

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 13, 2023 – 6:30 PM**

The Plan Commission met in City Hall on Monday, March 13, 2023 at 6:30 P.M. Attending 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 and Mayor Greg Hoffman. Dan Knowlton of Everyday Surveying and Engineering also attended.

1. **Motion** by Hiess, seconded by Misfeldt to approve the minutes of the February 13, 2023 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Preliminary Plat of Wissota Meadows in the Town of Lafayette submitted by Everyday Surveying and Engineering on behalf of Wissota Straits, LLC. The Plan Commission discussed the 3 mile extraterritorial plat review and why the City is reviewing. **Motion** by Hiess, seconded by Tzanakis to recommend the Common Council approve the attached Preliminary Plat of Wissota Meadows in the Town of Lafayette submitted by Everyday Surveying and Engineering on behalf of Wissota Straits, LLC contingent on;
 - 1) receipt of all plat review fees.
 - 2) submission and approval of a stormwater management plan.
 - 3) recording of the final approved plat with Chippewa County Register of Deeds and providing the Chippewa Falls Engineering Department with a copy of the recorded original final plat.**All present voting aye. Motion carried.**

3. Director of Public Works Rubenzer presented six comments for review from County Surveyor Sam Wenz regarding the attached revised Certified Survey Map of a 39.9 acre parcel adjacent to Chippewa Crossing Boulevard submitted by Professional Land Surveyor Eric Sturm on behalf of SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, WW Chippewa Falls, LLC and Chippewa Crossing Partners, LLC. There was discussion regarding the 33' shared easement. Cihasky commented that the drive access should be greater than 35'.
Motion by Hiess, seconded by Hubbard to recommend the Common Council approve the attached revised Certified Survey Map of 39.9 acre parcels adjacent to Chippewa Crossing Boulevard submitted by Chippewa Crossing Partners and Professional Land Surveyor Eric Sturm on behalf of SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, WW Chippewa Falls, LLC and Chippewa Crossing Partners, LLC contingent on;
 - 1) receipt of all certified survey map review fees.
 - 2) submission and approval of a stormwater management plan.
 - 3) recording of the final approved certified survey map with Chippewa County Register of Deeds and providing the Chippewa Falls Engineering Department with a copy of the recorded original certified survey map.**A roll call vote was taken. Voting aye were Misfeldt, Wilson, Tzanakis, Hiess, Varga, Arneberg, Trowbridge, Hiess, Rubenzer, Hubbard and Hoffman. Cihasky voted nay. Motion was approved on a 10-1 vote.**

4. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:08 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, February 13, 2023 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, FEBRUARY 13, 2023

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 emailed to the Chippewa Herald, posted on the 1st Floor of City Hall and on the City Hall Bulletin Board on Wednesday, February 8, 2023 at 830 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JANUARY 9, 2023 – 6:30 PM**

The Plan Commission met in City Hall on Monday, January 9, 2023 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Ross Wilson, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Mike Tzanakis was absent. Also attending were Sean Bohan, Jeremy Skaw and Jordan Crusing of Advanced Engineering Concepts.

1. **Motion** by Varga seconded by Cihasky to approve the minutes of the November 7, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission discussed the attached petition to detach an approximately 13.67 acre parcel from the City of Chippewa Falls. The parcel was annexed in 1972 when the Northern Center annexed to the City of Chippewa Falls. No one appeared to represent the petition or to give a reason for the detachment request. Attorney Ferg has opined that the period to legally contest the 1972 annexation has passed, (see attached).
Motion by Hiess, seconded by Hubbard that the Common Council deny the attached petition to detach an approximately 13.67 acre parcel from the City of Chippewa Falls and to pursue collecting back taxes on the parcel from the Town of Lafayette. **All present voting aye. Motion carried.**

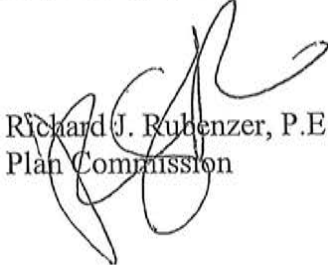
3. The Plan Commission considered revisions to the attached Bike/Pedestrian Path plan as approved in Planned Development Conditional Use Permit Resolution No. 2022-02. Review discussion included why the path along Tropicana Boulevard (crossing County "N" and sidewalk maintenance in the Town of Wheaton) was omitted. Developer Jim Rooney has prepared a sidewalk maintenance agreement for the segment of proposed sidewalk along the North side and "located" inside County "N" right-of-way. In the maintenance agreement, the developer would maintain the sidewalk. Storm sewer best management practices (ponds) did not allow pedestrian path construction north of said County "N" right-of-way. Chippewa County then denied permission to install the sidewalk on County Trunk "N" right-of-way citing liability concerns.
Motion by Hiess, seconded by Varga to approve the attached Pedestrian Path plan for the Park West Subdivision after the connection to Macomber Street has been added. **All present voting aye except Trowbridge who voted nay. The motion was approved on a 9-1 vote.**

4. The Plan Commission considered the attached proposed Final Plat for the Park West III subdivision. This plat would complete the layout of the Park West Townhomes Subdivision.
Motion by Hubbard, seconded by Cihasky to recommend the Common Council approve the attached Park West III plat submitted by Real Land Surveying contingent on;
 - 1) receipt of the plat review fees.
 - 2) submission and approval of a storm water management plan.
 - 3) recording of Park West III plat by the developer.**All present voting aye. Motion carried.**

5. The Plan Commission considered the proposed annexation of an approximately 2.9 acre parcel recently detached from the Village of Lake Hallie. This parcel is proposed for a storm water best management practice for the Chippewa Crossing Development. The Plan Commission discussed the proximity to the former "weigh" station along the then STH #29. Annexation of the parcel would allow approximately three more acres of developable property.
Motion by Hiess, seconded by Hubbard to recommend the Common Council annex approximately 2.9

acre parcel recently detached from the Village of Lake Hallie and assign a C-2 General Commercial zoning district. **All present voting aye. Motion carried.**

6. The Plan Commission considered the attached petition to annex a 0.55 acre parcel in the Town of Eagle Point submitted by Hiess-Loken & Associates LLC on behalf of Dan Estenson and assign a R-1B Single Family Residential zoning district. Director of Public Works Rubenzer noted that Mr. Estenson planned to construct a garage on the lot proposed for annexation. His existing house is the lot adjacent to and east of the proposed annexation and in the City of Chippewa Falls fronting on Pine Needle Drive. **Motion** by Hubbard, seconded by Varga to recommend the Common Council annex a 0.55 acre parcel in the Town of Eagle Point submitted by Hiess-Loken & Associates LLC on behalf of Dan Estenson and assign a R-1B Single Family Residential zoning district. **All present voting aye except Hiess who recused himself and abstained from the vote. Motion passed on a 9-0 vote with one abstention.**
7. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:26 P.M.



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

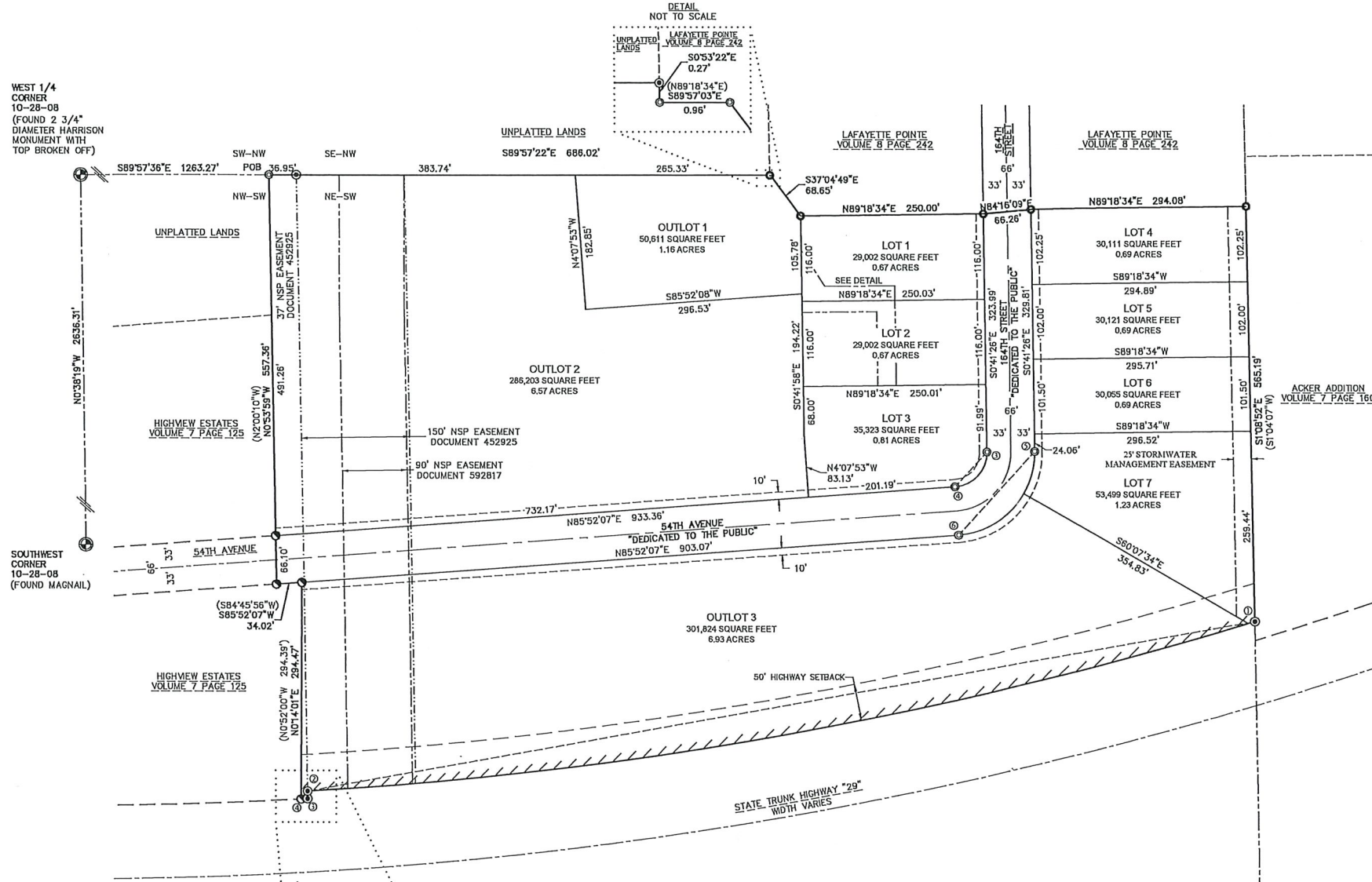
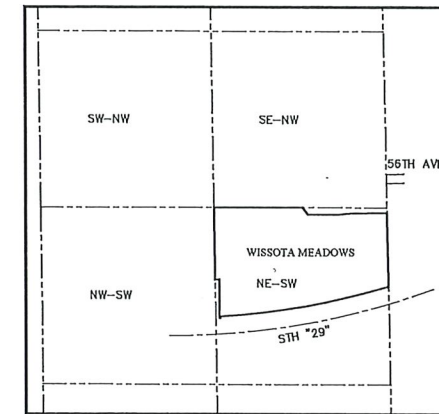
PRELIMINARY PLAT OF WISSOTA MEADOWS

Part of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter,
Section 10, Township 28 North, Range 8 West, Town of Lafayette, Chippewa County, Wisconsin.

BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE SW 1/4 OF SECTION
10 ASSUMED TO BEAR N00°38'19"W.



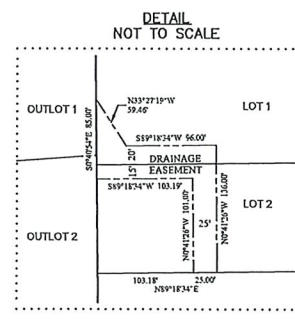
VICINITY MAP
North 1/2 of the Southwest Quarter, and South 1/2
of the Northwest Quarter, Section 10, Township
28 North, Range 8 West



- LEGEND**
- ⊙ FOUND MONUMENT AS NOTED
 - ⊙ FOUND 1" OUTSIDE DIAMETER IRON PIPE
 - ⊙ FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
 - ⊙ FOUND 1 1/4" IRON BAR
 - ⊙ SET 1 1/4" IRON BAR, 4.30 POUNDS / LINEAL FOOT
 - ⊙ SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAL FOOT AT ALL OTHER LOT / OUTLOT CORNERS
 - () RECORD INFORMATION
 - FENCE
 - UTILITY EASEMENT
 - NO ACCESS

CURVE TABLE							
CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2	5592.11'	N79°54'46"E	1319.94'	1323.02'	13°33'20"	N85°41'26"E	N73°08'04"E
LOT 7		S73°10'55"W	9.12'	9.12'	00°05'36"		
OUTLOT 3		S79°57'34"W	1310.88'	1313.90'	13°27'44"		
3-4	5602.41'	N84°44'12"E	8.81'	8.81'	00°05'24"	N85°46'54"E	N85°41'30"E
5-6	47.00'	S42°35'21"W	64.44'	71.00'	86°33'33"	S00°41'26"E	S85°52'07"W
7-8	113.00'	S42°35'21"W	154.94'	170.71'	86°33'33"	S00°41'26"E	S85°52'07"W
LOT 7		S14°35'30"W	59.57'	60.28'	30°33'52"		
OUTLOT 3		S57°52'17"W	106.09'	110.43'	55°59'41"		

- Notes:**
- 233.105(1) - NOISE NOTE**
The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.
 - 233.105(3) - DRAINAGE**
The owner of land that directly or indirectly discharges storm water upon a state trunk highway or connecting highway shall submit to the department a drainage analysis and drainage plan that assures to a reasonable degree, appropriate to the circumstances, that the anticipated discharge of stormwater upon a state trunk highway or connecting highway following the development of the land is less than or equal to the discharge preceding the development and that the anticipated discharge will not endanger or harm the traveling public, downstream properties or transportation facilities. Various methods of hydrologic and hydraulic analysis consistent with sound engineering judgment and experience and suitably tailored to the extent of the possible drainage problem are acceptable. Land dividers are not required by this subsection to accept legal responsibility for unforeseen acts of nature or forces beyond their control. Nothing in this subsection relieves owners or users of land from their obligations under s. 88.87 (3) (b), Stats.
 - 233.05 - ACCESS RESTRICTION**
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of State Trunk Highway 29 (STH 29); it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.
 - 233.08 - SETBACK REQUIREMENTS**
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.



WEST 1/4
CORNER
10-28-08
(FOUND 2 3/4"
DIAMETER HARRISON
MONUMENT WITH
TOP BROKEN OFF)

SOUTHWEST
CORNER
10-28-08
(FOUND MAGNAIL)

Owner:
Wissota Straits, LLC
9796 20th Street
Colfax, WI 54703

EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY
ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

PRELIMINARY PLAT OF WISSOTA MEADOWS

Part of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter,
Section 10, Township 28 North, Range 8 West, Town of Lafayette, Chippewa County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Jeffrey C. Stockburger, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the plat of Wissota Meadows. Said land being part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 10, Township 28 North, Range 8 West, Town of Lafayette, Chippewa County, Wisconsin.

Commencing at the Southeast Quarter Corner of said Section 10;
Thence N00°38'19"W, 2636.31 feet to the West Quarter Corner of said Section 10;
Thence S89°57'36"E, 1263.27 feet to the Point of Beginning;
Thence S89°57'22"E, 686.02 feet to the West corner of Lafayette Pointe recorded in Volume 8 of Plats and Page 242 as Document Number 904305;
Thence S00°53'22"E, 0.27 feet;
Thence N89°18'34"E, 0.96 feet;
Thence S37°04'49"E, 68.65 feet to the Southwest Corner of Said Lafayette Pointe;
Thence N89°18'34"E, 250.00 feet along the South line of said Lafayette Pointe to the westerly right-of-way line of 164th Street;
Thence N84°16'09"E 66.26 feet along the South line of said Lafayette Pointe to the easterly right-of-way line of 164th Street;
Thence N89°18'34"E, 294.08 feet along the South line of said Lafayette Pointe to the West line of Acker Addition recorded in Volume 7 of Plats on Page 160 as Document Number 695290;
Thence S01°08'52"E, 565.19 feet along said West line to the Northerly right-of-way line of State Trunk Highway "29";
Thence 1323.02 along said right-of-way line and the arc of a curve concave northwesterly, with a chord bearing of S79°54'46"W, a chord length of 1319.94 feet, and a radius of 5592.11 feet;
Thence S00°53'16"E, 10.16 feet along said right-of-way line;
Thence 8.81 feet along said right-of-way line and the arc of a curve concave northwesterly, with a chord bearing of S86°44'12"W, a chord length of 8.81 feet, and a radius of 5602.41 feet to the Southeast corner of Highview Estates recorded in Volume 7 of Plats on Page 125 as Document Number 621331;
Thence N00°14'01"E 294.47 feet along the West line of said Highview Estates;
Thence S85°52'07"W, 34.02 feet along said West line to the southerly right-of-way line of 54th Avenue;
Thence N00°53'59"W, 557.36 feet along said West line and a northerly extension thereof to the Point of Beginning.

Said parcel contains 966,988 square feet or 22.20 acres, more or less.

That I have made such survey, land division and plat by the direction of Wissota Straits, LLC, owner of said lands.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Town of Lafayette Subdivision Ordinance, in surveying, dividing and mapping the same.

On this _____ day of _____, 2023.

Jeffrey C. Stockburger S-2708

OWNER'S CERTIFICATE OF DEDICATION

As a member, I do hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. Wissota Straits, LLC does further certify that this plat is required by S.236.10 or 236.12 to be submitted to the following for approval or objection.

- Town of Lafayette
- Chippewa County
- City of Chippewa Falls
- Department of Administration
- Department of Transportation

In witness hereof, said Wissota Straits, LLC has caused this document to be signed by David Christoffel it's member.

On this _____ day of _____, 2023.

David Christoffel, Member
Wissota Straits, LLC

State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____, 2023. The above named David Christoffel. To me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.

COUNTY TREASURERS CERTIFICATE

State of Wisconsin

County of _____ SS

I, Patricia Schimmel, being the duly 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 special assessments on any of the land included in this plat of Wissota Meadows.

Dated this _____ day of _____, 2023.

Patricia Schimmel, County Treasurer

TOWN TREASURERS CERTIFICATE

State of Wisconsin

Chippewa County

I, Lori Hanson, Town Treasurer, being the duly qualified and acting town treasurer of the Town of Lafayette, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this plat of Wissota Meadows.

Dated this _____ day of _____, 2023.

Lori Hanson, Town Treasurer

TOWN BOARD RESOLUTION

Resolved that the plat of Wissota Meadows, located in the Town of Lafayette is hereby approved by the Town Board of Lafayette.

Approved this _____ day of _____, 2023.

Dave Staber, Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town of Lafayette.

Laura Konwinski, Town Clerk

COMMON COUNCIL RESOLUTION

Resolved that the plat of Wissota Meadows located in the Extraterritorial Jurisdiction of the City of Chippewa Falls is hereby approved by the Common Council of the City of Chippewa Falls.

Approved: _____ Signed: _____

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

Bridget Givens, City Clerk

CONSENT OF MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Wissota Straits, LLC.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by

_____, its _____,

and countersigned by _____, its

_____, at _____, and its corporate seal to be

hereunto affixed this _____ day of _____, 2023.

State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____, 2023. The above named corporation to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.

CHIPPEWA COUNTY PLANNING

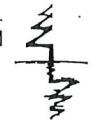
This plat of Wissota Meadows, is hereby approved by the Chippewa County Planning Agency on this _____ day of _____, 2023. There are no objections to this plat with respect to Section 17 of the Chippewa County Shorelands, Sanitary, and Floodplain Management Ordinance.

Certified This _____ day of _____, 2023

Douglas Clary, Zoning Administrator

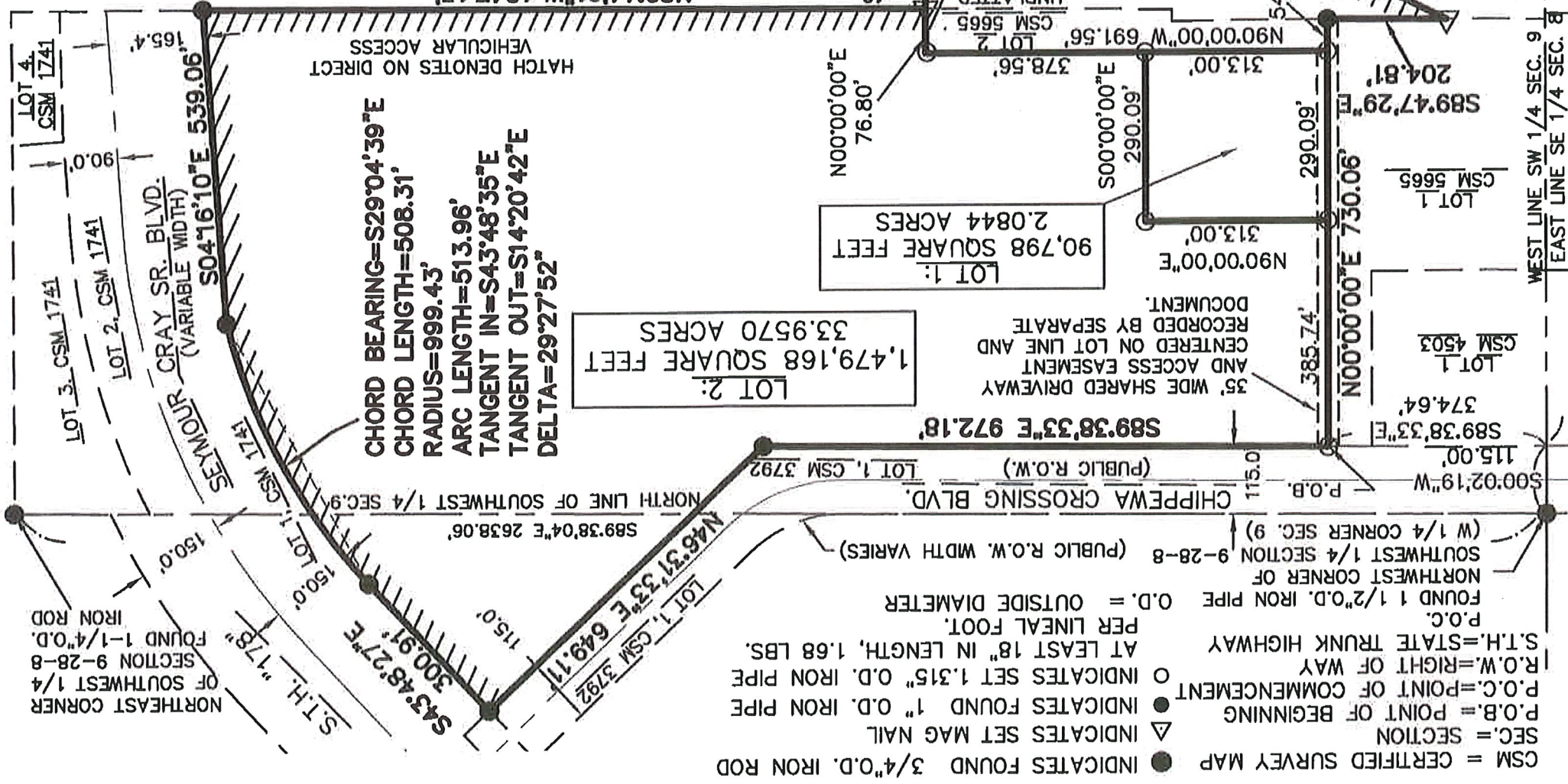
EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY
ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

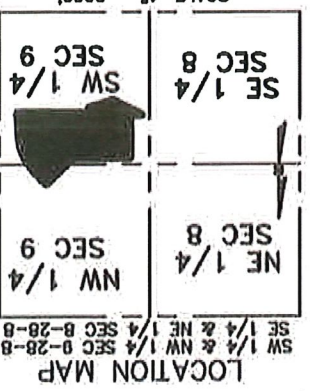
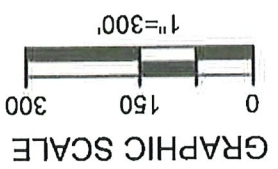


CERTIFIED SURVEY MAP NO.

A revision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.



ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 9, T28N, R8W, IN THE CITY OF CHIPPEWA, CHIPPEWA COUNTY, WISCONSIN WHICH BEARS SOUTH 00°22'25\"/>



raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A revision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 } :SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'19" West along the West line of said Southwest 1/4 Section 115.00 feet to a point on the South line of Chippewa Crossing Boulevard; thence South 89°38'33" East along said South line 374.64 feet to the point of beginning; thence South 89°38'33" East along said South line 972.18 feet to a point; thence North 46°31'33" East along said South line 649.11 feet to a point on the West line of Seymour Cray Sr. Boulevard (also known as S.T.H. "178"); thence South 43°48'27" East along said West line and the West line of Lot 1 of Certified Survey Map No. 1741, a distance of 300.91 feet to a point; thence Southeasterly 513.96 feet along the arc of a curve, whose center lies to the West, whose radius is 999.43 feet, and whose chord bears South 29°04'39" East 508.31 feet to a point; thence South 04°16'10" East along said West line 539.06 feet to a point on the North line of S.T.H. "29" Exit Ramp; thence North 89°44'01" West along said North line 1247.13 feet to a point; thence South 00°15'50" West 92.29 feet to a point; thence South 72°45'43" West 419.83 feet to a point; thence North 64°07'53" West 550.10 feet to a point on the South line of Lot 1 of Certified Survey Map No. 5665; thence South 89°47'29" East along said South line 204.81 feet to the Southeast corner of said Lot 1; thence North 00°00'00" East along the East line of said Lot 1, a distance of 730.06 feet to the point of beginning.

Said lands containing 1,737,601 square feet or 39.8898 acres.

THAT I have made the survey, land division and map by the direction of SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, WW Chippewa Falls, LLC, and Chippewa Crossing Partners, LLC, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Chippewa Falls Municipal Code in surveying, dividing and mapping the same.

DATE SEPTEMBER 23, 2022 _____ (SEAL)
REVISED
JANUARY 24, 2023
MARCH 10, 2023
ERIC R. STURM
PROFESSIONAL LAND SURVEYOR S-2309

CERTIFIED SURVEY MAP NO. _____

A revision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

CITY OF CHIPPEWA FALLS APPROVAL CERTIFICATE

This Certified Survey Map is Approved by the Common Council of the City of Chippewa Falls this _____ day of _____ 2023.

Greg Hoffman, Mayor _____ Date: _____

Bridget Givens, City Clerk _____ Date: _____

OWNER'S CERTIFICATE

SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, and WW Chippewa Falls, LLC, limited liability companies duly organized and existing under and by virtue of the laws of the State of _____ on behalf of all owners, certify that said limited liability company caused the land described on this map to the surveyed, divided, and mapped as represented on this map.

SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, and WW Chippewa Falls, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Chippewa Falls

IN Witness Whereof, _____ has caused these presents to be signed by _____ its _____ at _____, this _____ day of _____, 2023.

SMW Chippewa Falls, LLC
 TD Chippewa Falls, LLC
 WW Chippewa Falls, LLC

on behalf of all ownership entities above

By: Stewart M. Wangard, Member

STATE OF _____ }
 _____ } :SS
 _____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2023, _____ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such Member of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.



Notary Public, State of _____ (SEAL)
 My commission expires _____
 My commission is permanent.

SEPT. 23, 2022
REVISED JAN. 24, 2023, MARCH 10, 2023

CERTIFIED SURVEY MAP NO. _____

A redivision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

OWNER'S CERTIFICATE

Chippewa Crossing Partners, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of _____, on behalf of all owners, certify that said limited liability company caused the land described on this map to the surveyed, divided, and mapped as represented on this map.

Chippewa Crossing Partners, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Chippewa Falls

IN Witness Whereof, _____, its _____, has caused these presents to be signed by _____, this _____ day of _____, 2023.

Chippewa Crossing Partners, LLC

By: Deborah A. Bernhardt, attorney-in-fact
for John Bernhardt, Member

STATE OF _____ }
_____ COUNTY } :SS }

PERSONALLY came before me this _____ day of _____, 2023, _____ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such Member of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.

(SEAL)
Notary Public, State of _____
My commission expires _____
My commission is permanent.



CERTIFIED SURVEY MAP NO. _____

A revision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____ a _____ mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of ERIC R. STURM, Surveyor, and does hereby consent to the certificate of said owner.

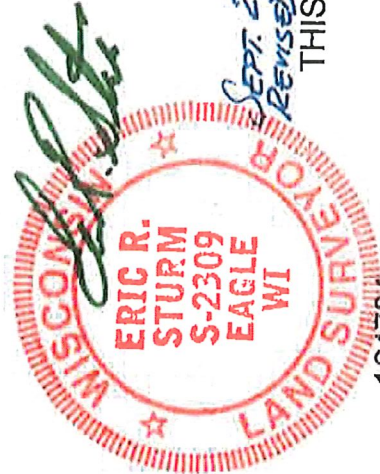
In witness whereof, the said _____, has caused these presents to be signed by _____, its _____, and by _____, its _____, at _____ and _____, its corporate seal to be hereunto affixed. _____ this ____ day of _____, 2023.

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this ____ day of _____, 2023, _____ of the _____ (name) _____ (title)

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

Notary Public, State of _____ (SEAL)
My commission expires _____



SEPT. 23, 2022
REVISED *JAN. 24, 2023* *MARCH 19, 2023*
THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309