

**MINUTES OF THE PLANCOMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 10, 2022-6:30 PM**

The Plan Commission met in City Hall on Monday, October 10, 2022 at 6:30P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Ross Wilson, Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Mayor Greg Hoffman was absent. Also attending were City Inspector Paul Lasiewicz, Dan Toycen of Toycen Ford Inc. and those on the attached attendance sheet.

The Plan Commission welcomed new Commissioner Ross Wilson and each member introduced themselves.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the September 12, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered 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. Director of Public Works Rubenzer stated that the parcel was zoned C-3 Central Business District and first floor residential space is a conditional use in the district. Eric Stephenson of Shakina Investments, LLC appeared in support of the Conditional Use Permit Resolution. He said he has contractors already to begin pending approval of the Conditional Use Permit Resolution. Vice-Chairperson Hubbard opened 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 at 6:34pm. No one spoke. Vice-chairperson Hubbard closed the public hearing at 6:35pm.
Motion by Hiess, seconded by Varga to approve 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. Commissioner Cihasky asked if there was adequate parking. Inspector Lasiewicz noted there was plenty of parking and that he didn't have any concerns with the resolution. **A roll call vote was taken. Voting aye were Hiess, Varga, Cihasky, Misfeldt, Wilson, Tzanakis, Arneberg, Trowbridge, Rubenzer and Hubbard. No one voted nay. The motion was approved unanimously with a 10-0 vote.**

3. Jerry Ripley, PLS of Ayres Associates and Dan Toycen appeared in support of the attached 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 for parcels west of Chippewa Crossing Boulevard and along Chippewa Mall Drive extended easterly. Commissioner Hiess

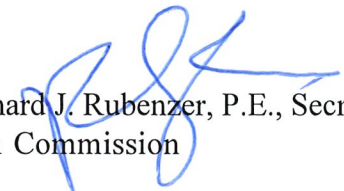
asked about storm pond ownership, labeling of utility easements and rezoning of western lots. Director of Public Works Rubenzer stated that the preliminary plat had been forwarded to County Surveyor Wenz for review and comment.

Motion by Misfeldt, seconded by Hiess to recommend the Common Council approve the attached 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 contingent on;

- 1) receipt of the appropriate plat review fees.
- 2) review of the plat by County Surveyor Wenz with corresponding revisions made to the plat.
- 3) submission and approval of a stormwater management plan with any revisions necessitated by the stormwater plan review.
- 4) recording of the final approved plat.
- 5) providing the Chippewa Falls Engineering Department with a copy of the recorded original final plat.

All present voting aye. Motion carried.

4. **Motion** by Varga, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:46 P.M.


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

**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 Mansion 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 Chris 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.

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. Rabenzer, P.E., Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

DATE: September 12, 2022

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
JEL EHRFUCHT	MACHIV / PREMIUM #20	2200 SAUSCHIEDER OB	920 639 6907	jehrforthe@nackriv.com
Kew HEITMAN	CHAVE	1294 SAMPSON CT	920 396 1719	Kew-HEITMAN@LITEL.com
Chris Straight	WCVRTC	800 LEFT ST, DZ-401 Evan Claire	715-836-2918	chrise@wcvrtc.org
Eric Stephenson	Shakima Investments LLC	2803 Hemlock Ln, EC 54703	715-404-5878	shakima.investments@gmail.com
Many Klausch	Cook-Rutledge	720 W. Central	1-08-475-0673	manyklausch@gmail.com
Jan Stormer	Cook-Rutledge	704 W. Central	715-505-0937	janstormer@charity.org
Melanie Berg	Cook Rutledge	549 Goldsmith	715-929-5330	Melanie@noodsendwater.com
Kyrie Roby	Cook - Rutledge	604 W Central St.	715-401-0558	ky.robes@gmail.com
DAVID WOLFE	Resident	516 W CENTRAL ST	630-710-0543	davidw@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.

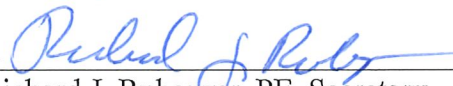
Conditional Use Permit Resolution No. 2022-07

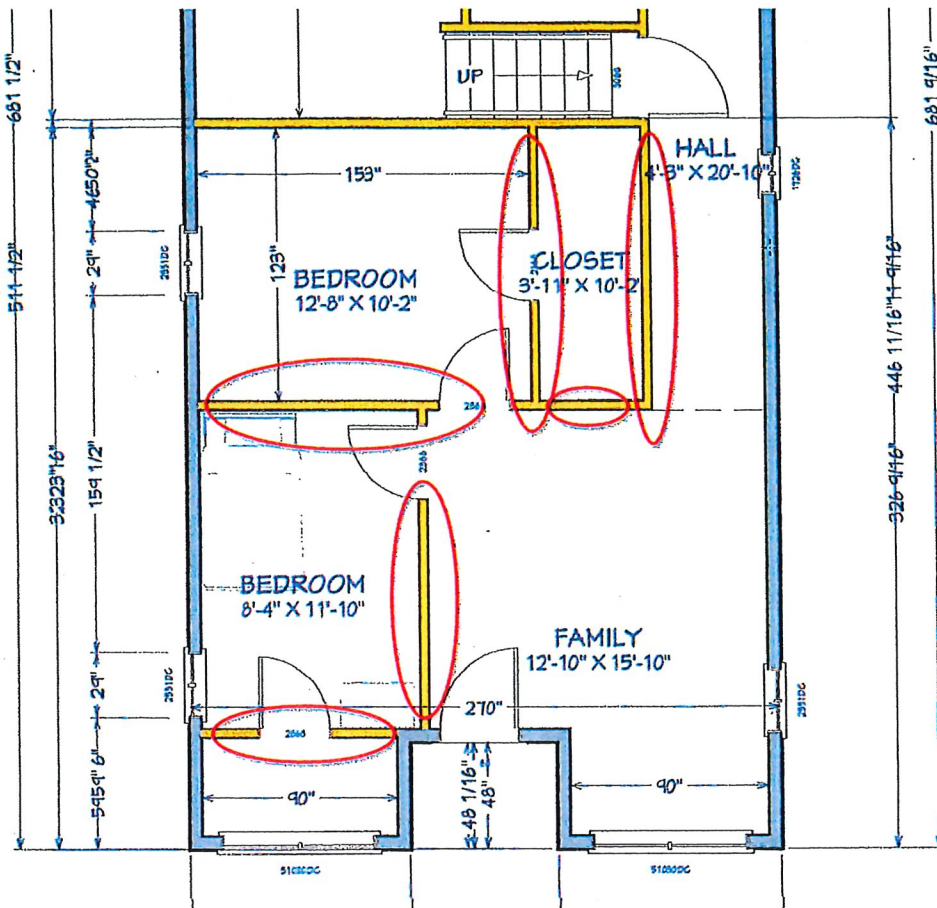
- c) That this permit shall run with the land and apply to all present and future owners as long as permitted uses in the C-3 Central Business District and the specific conditions a-g of this permit are employed.
- d) Except as specifically provided herein, all regulations of the City of Chippewa Falls, 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: Hess

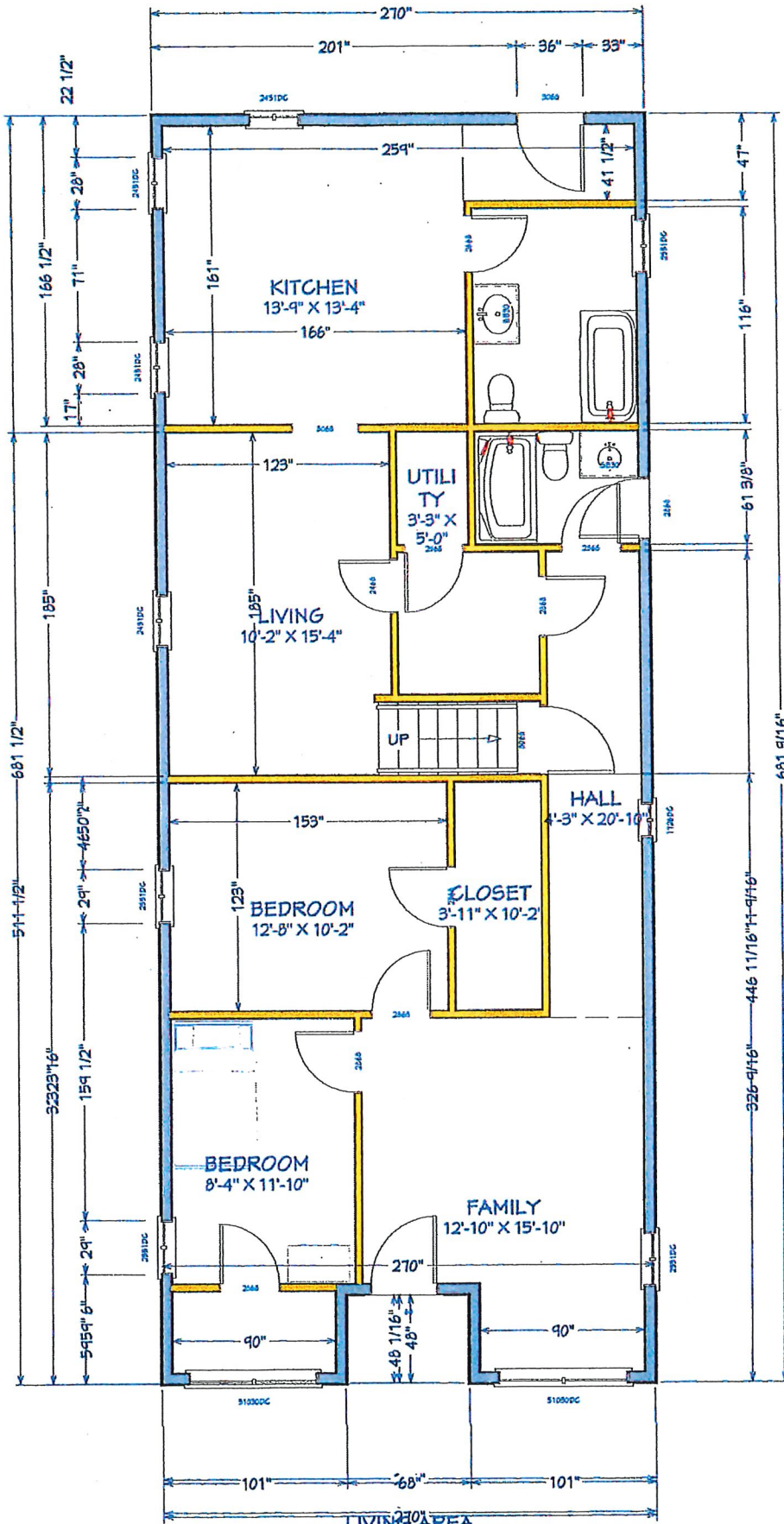
SECONDED: Varga

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 10 ayes, 0 nays and 0 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:

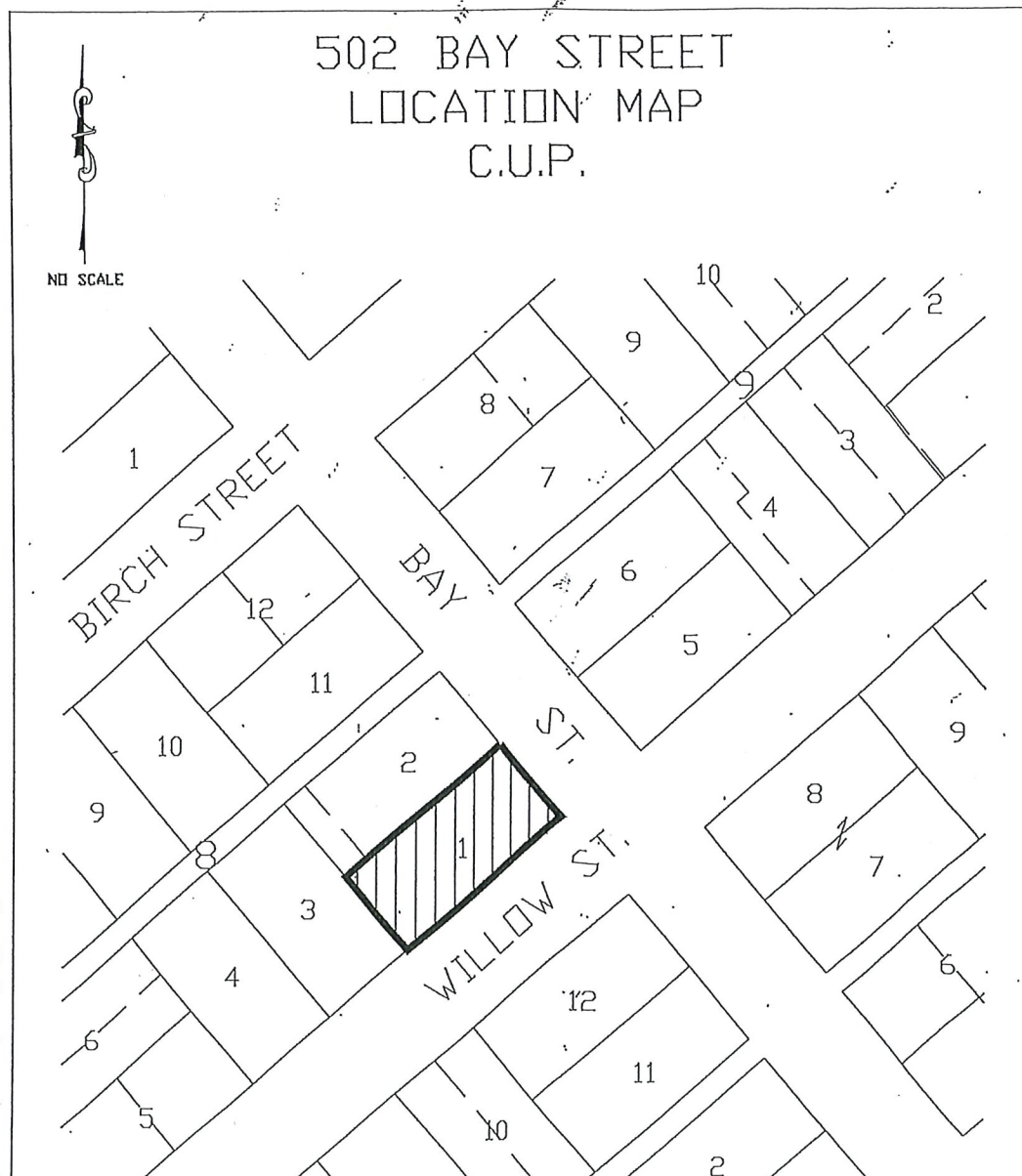
A Conditional Use Permit Resolution to convert first floor commercial space in the existing building on Parcel #22808-0613-60060801 into a residential rental unit, located at 502 Bay Street in the City of Chippewa Falls.

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.

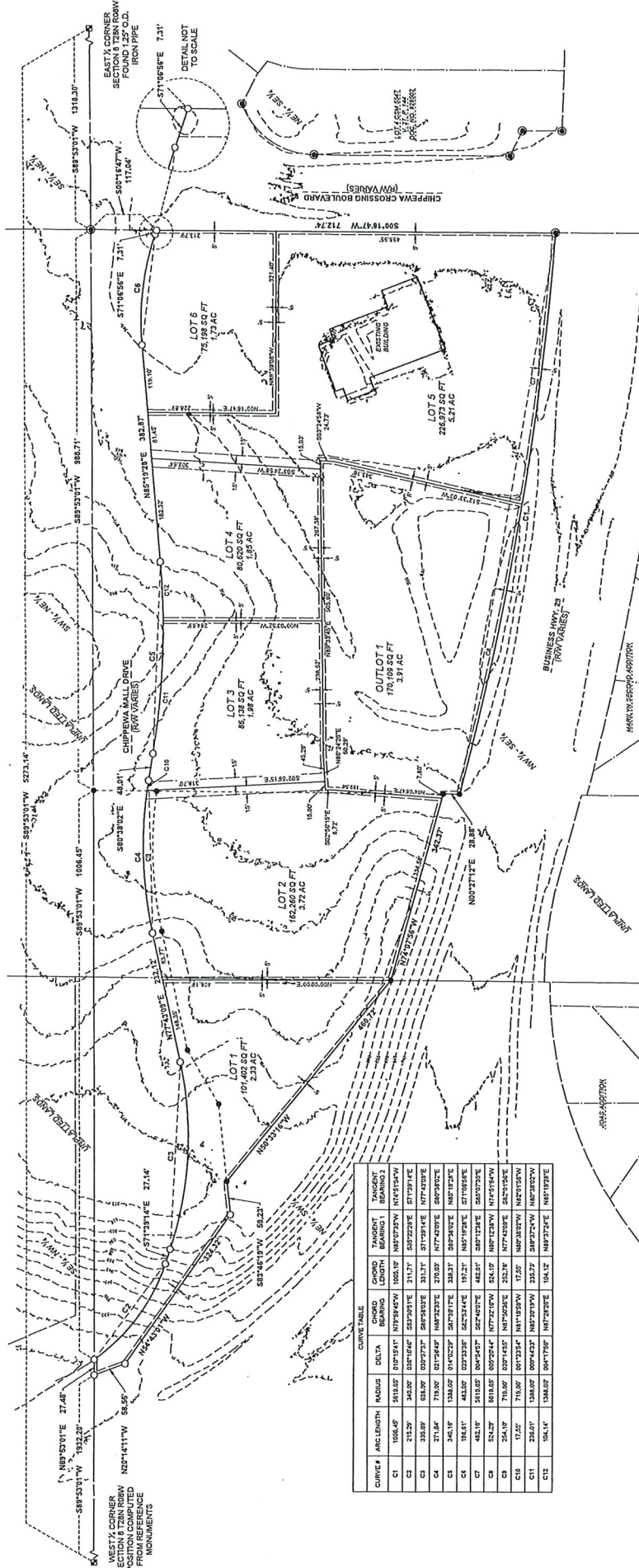
A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours. (8:30 A.M. to 3:30 P.M.)

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



PRELIMINARY PLAT OF
TOYCEN'S ADDITION

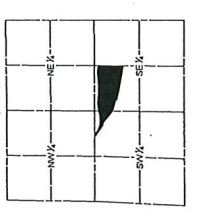
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN



CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT	INTERSECT
C1	102.48'	1418.00'	107°54'30"	1078.94'	108.84'	107°54'30"	1078.94'
C2	115.20'	1630.00'	104°34'00"	1030.00'	111.17'	104°34'00"	1030.00'
C3	131.68'	1858.00'	101°23'30"	1043.00'	117.17'	101°23'30"	1043.00'
C4	148.16'	2100.00'	98°22'30"	1058.00'	123.00'	98°22'30"	1058.00'
C5	164.64'	2360.00'	95°31'00"	1075.00'	128.67'	95°31'00"	1075.00'
C6	181.12'	2640.00'	92°48'00"	1093.00'	134.17'	92°48'00"	1093.00'
C7	197.60'	2940.00'	89°73'00"	1113.00'	139.50'	89°73'00"	1113.00'
C8	214.08'	3260.00'	86°15'00"	1134.00'	144.67'	86°15'00"	1134.00'
C9	230.56'	3600.00'	82°44'00"	1157.00'	150.00'	82°44'00"	1157.00'
C10	247.04'	3960.00'	79°00'00"	1182.00'	155.50'	79°00'00"	1182.00'
C11	263.52'	4340.00'	75°33'00"	1209.00'	161.17'	75°33'00"	1209.00'
C12	280.00'	4740.00'	71°33'00"	1238.00'	167.00'	71°33'00"	1238.00'

LEGEND
 FOUND MONUMENT AS NOTED
 FOUND MONUMENT AS NOTED
 ALL OTHER LOT CORNERS SET UP BY
 SURVEYOR
 FOUND 1" IRON PIPE
 UTILITY FACILITY
 CM
 SQUARE FEET
 ACRES
 RECORDED AS

SCALE 1" = 50'
 0 50 100 150 200 250 300 350 400 450 500
 FEET



- ALL LOTS ARE SERVED BY CITY OF CHIPPEWA FALLS WATER AND SANITARY SEWER.
- ALL LOTS HAVE ACCESS TO PAVED PUBLIC STREETS.
- PUBLIC UTILITIES HAVE THE RIGHT TO SERVE THE AREA. NO UTILITY POLE, REDUCED OR CABLE SHALL BE PLACED SO AS TO DISTURB OR OBSTRUCT VISION ALONG ANY LOT OR DRIVE.
- ALL LOTS ARE ZONED C2 GENERAL COMMERCIAL.



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

SURVEYOR'S CERTIFICATE

I, GERALD C. RIPLEY, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE PLAT OF "TOYCEN'S ADDITION," A PARCEL OF LAND IN THE NORTHWEST QUARTERS OF THE SOUTHWEST 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;
THENCE S89°15'00" E 1318.35 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SAID SECTION 8;
THENCE S89°15'00" E 117.04 FEET TO THE POINT OF BEGINNING;
THENCE S89°15'00" E 117.04 FEET TO THE NORTH RIGHT OF WAY LINE OF BUSINESS HIGHWAY 28;
THENCE S89°15'00" E 117.04 FEET TO THE NORTH RIGHT OF WAY LINE FOR THE NEXT SEVEN COURSES;
THENCE ALONG THE ARC OF A CURVE 1000.45 FEET TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2519.65 FEET, AND A CHORD WHICH BEARS NORTH 79°39'45" WEST FOR 1005.10 FEET;
THENCE NORTH 74°07'25" WEST, 342.37 FEET;
THENCE NORTH 50°32'19" WEST, 493.37 FEET;
THENCE NORTH 50°32'19" WEST, 493.37 FEET;
THENCE NORTH 86°53'01" EAST, 1000.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CHIPPEWA WALL DRIVE;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT TEN COURSES;
THENCE NORTH 71°29'14" EAST, 271.14 FEET;
THENCE ALONG THE ARC OF A CURVE 225.69 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 340.09 FEET, AND A CHORD WHICH BEARS SOUTH 57°29'07" EAST FOR 311.71 FEET;
THENCE SOUTH 87°30'02" EAST, 480.31 FEET;
THENCE ALONG THE ARC OF A CURVE 271.64 FEET TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 719.00 FEET, AND A CHORD WHICH BEARS NORTH 88°32'03" EAST FOR 270.93 FEET;
THENCE NORTH 87°19'27" EAST, 382.87 FEET;
THENCE ALONG THE ARC OF A CURVE 198.61 FEET TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 483.00 FEET, AND A CHORD WHICH BEARS SOUTH 87°29'17" EAST FOR 206.31 FEET;
THENCE SOUTH 11°02'22" EAST, 131 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 862.870 SQUARE FEET OR 28.77 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.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 193 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E, AND THE SUBDIVISION REGULATIONS OF THE
CITY OF CHIPPEWA FALLS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

GERALD C. RIPLEY, P.L.S. NO. 5-3371 DATED THIS _____ DAY OF _____, 2022.

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

A CORPORATION, BANK, OR OTHER LENDER, AND INVESTOR, AS THE LENDER OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED
OF _____ OWNER,
IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ ITS SECRETARY, AT _____ DAY OF _____, 2022.

IN THE PRESENCE OF:

CORPORATE NAME (CORPORATE SEAL)

PRESIDENT

DATE

SECRETARY

DATE
STATE OF WISCONSIN

COUNTY SS

PERSONAL CARE PARTNER, AND ACTING TREASURER OF THE COUNTY OF CHIPPEWA,
CORPORATION, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO HAVE DONE SO AS SUCH PRESIDENT AND 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, _____ WM
MY COMMISSION EXPIRES: _____

OWNER'S 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.23A.10 OR S.23A.17 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
STATE OF WISCONSIN

PERSONAL CARE BEFORE ME THIS _____ DAY OF _____, 2022. PRESIDENT OF THE ABOVE NAMED DANIEL TOYCEN, MANAGING PARTNER, TO ME KNOWN
TO BE DANIEL TOYCEN, MANAGING PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DANIEL TOYCEN, MANAGING PARTNER, AS THE DEED OF SAID LIMITED LIABILITY CORPORATION, BY ITS AUTHORITY,
THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH DANIEL TOYCEN, MANAGING PARTNER, TO ME KNOWN TO BE DANIEL TOYCEN, MANAGING PARTNER, AS THE DEED OF SAID LIMITED LIABILITY CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ WM
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'S CERTIFICATE

STATE OF WISCONSIN
LYNNE BAUER, BEING THE DAILY 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
INCL. IN THIS PLAT OF "TOYCEN'S ADDITION," DAY OF _____, 2022. ON ANY OF THE LAND

LYNNE BAUER, CITY OF CHIPPEWA FALLS
DATED THIS _____ DAY OF _____, 2022.


COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN
PATRICK SCHMIDT, BEING THE DAILY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF CHIPPEWA,
DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR
INCL. IN THIS PLAT OF "TOYCEN'S ADDITION," DAY OF _____, 2022. ON ANY OF THE LAND

PATRICK SCHMIDT, COUNTY TREASURER
DATED THIS _____ DAY OF _____, 2022.

There are no objections to this plat with respect to
Secs. 236.13, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____



Department of Administration

