

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, AUGUST 8, 2022-6:30 PM**

The Plan Commission met in City Hall on Monday, August 8, 2022 at 6:30P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dan Varga, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer and Mayor Greg Hoffman. Absent were Commissioners Dennis Doughty, Mike Tzanakis, Beth Arneberg, and Vice-Chairperson Tom Hubbard. Also attending were City Inspector Paul Lasiewicz and those on the attached attendance sheet.

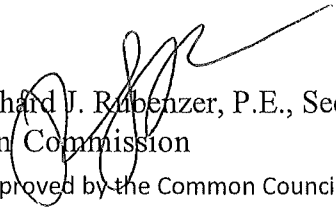
1. **Motion** by Misfeldt, seconded by Cihasky to approve the minutes of the June 27, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. **Motion** by Trowbridge, seconded by Cihasky to nominate Tom Hubbard for and to continue as Vice-Chairperson of the Plan Commission. **All present voting aye. Motion carried.**
Motion by Hiess, seconded by Cihasky to close nominations and cast a unanimous vote for Tom Hubbard for Vice-Chairperson of the Plan Commission. **All present voting aye. Motion carried.**

3. Mary Kleusch of the Cook-Rutledge Mansion appeared to support a Planned Development Conditional Use Permit for the Cook-Rutledge Mansion. She gave a brief history stating the mansion had begun around 1974 when Mable Cook left the property. At that point the mansion was managed by the Chippewa Historical Society and more recently was succeeded with an Independent Board made up of mainly neighbors of the mansion. She stated that the activities at the mansion included hosting weddings for sixty-eighty attendees, parties, meetings and gatherings. She continued that recently an outdoor movie was shown and it was brought to the Board's attention that a Planned Development Conditional Use Permit was needed in an R-3A Multi-Family Residential zoning district. Inspector Lasiewicz noted that the mansion was catching up for forty years of uses and that this was the proper way to continue to conduct business.
Motion by Hiess, seconded by Varga to recommend the Plan Commission conduct a public hearing to consider a Planned Development Conditional Use Permit Resolution for the Cook-Rutledge Mansion located at 505 West Grand Avenue to conduct tours of the mansion, host weddings of sixty attendees or less, private group gatherings, indoor and outdoor fundraising events, movies, sales, ice cream socials, wine tastings, art shows, speakers, performances and readings. Said public hearing to be scheduled after receipt of the \$300 administration and publication fees, proper notification of adjacent property owners and publication in the Chippewa Herald. **All present voting aye. Motion carried.**

4. No one appeared to represent U-Haul's request for the attached two certified survey maps. The Plan Commission discussed U-Haul's lack of following through on things they said they would do such as upgrading exterior surfaces on outdoor storage units.
Motion by Cihasky, seconded by Rubenzer to recommend the Common Council deny approving the attached certified survey maps until U-Haul representatives could be present to answer questions about the said certified survey maps and final revisions given by County Surveyor Sam Wenz were made. **All present voting aye. Motion carried.**

5. **Motion** by Hiess, seconded by Varga to adjourn. **All present voting aye. Motion carried.**
The Plan Commission adjourned at 6:50 P.M.


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

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, 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, 1st 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.**

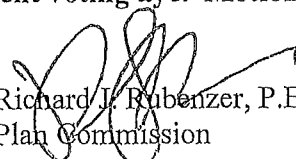
2. Dan Knowlton of Everyday Engineering appeared on behalf of Craig Wurzer to request that the Common Council rezone Parcel 22908-3114-75369003, Lot 3, CSM 5369 located at 606 First Avenue from C-4 Highway Commercial to R-3A Multi-Family Residential. The Plan Commission discussed whether the name of 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 + for 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
WIKOR
604 West Central St. CF WI. 54729
Phone #: 715-404-0546
Email: SKORBOARD@GMAIL.COM

Phone #: _____
Email: _____

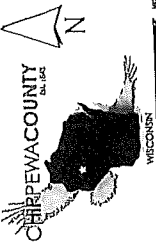
Phone #: _____
Email: _____

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'

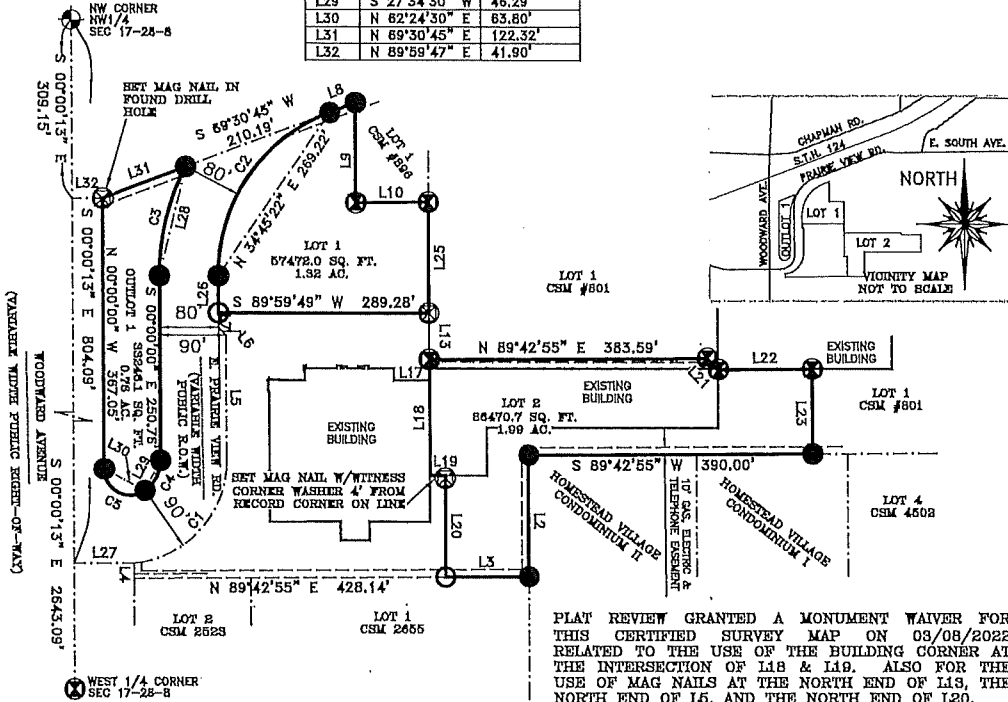


Privacy fence

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.

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 880 AS DOCUMENT NUMBER 478180, 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	185.00'	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	20.36'	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	82.88'
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 82°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.

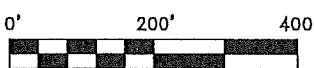
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	206.88'	139.98'	84°40'58"	S 42°20'10" W	188.57'	S 00°00'10" E	S 84°40'48" W
C2	286.82'	234.12'	70°11'38"	N 34°45'22" E	269.22'	N 00°20'27" W	N 69°45'22" E
C3	153.60'	316.12'	27°50'20"	S 13°55'09" 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 1.80 pounds per linear foot



FIELDWORK COMPLETED MARCH 5, 2022

SCALE 1" = 200'



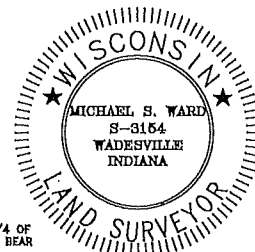
N NORTH
 S SOUTH
 E EAST
 W WEST
 NW NORTHWEST
 R/W RIGHT OF WAY
 SQ. SQUARE
 FT. FEET

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

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

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 1 OF 4
 DRAFTED BY MICHAEL J. FELDBUSCH



U.S. SURVEYOR®
 1829 RIVERWIND POINTS DRIVE
 EVANSVILLE, INDIANA 47715
 1-800-TO-SURVEYOR
 USSURVEYOR.COM

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 AS DOCUMENT NUMBER 478180, 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

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 as Document Number 478180, 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 52.86 feet to the point of curvature of a non-tangent curve to the left on the right-of-way of Prairie View Road; 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°20'10" East 188.57 feet; thence North 00°00'00" West a distance of 170.00 feet; thence North 42°54'45" West a distance of 14.69 feet; thence North 00°00'00" West a distance of 19.57 feet to the POINT OF BEGINNING; thence continuing along said Prairie View Road the following (3) calls North 00°00'00" West a distance of 50.43 feet to a point of curvature of a tangent curve to the right; thence along said curve having a radius of 234.12 feet being concave southeast with a long chord bearing North 34°45'22" East 269.22 feet; thence North 89°30'46" East a distance of 38.19 feet; thence the following (2) call along Certified Survey Map #898 (Document #493371) South 00°00'00" East a distance of 135.10 feet; thence North 89°42'55" East a distance of 100.00 feet; thence along the line of Amerco Real Estate Company (Doc.#874877) South 00°00'33" East a distance of 150.36 feet; thence South 89°59'49" West a distance of 289.28 feet to the POINT OF BEGINNING, containing 1.32 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 ____ day of _____, 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

Public _____ My Commission Expires _____

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

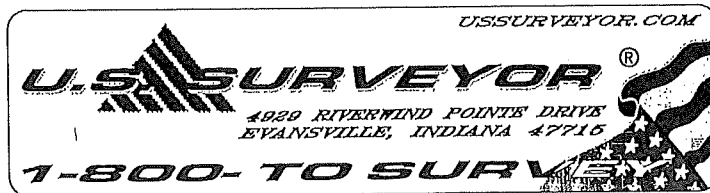
Date

Bridget Givens, City Clerk

Date

PROPERTY ADDRESS:
303 E. PRAIRIE VIEW RD.
CHIPPEWA FALLS, WI 54728

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 AS DOCUMENT NUMBER 479180, 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

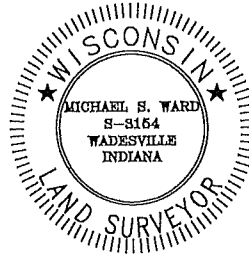
SURVEYOR'S CERTIFICATE

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 as Document Number 479180, 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 82.88 feet; thence South 00°00'00" East a distance of 20.36 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 128.40 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.#836372) South 89°42'55" West a distance of 118.88 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 _____ day of _____, 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

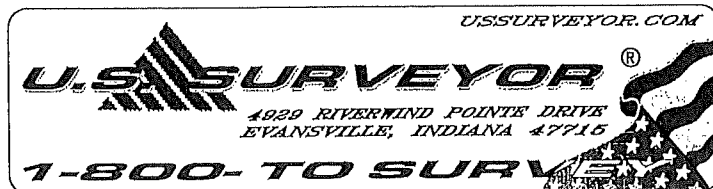
Bridget Givens, City Clerk

Date

PROPERTY ADDRESS:
303 E. PRAIRIE VIEW RD.
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. _____

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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 as Document Number 479180, 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 89°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 89°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 316.12 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 250.78 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 82°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 0.78 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 _____ day of _____, 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.
CHIPPEWA FALLS, WI 54728

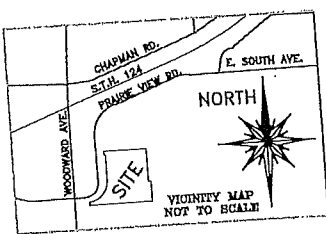
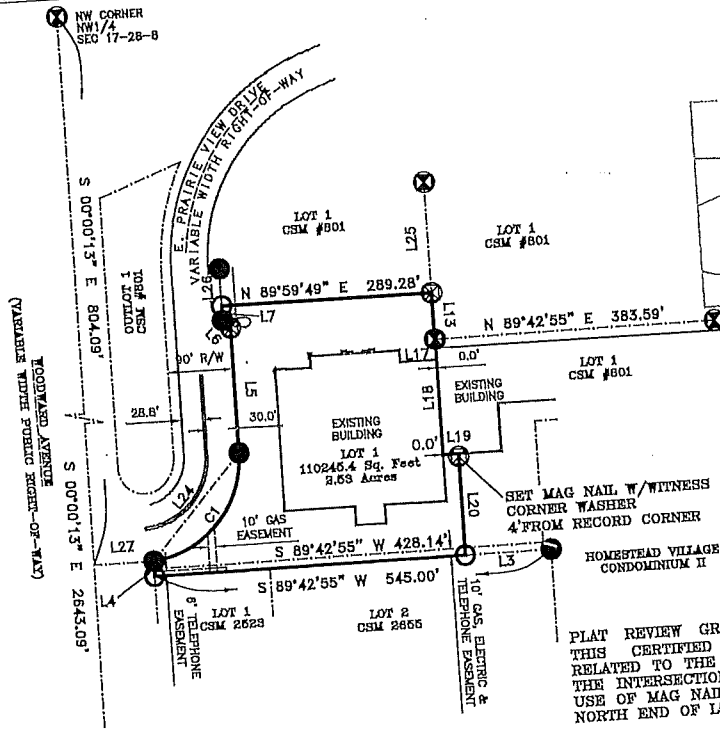
PREPARED FOR:
CHIPPEWA HOLDINGS LLC
2439 KUSER ROAD
HAMILTON, NJ 08690

SS55132CSM.DWG_MSW
SHEET 4 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 880 AS DOCUMENT NUMBER 479180, 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
L3	S 89°42'55" W	116.86'	L18	S 00°00'35" W	167.08'
L4	N 00°00'00" W	20.37'	L19	N 90°00'00" E	21.16'
L5	N 00°00'00" W	(20.36')	L20	S 00°00'00" E	137.89'
L6	N 00°00'00" W	170.00'	L24	N 42°20'19" E	188.56'
L7	N 42°54'45" W	14.69'	L24	(N 42°20'10" E)	(188.57')
L8	N 00°00'00" W	19.57'	L25	N 00°00'00" W	150.37'
L13	S 00°00'00" E	63.01'	L26	N 00°00'00" W	50.43'
L17	N 89°42'55" E	0.73'	L27	N 89°59'47" E	82.86'



PLAT REVIEW GRANTED A MONUMENT WAIVER FOR THIS CERTIFIED SURVEY MAP ON 08/08/2022 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 (S 42°20'10" W)	188.56' (188.57')	S 00°00'10" E	S 84°40'48" W

- ⊗ SECTION CORNER FOUND AS NOTED AND THIS WAS 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 1.80 pounds per linear foot

- 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
- PO. PAGE
- SEC. SECTION
- RD. ROAD
- AVE. AVENUE
- LIMITED LIABILITY COMPANY PREVIOUSLY RECORDED AS

ADDRESS:
 E. PRAIRIE VIEW RD.
 CS, WI 54729

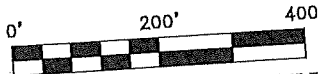
'S LLC

. S. WARD

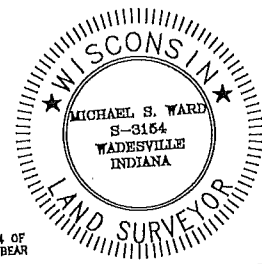
FIELDWORK COMPLETED MARCH 3, 2022



SCALE 1" = 200'



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



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