	150.36'
L10	N 89°42'55" E	100.00'	L26	N 00°00'00" W	50.43'
L13	N 00°00'00" W	63.01'	L27	N 89°59'47" E	82.86'
L17	S 89°42'55" W	0.73'	L28	S 13°55'09" W	152.09'
			L29	S 27°34'30" W	46.29'
			L30	N 62°24'30" E	63.80'
			L31	N 69°30'45" E	122.32'
			L32	N 89°59'47" E	41.90'



PLAT REVIEW GRANTED A MONUMENT WAIVER FOR THIS CERTIFIED SURVEY MAP ON 03/08/2022 RELATED TO THE USE OF THE BUILDING CORNER AT THE INTERSECTION OF L18 & L19. ALSO FOR THE USE OF MAG NAILS AT THE NORTH END OF L13, THE NORTH END OF L5, AND THE NORTH END OF L20.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	206.88'	139.98'	84°40'58"	S 42°20'19" W	188.56'	S 00°00'10" E	S 84°40'48" W
C2	286.82'	234.12'	70°11'38"	N 34°45'22" W	269.22'	N 00°00'00" W	N 69°30'45" E
C3	153.60'	316.12'	27°50'20"	S 13°55'09" W	152.09'	S 27°50'19" W	S 00°00'01" E
C4	48.13'	50.00'	55°08'56"	S 27°34'30" W	46.29'	S 00°00'02" W	S 55°08'58" W
C5	78.40'	36.00'	124°46'32"	N 62°24'01" W	63.80'	S 55°12'44" W	N 00°00'45" W

- ⊙ = SECTION CORNER FOUND AS NOTED AND TIES WERE VERIFIED FOR SECTION CORNERS SHOWN
- ⊙ = FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE (UNLESS NOTED OTHERWISE)
- ⊙ = FOUND MAG NAIL
- ⊙ = SET MAG NAIL
- ⊙ = 3/4" REBAR SET 18" LONG weighing 1.50 pounds per linear foot



FIELDWORK COMPLETED MARCH 3, 2022

N NORTH  
 S SOUTH  
 E EAST  
 W WEST  
 NW NORTHWEST  
 R/W RIGHT OF WAY  
 SQ. SQUARE  
 FT. FEET

CSM CERTIFIED SURVEY MAP  
 VOL. VOLUME  
 PG. PAGE  
 SEC. SECTION  
 RD. ROAD  
 AVE. AVENUE  
 LLC LIMITED LIABILITY COMPANY

PROPERTY ADDRESS:  
 303 E. PRAIRIE VIEW RD.  
 CHIPPEWA FALLS, WI 54729

PREPARED FOR:  
 CHIPPEWA HOLDINGS LLC  
 2439 KUSER ROAD  
 HAMILTON, NJ 08690  
 SS55132CSM.DWG\_MS  
 SHEET 1 OF 4  
 DRAFTED BY MICHAEL J. FELDBUSCH

USSURVEYOR.COM

**U.S. SURVEYOR**®

4929 RIVERWIND POINTE DRIVE  
 EVANSVILLE, INDIANA 47715

**1-800-TO-SURV**



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWN 28 NORTH, RANGE 8 EAST, WHICH IS ASSUMED TO BEAR S 00°00'13" E

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 801 RECORDED IN VOLUME 2 OF CERTIFIED SURVEY MAPS AT PAGE 380, AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 17, TOWN 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

LOT 1

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That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and A-E 7 of the Wisconsin Administrative Code in surveying, dividing and mapping the same, and with the City of Chippewa Falls Subdivision Ordinance. Given under my hand this 29 day of JUNE, 2022.

*[Handwritten Signature]*

MICHAEL S. WARD  
WISCONSIN REGISTRATION NO. S-3154



OWNER'S CERTIFICATE

As owner I, the undersigned, hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Chippewa Falls Planning Commission

Date: \_\_\_\_\_

Chippewa Holdings LLC  
A Wisconsin Limited Liability Company

STATE OF WISCONSIN )  
                          )SS  
                          )COUNTY

Personally come before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
The above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same

\_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Public

City of Chippewa Falls Approval  
This Certified Survey Map is approved by the Common Council of the City of Chippewa Falls on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_ Date  
Greg Hoffman, Mayor

\_\_\_\_\_ Date  
Bridget Givens, City Clerk

PROPERTY ADDRESS:  
303 E. PRAIRIE VIEW RD.  
CHIPPEWA FALLS, WI 54729

PREPARED FOR:  
CHIPPEWA HOLDINGS LLC  
2439 KUSER ROAD  
HAMILTON, NJ 08690  
SS55132CSM.DWG\_MSW  
SHEET 2 OF 4  
DRAFTED BY MICHAEL J. FELDBUSCH



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 801 RECORDED IN VOLUME 2 OF CERTIFIED SURVEY MAPS AT PAGE 380, AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 17, TOWN 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

LOT 2

I, Michael S. Ward, Registered Land Surveyor, do hereby certify that I have surveyed and mapped at the direction of Chippewa Holdings LLC, a Wisconsin limited liability company, being a redivision of Lot 1 of Certified Survey Map No. 801 recorded in Volume 2 of Certified Survey Maps at Page 380, and being a part of the Northwest 1/4 of the Northwest 1/4, Section 17, Town 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows: Commencing at the Northwest corner of said Section 17; thence along the West line of said Section 17, South 00°00'13" East a distance of 804.09 feet; thence leaving said West line North 89°59'47" East a distance of 82.86 feet; thence North 00°00'00" West a distance of 20.37 feet; thence North 89°42'55" East a distance of 428.14 feet to the POINT OF BEGINNING; thence North 00°00'00" West a distance of 137.89 feet; thence South 90°00'00" West a distance of 21.16 feet; thence North 00°00'35" East a distance of 157.08 feet; thence North 89°42'55" East 383.59 feet; thence South 45°00'00" East a distance of 21.21 feet; thence North 89°42'55" East a distance of 129.40 feet; thence South 00°00'00" East a distance of 115.00 feet to a point in the line of Homestead Village Condominium I; thence with Homestead Village Condominium I & II South 89°42'55" West 390.00 feet; thence South 00°00'00" East a distance of 165.00 feet; thence along the line of Hoss Bros LLC (Doc.#835372) South 89°42'55" West a distance of 118.86 feet to a point on the Easterly right-of-way of Prairie View Road; to the POINT OF BEGINNING, containing 1.99 acres, more or less. Subject to all existing easements and restrictions of record.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and A-E 7 of the Wisconsin Administrative Code in surveying, dividing and mapping the same, and with the City of Chippewa Falls Subdivision Ordinance.  
Given under my hand this 29 day of JUNE, 2022.

*msw*

MICHAEL S. WARD  
WISCONSIN REGISTRATION NO. S-3154



OWNER'S CERTIFICATE

As owner I, the undersigned, hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Chippewa Falls Planning Commission

Date: \_\_\_\_\_  
Chippewa Holdings LLC  
A Wisconsin Limited Liability Company

STATE OF WISCONSIN)  
                                  )SS  
                                  COUNTY)

Personally come before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
The above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same

\_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Public

City of Chippewa Falls Approval  
This Certified Survey Map is approved by the Common Council of the City of Chippewa Falls on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_ Date \_\_\_\_\_  
Greg Hoffman, Mayor

\_\_\_\_\_ Date \_\_\_\_\_  
Bridget Givens, City Clerk

PROPERTY ADDRESS:  
303 E. PRAIRIE VIEW RD.  
CHIPPEWA FALLS, WI 54729

PREPARED FOR:  
CHIPPEWA HOLDINGS LLC  
2439 KUSER ROAD  
HAMILTON, NJ 08690  
SS55132CSM.DWG\_MSW  
SHEET 3 OF 4  
DRAFTED BY MICHAEL J. FELDBUSCH



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 801 RECORDED IN VOLUME 2 OF CERTIFIED SURVEY MAPS AT PAGE 380, AND BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 17, TOWN 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

OUTLOT 1

I, Michael S. Ward, Registered Land Surveyor, do hereby certify that I have surveyed and mapped at the direction of Chippewa Holdings LLC, a Wisconsin limited liability company, being a redivision of Lot 1 of Certified Survey Map No. 801 recorded in Volume 2 of Certified Survey Maps at Page 380, and being a part of the Northwest 1/4 of the Northwest 1/4, Section 17, Town 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows: Commencing at the Northwest corner of said Section 17; thence along the West line of said Section 17, South 00°00'13" East a distance of 309.15 feet; thence leaving said West line North 69°59'47" East a distance of 41.90 feet to a point on the east right-of-way line of Woodward Avenue, being the POINT OF BEGINNING; thence North 69°30'45" East a distance of 122.32 feet to a point of curvature of a non-tangent curve to the left on the westerly right-of-way line of East Prairie View Road; thence along said curve having a radius of 318.12 feet being concave to the southeast with a long chord bearing South 13°55'09" West 152.09 feet; thence South 00°00'00" East a distance of 250.76 feet to a point of curvature of a tangent curve to the right; thence along said curve having a radius of 50.00 feet being concave to the northwest with a long chord bearing of South 27°34'30" West 46.29 feet to point of compound curvature of a non-tangent curve to the right; thence along said curve having a radius of 36.00 feet being concave to the northeast with a long chord bearing of North 62°24'01" West 63.80 feet to a point on the east line of said Woodward Avenue; thence North 00°00'00" West a distance of 367.05 feet to the POINT OF BEGINNING, containing 0.76 acres, more or less. Subject to all existing easements and restrictions of record.

That I have fully complied with Chapter 236.34 of the Wisconsin Statutes and A-E 7 of the Wisconsin Administrative Code in surveying, dividing and mapping the same, and with the City of Chippewa Falls Subdivision Ordinance.  
Given under my hand this 29 day of JUNE, 2022.



MICHAEL S. WARD  
WISCONSIN REGISTRATION NO. S-3154



OWNER'S CERTIFICATE

As owner I, the undersigned, hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Chippewa Falls Planning Commission

Date: \_\_\_\_\_

Chippewa Holdings LLC  
A Wisconsin Limited Liability Company

STATE OF WISCONSIN)  
)SS  
COUNTY)

Personally come before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
The above owners to me known to be the persons who executed the foregoing instrument and acknowledge the same

\_\_\_\_\_ My Commission Expires \_\_\_\_\_  
Public

City of Chippewa Falls Approval  
This Certified Survey Map is approved by the Common Council of the City of Chippewa Falls on this \_\_\_\_\_ day of \_\_\_\_\_, 2022

\_\_\_\_\_  
Greg Hoffman, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Bridget Givens, City Clerk

\_\_\_\_\_  
Date

PROPERTY ADDRESS:  
303 E. PRAIRIE VIEW RD.  
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PREPARED FOR:  
CHIPPEWA HOLDINGS LLC  
2439 KUSER ROAD  
HAMILTON, NJ 08690  
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SHEET 4 OF 4  
DRAFTED BY MICHAEL J. FELDBUSCH

