

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, April 10, 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.

1. Approve the minutes of the March 13, 2023 Plan Commission Meeting. *(Attachment)*
2. Consider the attached Toycen's Addition Final Plat submitted by Christopher Badtke of Ayres Associates Inc. on behalf of Toycen Ford Inc. Make recommendation to the Common Council. *(Attachment)*.
3. 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, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, April 5, 2023 at 8:15 A.M. by Mary Bowe.

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

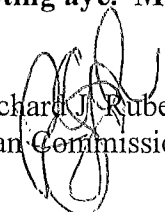
The Plan Commission met in City Hall on Monday, March 13, 2023 at 6:30 P.M. Attending were Commissioners Dave Cihasky, Greg Misfeldt, Ross Wilson, Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard and Mayor Greg 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.**

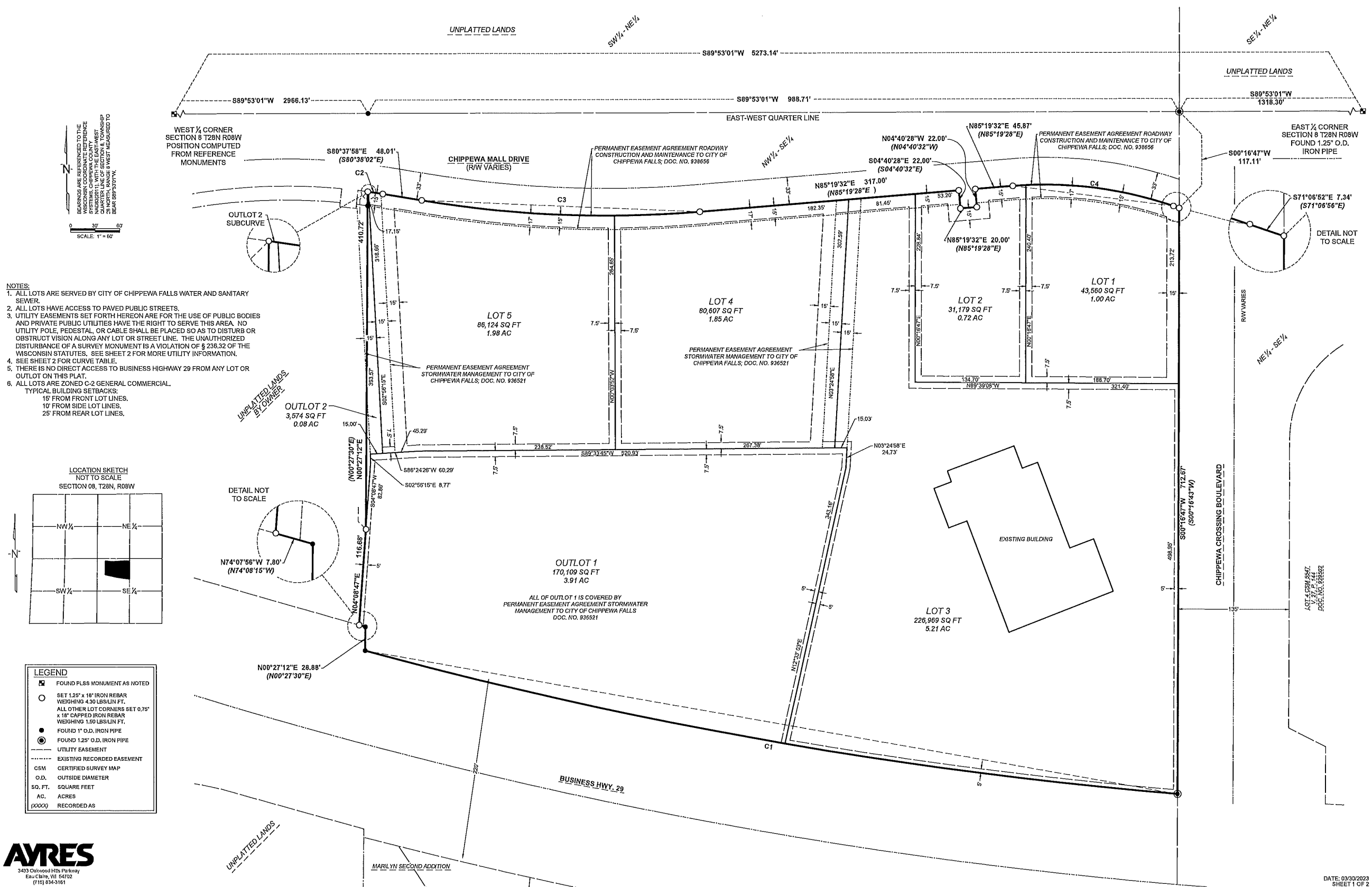
3. Director of Public Works Rubenzer presented six comments for review from County Surveyor Sam Wenz regarding the attached revised Certified Survey Map of a 39.9 acre parcel adjacent to Chippewa Crossing Boulevard submitted by Professional Land Surveyor Eric Sturm on behalf of SMW Chippewa Falls, LLC, 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.

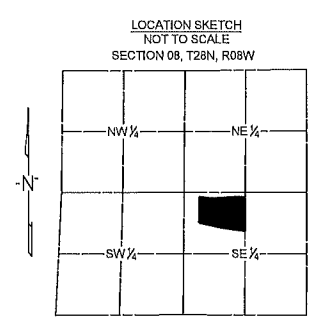

Richard J. Rubenzer, P.E., Secretary
Plan Commission

TOYCEN'S ADDITION

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



- NOTES:**
1. ALL LOTS ARE SERVED 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 PUBLIC UTILITIES HAVE THE RIGHT TO SERVE THIS AREA. NO UTILITY POLE, PEDESTAL, OR CABLE SHALL BE PLACED SO AS TO DISTURB OR OBSTRUCT VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A SURVEY MONUMENT IS A VIOLATION OF § 236.32 OF THE WISCONSIN STATUTES. SEE SHEET 2 FOR MORE UTILITY INFORMATION.
 4. SEE SHEET 2 FOR CURVE TABLE.
 5. THERE IS NO DIRECT ACCESS TO BUSINESS HIGHWAY 29 FROM ANY LOT OR OUTLOT ON THIS PLAT.
 6. ALL LOTS ARE ZONED C-2 GENERAL COMMERCIAL. TYPICAL BUILDING SETBACKS:
15' FROM FRONT LOT LINES.
10' FROM SIDE LOT LINES.
25' FROM REAR LOT LINES.



LEGEND

- FOUND PLSS MONUMENT AS NOTED
- SET 1.25" x 18" IRON REBAR WEIGHING 4.30 LBS/LIN FT. ALL OTHER LOT CORNERS SET 0.75" x 18" CAPPED IRON REBAR WEIGHING 1.50 LBS/LIN FT.
- FOUND 1" O.D. IRON PIPE
- ⊙ FOUND 1.25" O.D. IRON PIPE
- - - UTILITY EASEMENT
- - - - - EXISTING RECORDED EASEMENT
- CSM CERTIFIED SURVEY MAP
- O.D. OUTSIDE DIAMETER
- SQ. FT. SQUARE FEET
- AC. ACRES
- (XXXX) RECORDED AS



TOYCEN'S ADDITION

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 MAPPED THE PLAT OF "TOYCEN'S ADDITION", A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST 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 SOUTH 89°53'01" WEST, ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 8, A DISTANCE OF 1318.30 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8;
 THENCE SOUTH 00°16'47" WEST, ALONG SAID EAST LINE, 117.11 FEET TO THE POINT OF BEGINNING;
 THENCE, CONTINUING ALONG SAID EAST LINE, SOUTH 00°16'47" WEST, 712.67 FEET TO THE NORTH RIGHT OF WAY LINE OF BUSINESS HIGHWAY 29;
 THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE COURSES:
 THENCE ALONG THE ARC OF A CURVE 1006.45 FEET TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5619.65 FEET, AND A CHORD WHICH BEARS NORTH 79°59'45" WEST FOR 1005.10 FEET;
 THENCE NORTH 00°27'12" EAST, 28.88 FEET;
 THENCE NORTH 74°07'56" WEST, 7.80 FEET;
 THENCE NORTH 04°08'47" EAST, 116.68 FEET;
 THENCE NORTH 00°27'12" EAST, 410.72 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF CHIPPEWA MALL DRIVE;
 THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT TEN COURSES;
 THENCE ALONG THE ARC OF A CURVE 18.46 FEET TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 719.00 FEET, AND A CHORD WHICH BEARS SOUTH 81°22'05" EAST FOR 18.46 FEET;
 THENCE SOUTH 80°37'58" EAST, 48.01 FEET;
 THENCE ALONG THE ARC OF A CURVE 340.16 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1388.00 FEET, AND A CHORD WHICH BEARS SOUTH 87°39'13" EAST FOR 339.31 FEET;
 THENCE NORTH 85°19'32" EAST, 317.00 FEET;
 THENCE SOUTH 04°40'28" EAST, 22.00 FEET;
 THENCE NORTH 85°19'32" EAST, 20.00 FEET;
 THENCE NORTH 04°40'28" WEST, 22.00 FEET;
 THENCE NORTH 85°19'32" EAST, 45.87 FEET;
 THENCE ALONG THE ARC OF A CURVE 199.81 FEET TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 483.00 FEET, AND A CHORD WHICH BEARS SOUTH 82°53'39" EAST FOR 197.21 FEET;
 THENCE SOUTH 71°06'52" EAST, 7.34 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED PARCEL CONTAINS 642,122 SQUARE FEET OR 14.74 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 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 MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2023
 GERALD C. RIPLEY, PLS NO. S-2371

CONSENT OF CORPORATE MORTGAGEE CERTIFICATE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, 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 DANDY LAND MANAGEMENT, 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 HEREUNTO AFFIXED THIS _____ DAY OF _____, 2023.

IN THE PRESENCE OF:

 _____ (CORPORATE SEAL)
 CORPORATE NAME

PRESIDENT DATE

SECRETARY DATE

STATE OF WISCONSIN)

_____) COUNTY) SS
 PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, _____, PRESIDENT, AND _____, SECRETARY OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE 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, _____, WI

MY COMMISSION EXPIRES: _____

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

DANDY LAND MANAGEMENT, LLC, GRANTOR TO

XCEL ENERGY COMPANY, GRANTEE

AT&T, A WISCONSIN CORPORATION, GRANTEE

CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN, AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEE'S AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE'S OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITH OUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE'S.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

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 CHIPPEWA FALLS 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 _____, 2023.

IN THE PRESENCE OF:

DANDY LAND MANAGEMENT, LLC.

 DANIEL TOYCEN - MANAGING PARTNER
 STATE OF WISCONSIN)
 _____) COUNTY) SS

PERSONALLY CARE BEFORE ME THIS _____ DAY OF _____, 2023, _____, 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 THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH DANIEL TOYCEN - MANAGING PARTNER, AS THE DEED OF SAID LIMITED LIABILITY CORPORATION, BY ITS AUTHORITY

(NOTARY SEAL) _____ NOTARY PUBLIC, _____, WI

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 _____, 2023.

CITY OF CHIPPEWA FALLS TREASURERS CERTIFICATE

STATE OF WISCONSIN)
 _____) COUNTY) SS

I, 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 UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2023, ON ANY OF THE LAND INCLUDED IN THE PLAT OF "TOYCEN'S ADDITION".

LYNNE BAUER, CITY OF CHIPPEWA FALLS

DATED THIS _____ DAY OF _____, 2023.

COUNTY TREASURERS CERTIFICATE

STATE OF WISCONSIN)
 _____) COUNTY) 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 AS OF THIS _____ DAY OF _____, 2023, ON ANY OF THE LAND INCLUDED IN THIS PLAT OF "TOYCEN'S ADDITION".

PATRICIA SCHIMMEL, COUNTY TREASURER

DATED THIS _____ DAY OF _____, 2023.

CURVE TABLE							
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT BEARING 1	TANGENT BEARING 2
C1	1006.45 (1006.60)	5619.65'	010°15'41"	N79°59'45"W (N79°59'01"W)	1005.10' (1005.46)	N74°51'54"W	N85°07'35"W
LOT 3	482.16'	5619.65'	004°54'57"	N82°40'07"W	482.01'		
OUTLOT 1	524.29'	5619.65'	005°20'44"	N77°32'16"W	524.10'		
C2	18.46'	719.00'	001°28'15"	S81°22'05"E	18.46'	S80°37'58"E	S82°06'13"E
OUTLOT 2	0.94'	719.00'	000°04'31"	S82°03'57"E	0.94'		
LOT 5	17.51'	719.00'	001°23'44"	S81°19'50"E	17.51'		
C3	340.16'	1388.00'	014°02'30"	S87°39'13"E (S87°39'17"E)	339.31'	N85°19'32"E	S80°37'56"E
LOT 5	236.05'	1388.00'	009°44'39"	S85°30'18"E	235.77'		
LOT 4	104.11'	1388.00'	004°17'51"	N87°28'27"E	104.08'		
C4	198.61'	483.00'	023°33'36"	S82°53'39"E (S82°53'44"E)	197.21'	S71°06'51"E	N85°19'32"E
LOT 2	16.11'	483.00'	001°54'40"	N86°17'11"E	16.11'		
LOT 1	182.50'	483.00'	021°38'57"	S81°56'21"E	181.42'		

There are no objections to this plat with respect to Secs. 236.15, 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 