

## 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, October 10, 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 September 12, 2022 Plan Commission Meeting. *(Attachment)*
2. Conduct a Public Hearing to consider Conditional Use Permit Resolution No. 2022-07 allowing Shakina Investments, LLC to remodel the commercial space on the first floor of the existing building into a single unit two bedroom apartment on parcel #22808-0613-60060801 located at 502 Bay Street, Chippewa Falls. *(Attachment)*
3. Consider Conditional Use Permit Resolution No. 2022-07 allowing Shakina Investments, LLC to remodel the commercial space on the first floor of the existing building into a single unit two bedroom apartment on parcel #22808-0613-60060801 located at 502 Bay Street, Chippewa Falls. *(Attachment)*
4. Consider Preliminary Plat of Toycen's Addition, being a parcel of land in the NE ¼ of the SW ¼ and a part of the NW ¼ of the SE ¼ of Section 8, T28N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin. 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, October 5, 2022 at 9:30 A.M. by Mary Bowe.

**MINUTES OF THE PLANCOMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, SEPTEMBER 12, 2022- 6:30 PM**

The Plan Commission met in City Hall on Monday, September 12, 2022 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman, Dave Cihasky and Dennis Doughty. Also attending were City Planner Brad Hentschel and those on the attached attendance sheet.

1. **Motion** by Misfeldt, seconded by Tzanakis to approve the minutes of the August 8, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered Chippewa Falls Plan Commission Planned Development Conditional Use Permit Resolution No. 2022-06 to allow the Cook-Rutledge Mansion Inc.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 on Parcel #22808-0634-60111401, located at #505 West Grand Avenue in the City of Chippewa Falls. Mary Kleusch of 720 West Central Street appeared on behalf of the Cook Rutledge Manson to support the resolution and to give background information. She said Cook Rutledge Mansion had been operating as a Mansion/Museum for about fifty years and surmised probably prior to implementation of the zoning code requiring a Planned Development Conditional Use Permit. She continued that Cook Rutledge wanted to make things right and get updated to the present City of Chippewa Falls zoning code.  
Plan Commission Vice-Chairperson Tom Hubbard opened a public hearing to consider Chippewa Falls Plan Commission Planned Development Conditional Use Permit Resolution No. 2022-06 to allow the Cook-Rutledge Mansion Inc.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 on Parcel #22808-0634-60111401, located at #505 West Grand Avenue in the City of Chippewa Falls. David Wolfe of 516 West Central Street appeared and stated he generally supported Planned Development Conditional Use Permit Resolution No. 2022-06 but had a concern about having live music outside during week nights.  
No one else spoke for or against the permit.  
Vice-Chairperson Hubbard closed the public hearing.  
Mary Kleusch responded that Cook Rutledge Mansion intended to continue operations in a similar fashion as exists now with occasional live music outdoors.  
**Motion** by Hiess, seconded by Arneberg to approve Chippewa Falls Plan Commission Planned Development Conditional Use Permit Resolution No. 2022-06 to allow the Cook-Rutledge Mansion Inc.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 on Parcel #22808-0634-60111401, located at #505 West Grand Avenue in the City of Chippewa Falls. **A roll call vote was taken. Voting aye were Hiess, Arneberg, Misfeldt, Tzanakis, Trowbridge, Rubenzer and Hubbard. The motion passed on a 7-0 vote.**

3. Ken Heitman of U-Haul appeared to support the attached Certified Survey Map subdividing the Chippewa Holdings LLC parcel and creating a parcel for U-Haul to own and operate a ubox storage and transfer business on. Rubenzer stated the Certified Survey Map had been revised according to County Surveyor Samuel Wentz. Dan Varga came into the Council room and joined the meeting at this point. Commissioners asked about U-Hauls lack of follow through on previous conditions and promises such as brick exteriors on outside storage units and tree and vegetative screens along Prairie View Road. Mr. Heitman apologized for a predecessors promise to have brick exteriors but said that is nowhere in U-Hauls past or future plans. He stated he would add any vegetative or tree screen if required by the previously approved Conditional Use Permit.

**Motion** by Hiess, seconded by Rubenzer to recommend the Common Council approve the attached Certified Survey Map subdividing the Chippewa Holdings LLC parcel and creating a parcel for U-Haul to own and operate a ubox storage and transfer business on contingent on:

- 1) receipt of appropriate certified survey map review fees.
- 2) review of the Certified Survey Map by County Surveyor Samuel Wentz with corresponding revisions completed.
- 3) recording of the Certified Survey Map at Chippewa County by U-Haul and emailing a recorded copy of the Certified Survey Map to the City of Chippewa Falls Engineering Department.

**All present voting aye. Motion carried.**

4. City Planner Brad Hentschel and Christ Straight presented the attached City of Chippewa Falls Comprehensive Plan Update Project Scope and Schedule. Mr. Hentschel stated there would be six or more meetings for the steering committee over the next year and a half. Included would be neighborhood conversations and focus group meetings with mandatory public participation and a public hearing and plan adoption toward the end of 2023.

**Motion** by Misfeldt, seconded by Varga to recommend the Common Council adopt the attached public participation procedures for the update of the City of Chippewa Falls Comprehensive Plan. **All present voting aye, Motion carried.**

**Motion** by Misfeldt, seconded by Trowbridge to recommend the Common Council approve the Comprehensive Plan steering committee with members as shown on the attached list. **All present voting aye, Motion carried.**

5. Joel Ehrfurth of Mach IV Engineering Surveying and Environmental appeared on behalf of Premium Waters to present the attached Certified Survey Map creating a 25.74 acre parcel near the NE corner of Olson Drive and Cashman Drive that incorporates outlots and parts of lots 41, 42 and 43 of 4th Riverside Industrial Park. Rubenzer stated he believed the Certified Survey Map had been reviewed by County Surveyor Wentz.

**Motion** by Hiess, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map creating a 25.74 acre parcel near the NE corner of Olson Drive and Cashman Drive that incorporates outlots and parts of lots 41, 42 and 43 of 4th Riverside Industrial Park contingent on:

- 1) receipt of appropriate certified survey map review fees.
- 2) review of the Certified Survey Map by County Surveyor Samuel Wentz with corresponding revisions completed.
- 3) recording of the Certified Survey Map at Chippewa County by Premium Waters, Inc. and emailing a recorded copy of the Certified Survey Map to the City of Chippewa Falls Engineering Department.

**All present voting aye, Motion carried.**

6. Eric Stephenson of Shakina Investments, LLC appeared to support the Conditional Use Permit petition to convert first floor commercial space in the existing building at 502 Bay Street into a residential rental unit. The Plan Commission discussed existing parking space and the proposed first floor alterations that would convert the space into a residential rental unit.

**Motion** by Misfeldt, seconded by Tzanakis to recommend the Plan Commission conduct a public hearing to consider a Conditional Use Permit that would allow Shakina Investments LLC to convert a first floor commercial space in the exiting building at 502 Bay Street into a rent unit contingent on:

- 1.) receipt of the \$300 administrative and advertising fee.
- 2.) proper notification of adjacent property owners.
- 3.) advertisement in the Chippewa Herald.

**All present voting aye. Motion carried.**

7. **Motion** by Varga, 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

# PLAN COMMISSION ATTENDANCE SHEET

DATE: September 12, 2022

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
JEL EHRICH	MAETIV / Premium H2O	2260 SALSCHIEDER CB	920 639 6907	jehrfurth@mpch-iv.com
Kens Heitman	UHAUL	1294 Sompson CT	920 396 1715	Kens_Heitman@Uhaul.com
Chris Straight	WCWRPC	800 West St, DZ-401 Evan Claire	715-836-2918	Chris@wcwrpc.org
Eric Stephenson	Shakina Investments, LLC	2803 Hamlock Ln, EC 54703	715-404-5878	shakinainvestments@gmail.com
Mary Kleusch	Cook-Rutledge	720 W. Central	108-475-0673	marykleusch@gmail.com
Tom Stormer	Cook-Rutledge	704 W. Central	715-505-0937	tomstormer@chapters.net
Melanie Berg	Cook Rutledge	549 Goldsmith	715-929-5330	melanie@wardsendwater.com
Kyrie Robin	Cook-Rutledge	604 W Central St.	715-404-0558	ky.robes@gmail.com
DAVID WOLFE	Reservoir	516 W CENTRAL ST	630-710-0543	david@ogmail.com

**RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO REMODEL THE COMMERCIAL SPACE ON THE FIRST FLOOR OF THE EXISTING BUILDING INTO A SINGLE UNIT TWO-BEDROOM APARTMENT ON PARCEL 22808-0613-60060801 LOCATED AT #502 BAY STREET, CHIPPEWA FALLS, WISCONSIN**

**WHEREAS**, at its September 12, 2022 meeting, the Plan Commission heard a request on behalf of Shakina Investments LLC to remodel and construct a single unit two-bedroom apartment on the first floor commercial space of the existing building located at #502 Bay Street; and

**WHEREAS**, Parcel #22808-0613-60060801, Lot 1, Block 8 of Allens Addition is presently zoned Central Business District; and

**WHEREAS**, the Plan Commission has evaluated the said request for a Conditional Use Permit as enumerated in Chapter 17.30(6)(a) of the Chippewa Falls Municipal Code of Ordinances; and

**WHEREAS**, the Plan Commission conducted a public hearing on this request on Monday, October 10, 2022 after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

**THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that, pursuant to Chapters 17.30(6)(a) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to remodel an existing commercial space into a single unit two-bedroom apartment on Parcel #22808-0613-60060801, Lot 1, Block 8 of Allens Addition, Chippewa Falls Plat located at #502 Bay Street under the following conditions:

- a) That the first floor commercial space in the existing building at #502 Bay Street be allowed to be remodeled and reconstructed into a single unit two-bedroom apartment.
- b) That the attached site plan, building plans, floor plans and details and all attachments become part and parcel of this Conditional Use Permit and available for inspection in the City Inspector and City Engineer Offices.

Conditional Use Permit Resolution No. 2022-07

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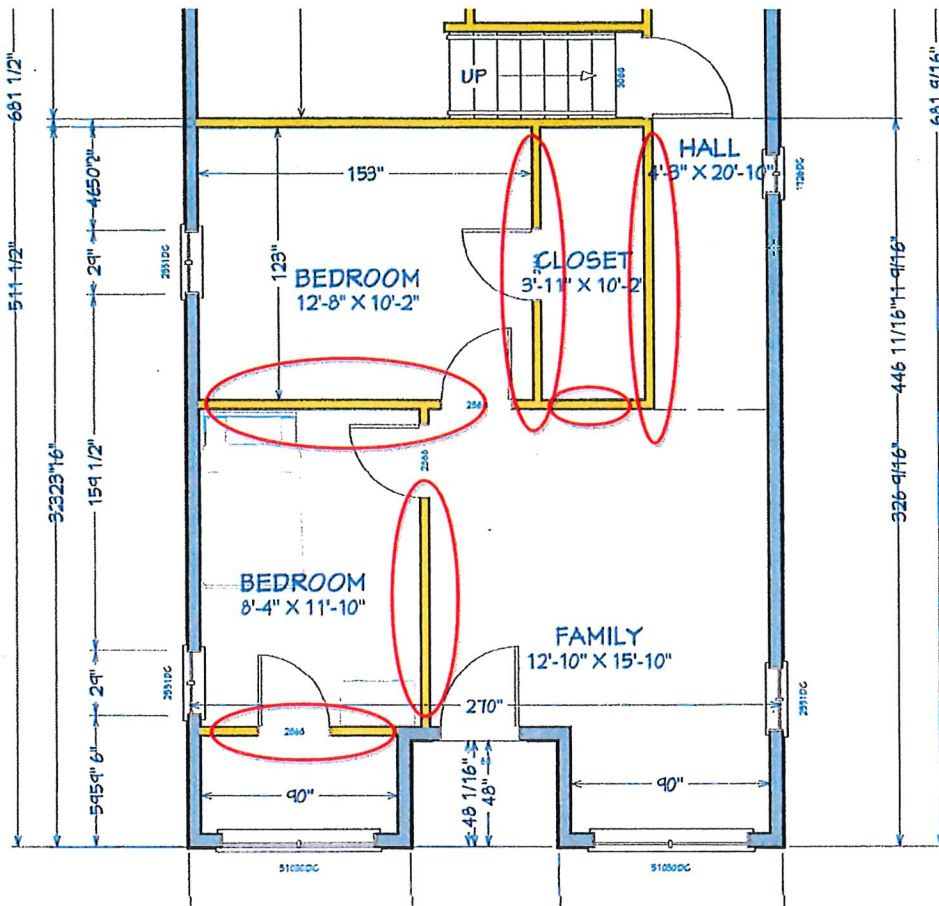
- c) That this permit shall run with the land and apply to all present and future owners as long as permitted uses in the C-3 Central Business District and the specific conditions a-g of this permit are employed.
- d) Except as specifically provided herein, all regulations of the City of Chippewa Falls, County of Chippewa, State of Wisconsin and Federal Codes shall apply.
- e) 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 for this facility.
- f) 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.
- g) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: \_\_\_\_\_

SECONDED: \_\_\_\_\_

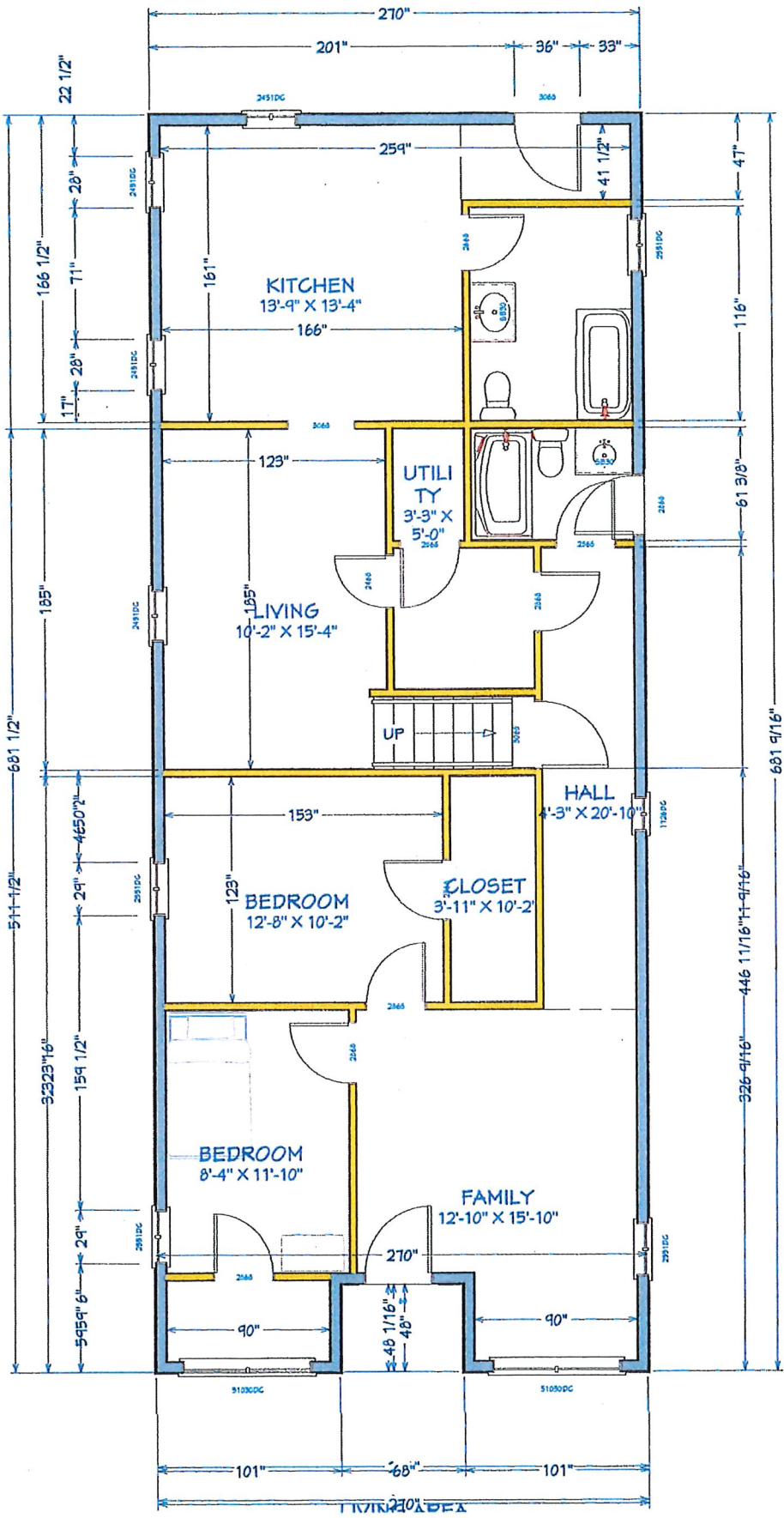
I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on October 10, 2022, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays and \_\_\_\_\_ abstentions.

\_\_\_\_\_  
Richard J. Rubenzer, PE, Secretary  
Plan Commission



Currently, this is an empty room. The red circles indicate proposed changes by adding walls.





View from Bay Street (front)



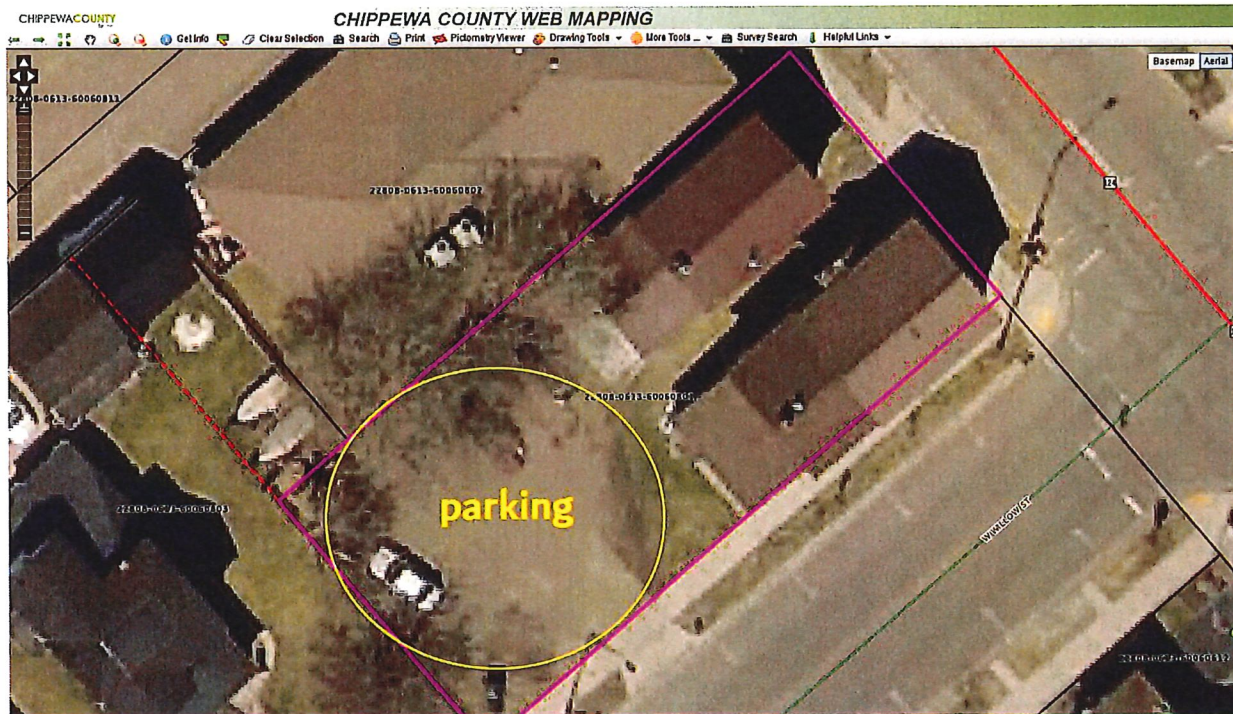
1. Existing lighting, no changes

View from W Willow Street (rear of unit)



2. Existing lighting, no changes

View from W Willow Street (parking, rear of unit)



**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, October 10, 2022** regarding:

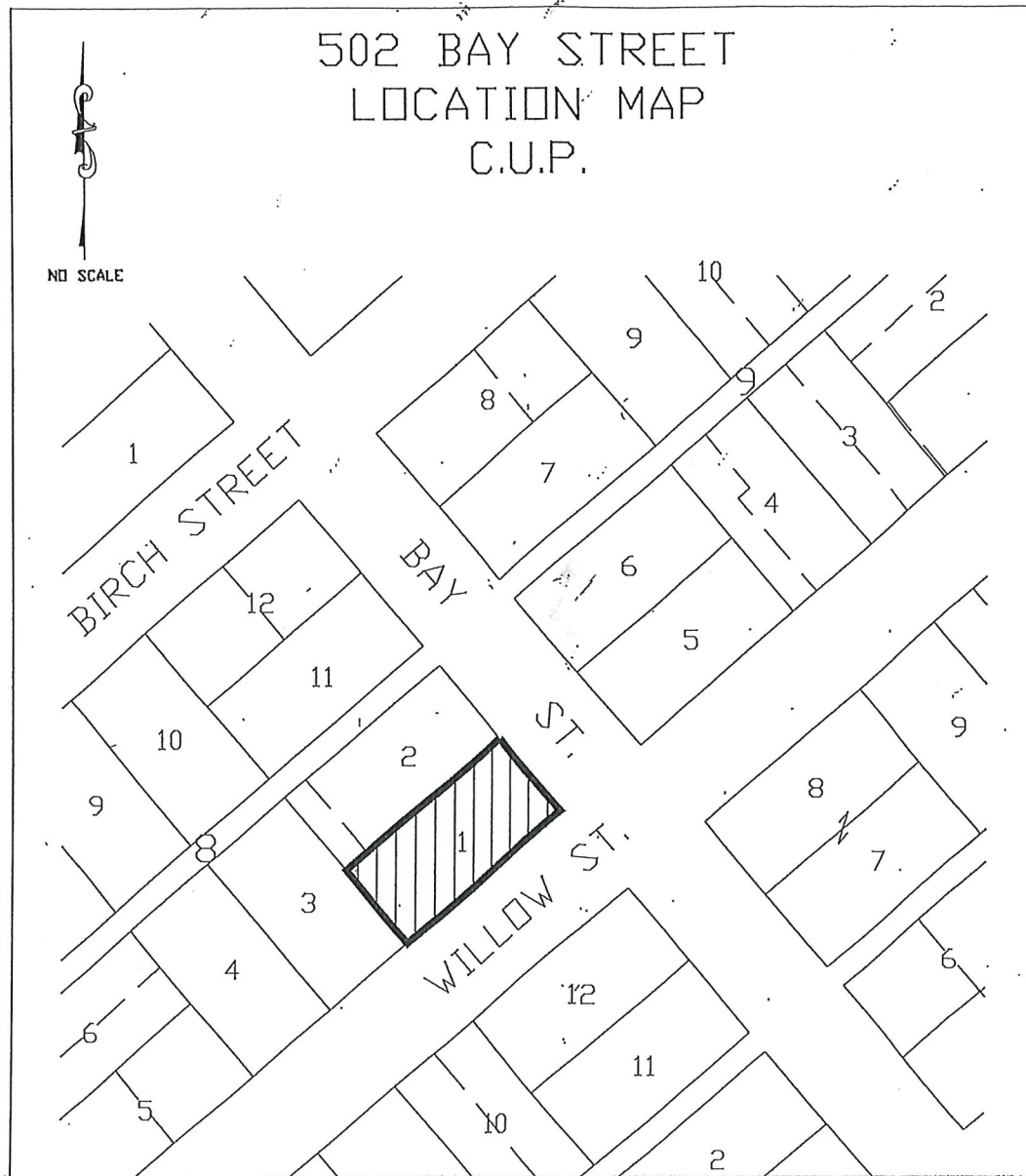
A Conditional Use Permit Resolution to convert first floor commercial space in the existing building on Parcel #22808-0613-60060801 into a residential rental unit, located at 502 Bay Street in the City of Chippewa Falls.

This parcel is currently zoned C-3 Central Business District.

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

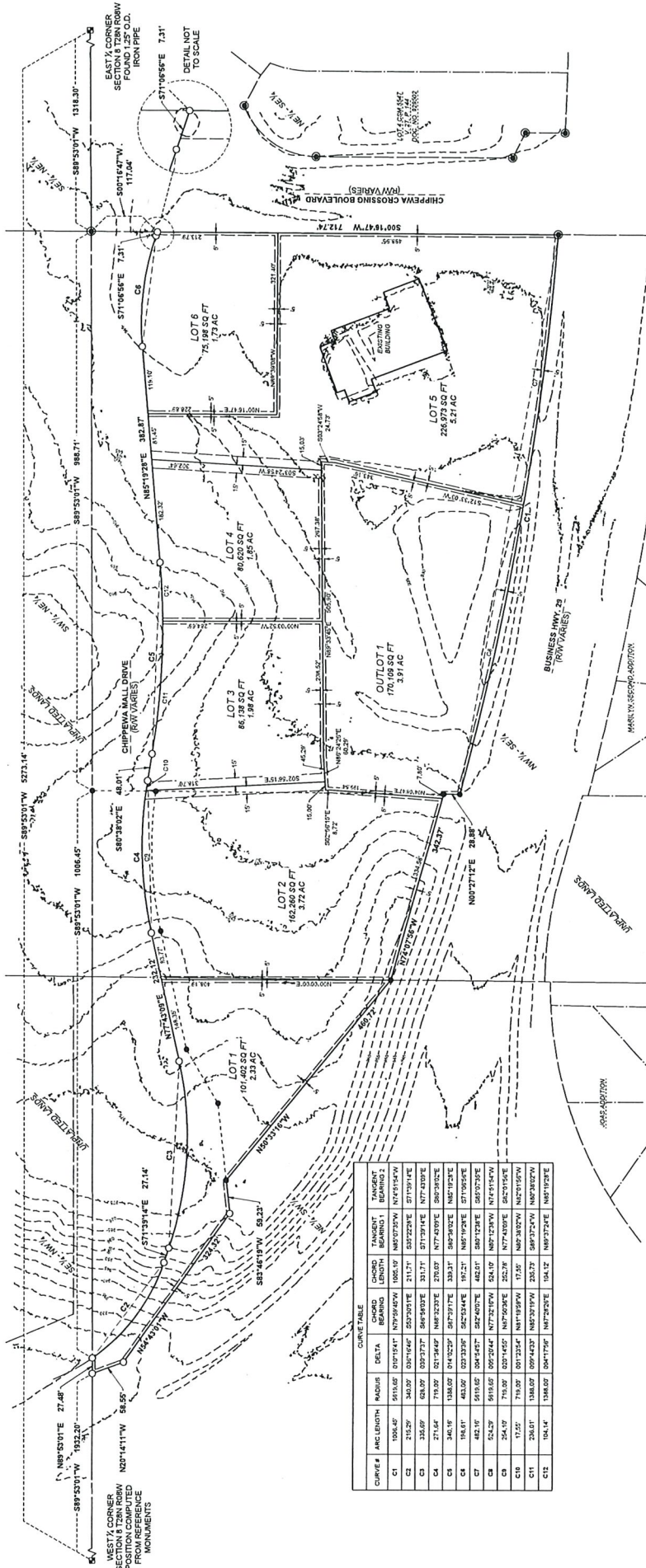
A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours. (8:30 A.M. to 3:30 P.M.)

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



PRELIMINARY PLAT OF  
**TOYCEN'S ADDITION**

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN



CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	TANGENT BEARING 1	TANGENT BEARING 2
C1	100.45'	5116.05'	01°15'41"	N79°56'49"W	108.07'	N60°20'30"W
C2	215.29'	340.09'	02°16'46"	S29°30'45"E	211.71'	S28°22'08"E
C3	332.69'	624.09'	03°17'37"	S48°34'03"E	311.71'	S17°39'14"E
C4	271.64'	719.09'	02°18'46"	N48°32'03"E	270.03'	N77°48'09"E
C5	345.19'	1348.09'	01°14'02"	S49°33'17"E	333.31'	S49°34'03"E
C6	184.41'	443.00'	02°13'33"	S49°33'17"E	191.21'	N48°11'24"E
C7	442.19'	5116.05'	04°14'47"	S42°46'07"E	442.01'	S49°12'38"E
C8	524.29'	9116.05'	00°12'04"	N77°32'19"W	524.10'	N48°12'34"W
C9	254.10'	719.09'	02°11'45"	N77°32'19"W	252.78'	N77°48'09"E
C10	174.52'	719.09'	00°11'23"	N41°19'29"W	174.50'	N42°30'02"W
C11	234.81'	1348.09'	00°14'03"	N42°30'19"W	233.73'	S49°37'24"W
C12	184.41'	1348.09'	04°11'59"	N42°30'19"W	184.12'	N48°11'24"E

- NOTES:
1. ALL UTILITIES ARE SHOWN BY CITY OF CHIPPEWA FALLS WATER AND SANITARY SEWER.
  2. ALL LOTS HAVE ACCESS TO PAVED PUBLIC STREETS.
  3. UTILITY EASEMENTS SET FORTH HEREON ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE INDIVIDUALS AND ARE NOT TO BE CONSIDERED AS EASEMENTS TO CONSTRUCT VISIONAL QUALITY LOT OR STREET LINES. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF WISCONSIN STATUTES.
  4. ALL LOTS ARE ZONED CC GENERAL COMMERCIAL.
- TYPICAL BUILDING SETBACKS:  
 10' FROM FRONT LOT LINES,  
 10' FROM SIDE LOT LINES,  
 25' FROM REAR LOT LINES.



LEGEND

- 5 FOUND PLAS MONUMENT AS NOTED
- SET 1.37" 1" IRON REBAR ACCORDING TO 1.37" 1" IRON REBAR FOUND 1.37" 1" IRON REBAR SET 0.27' 1" IRON REBAR FOUND 1.37" 1" IRON REBAR SET 0.27'
- FOUND 1" IRON PIPE
- FOUND 1" IRON PIPE
- UTILITY EASEMENT
- CERTIFIED SURVEY MAP
- ACRES
- RECORDED AS

SCALE 1" = 100'

DATE SURVEYED: 08/11/2023  
 SHEET 1 OF 2



AVRES  
 3433 Commercial Park Drive  
 Eau Claire, WI 54601  
 Tel: 715.834.4111

PRELIMINARY PLAT OF  
**TOYCEN'S ADDITION**

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE  
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH,  
RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

**SURVEYORS CERTIFICATE**

I, GERALD C. RIPLEY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY  
THAT I HAVE SURVEYED, DIVIDED, AND MARKED THE PLAT OF "TOYCEN'S ADDITION," A PARCEL OF LAND IN THE NORTHWEST QUARTER AND THE NORTHEAST  
QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 8,  
THE EAST-WEST CORNER OF SECTION 8, A DISTANCE OF 1131.30 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 8, THE EAST-WEST CORNER OF SECTION 8,  
THENCE SOUTH 00°19'47" WEST, ALONG SAID EAST LINE, 117.24 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 00°19'47" WEST, ALONG SAID EAST LINE, 117.24 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 00°19'47" WEST, ALONG SAID EAST LINE, 117.24 FEET TO THE POINT OF BEGINNING;  
THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 591.65 FEET, AND A CHORD WHICH BEARS NORTH 77°59'45" WEST FOR 1036.19 FEET,  
THENCE NORTH 74°37'57" WEST, 342.37 FEET,  
THENCE NORTH 50°33'19" WEST, 460.73 FEET,  
THENCE NORTH 54°43'31" WEST, 324.32 FEET,  
THENCE NORTH 54°43'31" WEST, 324.32 FEET,  
THENCE NORTH 09°14'11" WEST, 25.65 FEET TO SAID EAST-WEST QUARTER LINE,  
THENCE NORTH 09°14'11" WEST, 25.65 FEET TO SAID EAST-WEST QUARTER LINE,  
THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT TEN COURSES,  
THENCE SOUTH 71°58'44" EAST, 271.17 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 528.00 FEET, AND A CHORD WHICH BEARS SOUTH 46°59'03" EAST FOR 311.71 FEET;  
THENCE SOUTH 71°58'44" EAST, 271.17 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 528.00 FEET, AND A CHORD WHICH BEARS SOUTH 46°59'03" EAST FOR 311.71 FEET;  
THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 119.59 FEET, AND A CHORD WHICH BEARS NORTH 69°32'32" EAST FOR 270.03 FEET;  
THENCE SOUTH 69°32'32" EAST, 48.07 FEET,  
THENCE SOUTH 69°32'32" EAST, 48.07 FEET,  
THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 138.59 FEET, AND A CHORD WHICH BEARS SOUTH 87°29'17" EAST FOR 336.37 FEET;  
THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 483.39 FEET, AND A CHORD WHICH BEARS SOUTH 87°29'17" EAST FOR 191.21 FEET;  
THENCE SOUTH 11°09'29" EAST, 1.21 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 562,970 SQUARE FEET OR 20.72 ACRES, MORE OR LESS,  
THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF DANDY LAND MANAGEMENT, LLC, OWNER OF SAID LAND,  
THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.  
I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E-7, AND THE SUBDIVISION REGULATIONS OF THE  
CITY OF CHIPPEWA FALLS IN SURVEYING, DIVIDING AND MARKING THE SAME.

GERALD C. RIPLEY, P.L.S. NO. S-3371 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

**CONSENT OF CORPORATE MORTGAGEE CERTIFICATE**

I, \_\_\_\_\_, AN INDIVIDUALLY ORGANIZED AND EXISTING LENDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED  
LAND, DOES HEREBY CONSENT TO THE ASSIGNING, DIVISION, MAPPING AND SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE  
OF \_\_\_\_\_ OWNER.

IN WITNESS WHEREOF, THE SAID \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ ITS PRESIDENT, AND COUNTERSIGNED BY  
\_\_\_\_\_ ITS SECRETARY, AT \_\_\_\_\_ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

IN THE PRESENCE OF \_\_\_\_\_  
CORPORATE NAME \_\_\_\_\_ (CORPORATE SEAL)  
PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF WISCONSIN COUNTY SS \_\_\_\_\_  
PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_ PRESIDENT, AND  
\_\_\_\_\_ SECRETARY OF SAID CORPORATION, SECRETARY OF SAID CORPORATION,  
AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) \_\_\_\_\_ NOTARY PUBLIC, \_\_\_\_\_ M

MY COMMISSION EXPIRES: \_\_\_\_\_

**OWNERS CERTIFICATE**

DANDY LAND MANAGEMENT, LLC, A WISCONSIN LIMITED LIABILITY CORPORATION UNDER AND BY THE VIRTUE OF LAWS OF THE STATE OF WISCONSIN, AS OWNER OF THE LANDS DESCRIBED ON  
THIS PLAT, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS SHOWN.  
DANDY LAND MANAGEMENT, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE CITY OF MEDFORD AND THE WISCONSIN DEPARTMENT  
OF ADMINISTRATION FOR APPROVAL OR OBJECTION.

IN WITNESS WHEREOF, THE SAID DANDY LAND MANAGEMENT, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DANIEL TOYCEN, MANAGING PARTNER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

IN THE PRESENCE OF \_\_\_\_\_

DANDY LAND MANAGEMENT, LLC.

DANIEL TOYCEN, MANAGING PARTNER

\_\_\_\_\_ COUNTY SS \_\_\_\_\_

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, \_\_\_\_\_ PRESIDENT OF THE ABOVE NAMED DANIEL TOYCEN, MANAGING PARTNER, TO ME KNOWN  
TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MANAGING PARTNER OF SAID LIMITED LIABILITY CORPORATION AND ACKNOWLEDGED THAT  
HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MANAGING PARTNER OF SAID LIMITED LIABILITY CORPORATION, AS THE DEED OF SAID LIMITED LIABILITY CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) \_\_\_\_\_ NOTARY PUBLIC, \_\_\_\_\_ M

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF CHIPPEWA FALLS

RESOLVED THAT THE PLAT OF "TOYCEN'S ADDITION," IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF  
CHIPPEWA FALLS, WISCONSIN.

CITY OF CHIPPEWA FALLS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF CHIPPEWA FALLS TREASURER, CERTIFICATE

STATE OF WISCONSIN COUNTY SS \_\_\_\_\_

LYNNE BAUER, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF CHIPPEWA FALLS,  
DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR  
LIENS OR ENCUMBRANCES AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, ON ANY OF THE LAND  
INCLUDED IN THE PLAT OF "TOYCEN'S ADDITION."

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

COUNTY TREASURER, CERTIFICATE

STATE OF WISCONSIN COUNTY SS \_\_\_\_\_

PATRICK SCHIMMEL, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF CHIPPEWA,  
DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR  
LIENS OR ENCUMBRANCES AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, ON ANY OF THE LAND  
INCLUDED IN THIS PLAT OF "TOYCEN'S ADDITION."

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PATRICK SCHIMMEL, COUNTY TREASURER

There are no objections to this plat with respect to  
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),  
Wis. Stat. as provided by s. 236.12, Wis. Stat.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

