

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, May 8, 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 April 10, 2023 Plan Commission Meeting. *(Attachment)*
2. Consider Certified Survey Map of Lot #4, CSM #5547 of a 1.8 acre parcel north of Business Hwy #29 and east of Chippewa Crossing Boulevard submitted by Professional Land Surveyor Eric Sturm on behalf of Chippewa Crossing Partners. Existing zoning is C-2 General Commercial. Make recommendation to the Common Council. *(Attachment)*
3. Consider subdivision of parcel #22908-3211-645004016, located at 1210 Lowater Road submitted by Hiess-Loken and Associates on behalf of Mark Connell. Existing zoning is I-2 Light Industrial. Make recommendation to the Common Council *(Attachment)*
4. Consider Certified Survey Map combining Lot #9, Block #1, Korger Heights Addition and Lot #1, CSM #9575, Pine Acres Addition submitted by Hiess-Loken and Associates on behalf of Dan Estensen and located north of north of First Avenue and west of Pine Needle Drive. Existing zoning is R-1C Single Family Residential. Make recommendation to the Common Council. *(Attachment)*
5. Consider 3 lot Certified Survey Map submitted by Hiess-Loken and Associates on behalf of Dove Healthcare and located south of CTH I and west of 156th Street. Existing zoning is P-1 Public. Make recommendation to the Common Council. *(Attachment)*
6. Consider Certified Survey Map of Lot #2, CSM #2693 submitted by Hiess-Loken and Associates on behalf of Dove Healthcare and located south of Rutledge Street and east of Eagle Street. Existing zoning is R-1B Single Family and this parcel is contained within the perimeter of Conditional Use Permit Resolution No. 2007-02. Make recommendation to the Common Council. *(Attachment)*
7. 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, May 4, 2023 at 1:00 P.M. by Mary Bowe.


**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 10, 2023 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 10, 2023 at 6:30 P.M. Attending were Commissioners Dave Cihasky, Ross Wilson, Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Greg Misfeldt was absent. Also attending were Jerry Ripley and Chris Badtke of Ayres Associates, Inc.

1. **Motion** by Hubbard, seconded by Cihasky to approve the minutes of the March 13, 2023 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Jerry Ripley and Chris Badtke of Ayres Associates, Inc. appeared and presented the attached Toycen's Addition Final Plat. Director of Public Works Rubenzer noted that the plat has been reviewed by County Surveyor Sam Wentz and revisions had been made by Ayres Associates, Inc.
Motion by Hiess seconded by Hubbard to recommend the Common Council approve the attached Toycen's Addition Final Plat with the following conditions;
 - 1) Receipt of the plat review fees.
 - 2) Making any revisions determined by the State of Wisconsin Department of Administration.
 - 3) Execution of a Developer's Agreement for the development.
 - 4) Recording of the Final Plat with the Chippewa County Register of Deeds and providing the Chippewa Falls Engineering Department with a copy.**All present voting aye. Motion carried.**

3. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:35 P.M.

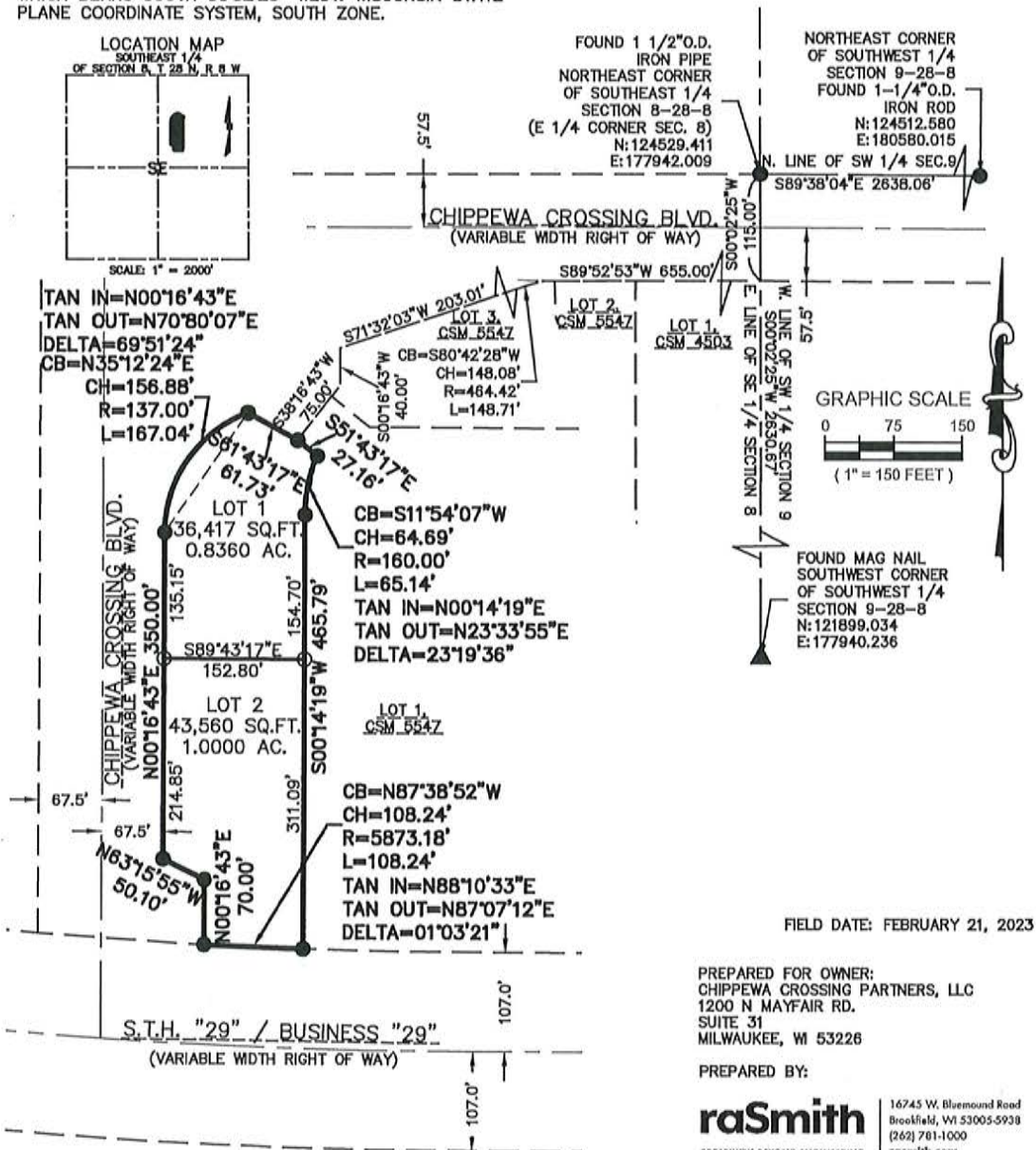
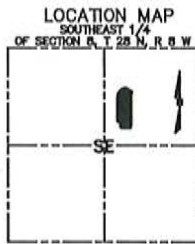

Richard J. Rubenzer, P.E., Secretary
Plan Commission

CERTIFIED SURVEY MAP NO. _____

A division of Lot 4 of Certified Survey Map No. 5547 recorded in Volume 27 of CSM'S on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

- ▲ INDICATES FOUND MAG NAIL
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
 ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8, T 28 N, R 8 W, WHICH BEARS SOUTH 00°02'25" WEST. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



CERTIFIED SURVEY MAP NO. _____

A division of Lot 4 of Certified Survey Map No. 5547 recorded in Volume 27 of CSM'S on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, 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 division of Lot 4 of Certified Survey Map No. 5547 recorded in Volume 27 of CSM'S on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, 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 Northeast corner of the Southeast 1/4 of said Section 8; thence South 00°02'25" West along the East line of said Southeast 1/4 Section 115.00 feet to a point on the South line of Chippewa Crossing Boulevard; thence South 89°52'53" West along said South line 655.00 feet to a point on the North line of Lot 3 of Certified Survey Map No. 5547; thence Southwesterly 148.71 feet along said North line and the arc of a curve, whose center lies to the Southeast, whose radius is 464.42 feet, and whose chord bears South 80°42'28" West 148.08 feet to a point on said North line; thence South 71°32'03" West along said North line 203.01 feet to a point; thence South 00°16'43" West along the West line of said Lot 3, a distance of 40.00 feet to a point; thence South 38°16'43" West 75.00 feet to the point of beginning; thence South 51°43'17" East 27.16 feet to a point on the West line of Lot 1 of Certified Survey Map No. 5547; thence Southwesterly 65.14 feet along said West line and the arc of a curve, whose center lies to the East, whose radius is 160.00 feet, and whose chord bears South 11°54'07" West 64.69 feet to a point on said West line; thence South 00°14'19" West along said West line 465.79 feet to a point on the North line of S.T.H. "29", (also known as Business "29"); thence Northwesterly 108.24 feet along said North line and the arc of a curve, whose center lies to the North, whose radius is 5873.18 feet, and whose chord bears North 87°38'52" West 108.24 feet to the Southeast corner of Chippewa Crossing Boulevard; thence North 00°16'43" East along the East line of Chippewa Crossing Boulevard, a distance of 70.00 feet to a point; thence North 63°15'55" West 50.10 feet to a point on said East line; thence North 00°16'43" East along said East line 350.00 feet to a point; thence Northeasterly 167.04 feet along said East line and the arc of a curve, whose center lies to the Southeast, whose radius is 137.00 feet, and whose chord bears North 35°12'24" East 156.88 feet to a point; thence South 61°43'17" East 61.73 feet to a point on the Northwest line of Lot 1 of Certified Survey Map No. 5547 and the point of beginning.

Said lands containing 79,977 square feet or 1.8360 acres.

THAT I have made the survey, land division and map by the direction of 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

(SEAL)
ERIC R. STURM
PROFESSIONAL LAND SURVEYOR S-2309

CERTIFIED SURVEY MAP NO. _____

A division of Lot 4 of Certified Survey Map No. 5547 recorded in Volume 27 of CSM'S on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, 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 be 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, _____, has caused these presents to be signed by _____, its _____, at _____, this _____ day of _____, 2023.

Chippewa Crossing Partners, LLC

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

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

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.

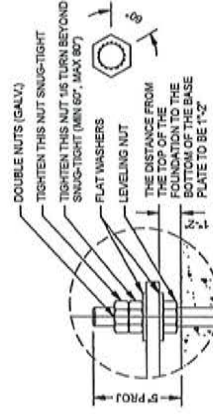
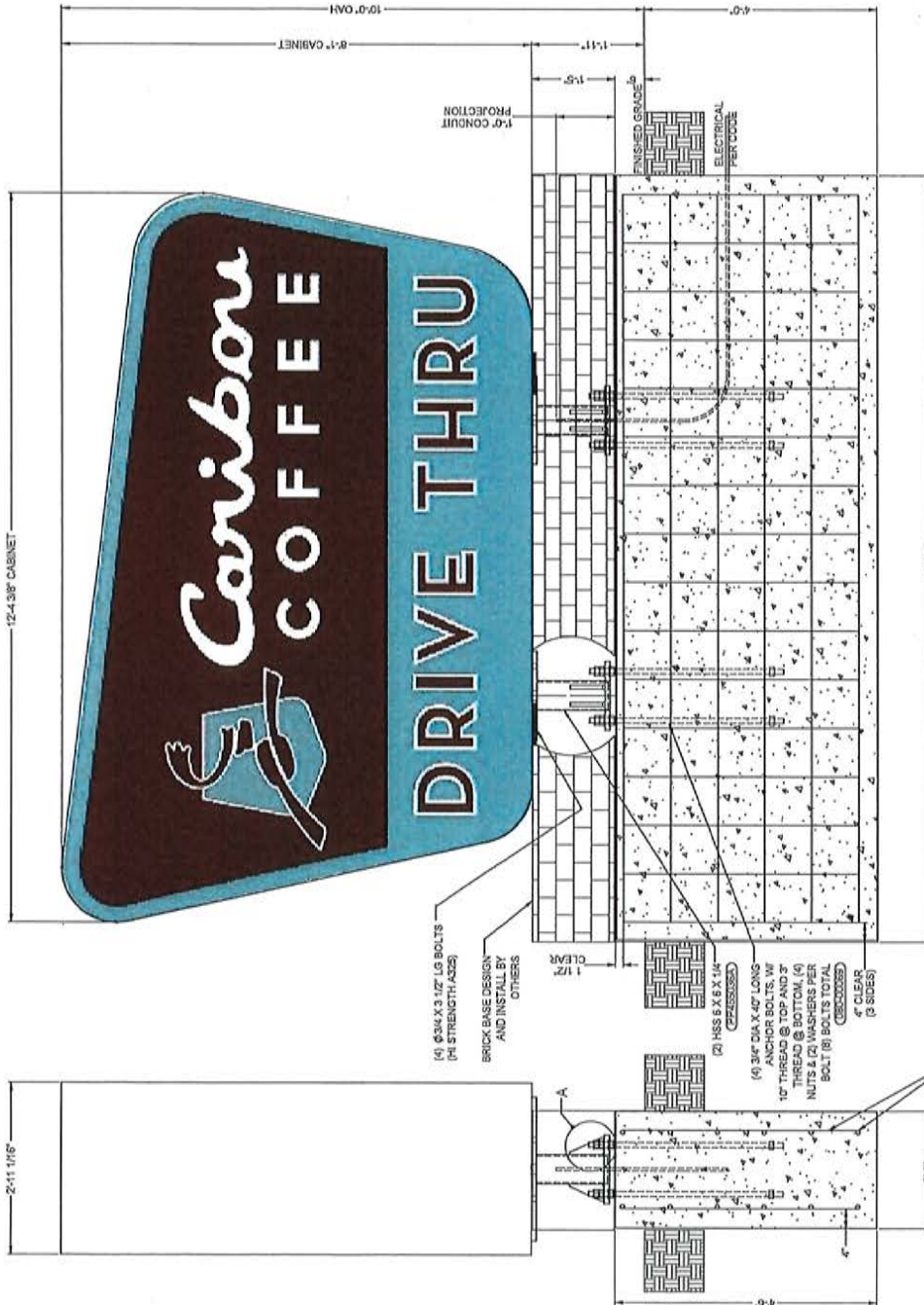
Greg Hoffman, Mayor

Date:

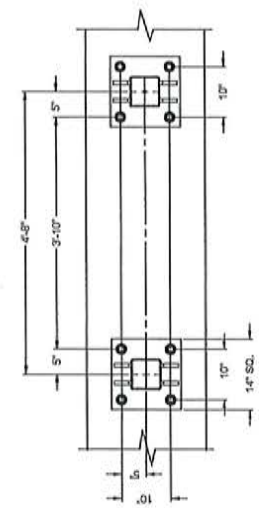
Bridget Givens, City Clerk

Date:





ANCHOR BOLT DETAIL "A"
SCALE: NONE



ANCHOR BOLT PATTERN
SCALE: 1:12

FRONT VIEW
SCALE: 1:12

SIDE VIEW
SCALE: 1:12

 <p>4949 SO. 110TH ST. P.O. BOX 20020 MILWAUKEE, WI 53220 414-254-3600</p>	<p>INSTALLATION DRAWING</p>		<p>REV. DATE BY CHK. DATE BY CHK. DESCRIPTION</p>	<p>SITE: CC1452</p>	<p>TITLE: CARIBOU COFFEE</p>
	<p>THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBITE, LLC. USE OF OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBITE, LLC IS PROHIBITED.</p>	<p>NO. EXTENT: DWP</p>	<p>DATE: 8/16/2021</p>	<p>DRAWN BY: DWP</p>	<p>PROJECT NO.: 455036</p>
			<p>CHECKED BY: CJB</p>	<p>SCALE: AS SHOWN</p>	<p>DRAWING NO.: IN455036A</p>
			<p>DATE: 8/17/21</p>	<p>SHEET: 1 OF 2</p>	<p>REV: A</p>

GENERAL NOTES
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND BONDING OF THE SIGN AND INSTALLING DISCONNECT SWITCHES IF NOT FACTORY INSTALLED ON THE SIGN.

SIGN ASSEMBLY IS INTENDED FOR OUTDOOR WET LOCATION.
 INSTALLER TO VERIFY SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED.
 ALL BASE PLATES ARE TO BE KEPT CLEAR OF ALL LANDSCAPING MATERIAL. LANDSCAPING MATERIAL SHOULD NOT BE CLOSER THAN 2" TO SIGN POLES OR BASE PLATES.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.
CONCRETE SPECIFICATION
 THE REQUIRED 4.33 CU. YDS. OF FOUNDATION CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS. REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

LIFTING HOLE NOTE
 ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

WELDING NOTE
 ALL WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED. PROOF OF WELDER CERTIFICATION REQUIRED (COPY OF WELDER CERTIFICATION, PHOTO OF AWS CERTIFICATION CARD OF PERSON DOING THE WELDING).

DESIGN NOTE
 SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND AN ALLOWABLE WIND LOAD OF 20 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 150 PSF / FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE INSTALLER'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OR ANY CONCRETE PLACEMENT.

PHOTO REQUIREMENTS
 INSTALLER TO PROVIDE COMPLETION PHOTOS OF THE FOLLOWING:

- MATCH PLATE/SIGN CONNECTIONS
- BEFORE AND AFTER PHOTOS OF ALL PLUG WELDS, CAP PLATE WELDS, AND ANY OTHER WELDED CONNECTIONS DONE IN THE FIELD
- ELEVATION PHOTO OF SIGN
- ALL SIGNS ILLUMINATING PREFERABLY SHOWING LED'S OR LAMPS (ILLUMINATING)
- ANY WALL PENETRATIONS CAULKED AND SEALED
- OVERALL ELEVATION

INSTALLATION INSTRUCTIONS

1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
3. SET POLE(S), REBAR AND CONDUIT STUB, (PRIMARY ELECTRICAL SERVICE TO BASE BY G. C.)
4. POUR CONCRETE. ALLOW CONCRETE CURE TIME AS REQUIRED. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.
5. REMOVE FORMS AND BRACKETS. PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE.
6. MAKE FINAL ELECTRICAL HOOK UP TO PRIMARY (ALL ELECTRICAL TO MEET LOCAL CODES.)
7. TEST SIGNAGE FOR PROPER FUNCTION AND LIGHTING.
8. REMOVE ANY LIFTING BRACKETS AND REINSTALL BOLTS.
9. CLEAN UP AREA AND REMOVE ANY PACKING MATERIAL. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

EVERBRITE TO FURNISH

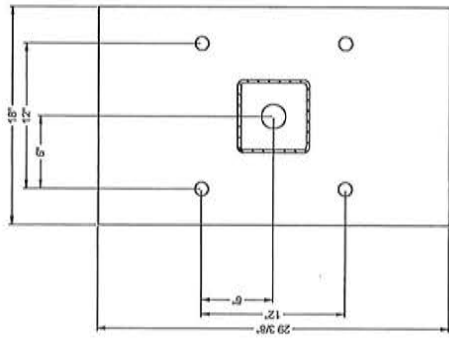
1. SIGNAGE
2. MOUNTING POLES(S)
3. MOUNTING HARDWARE

INSTALLER TO FURNISH

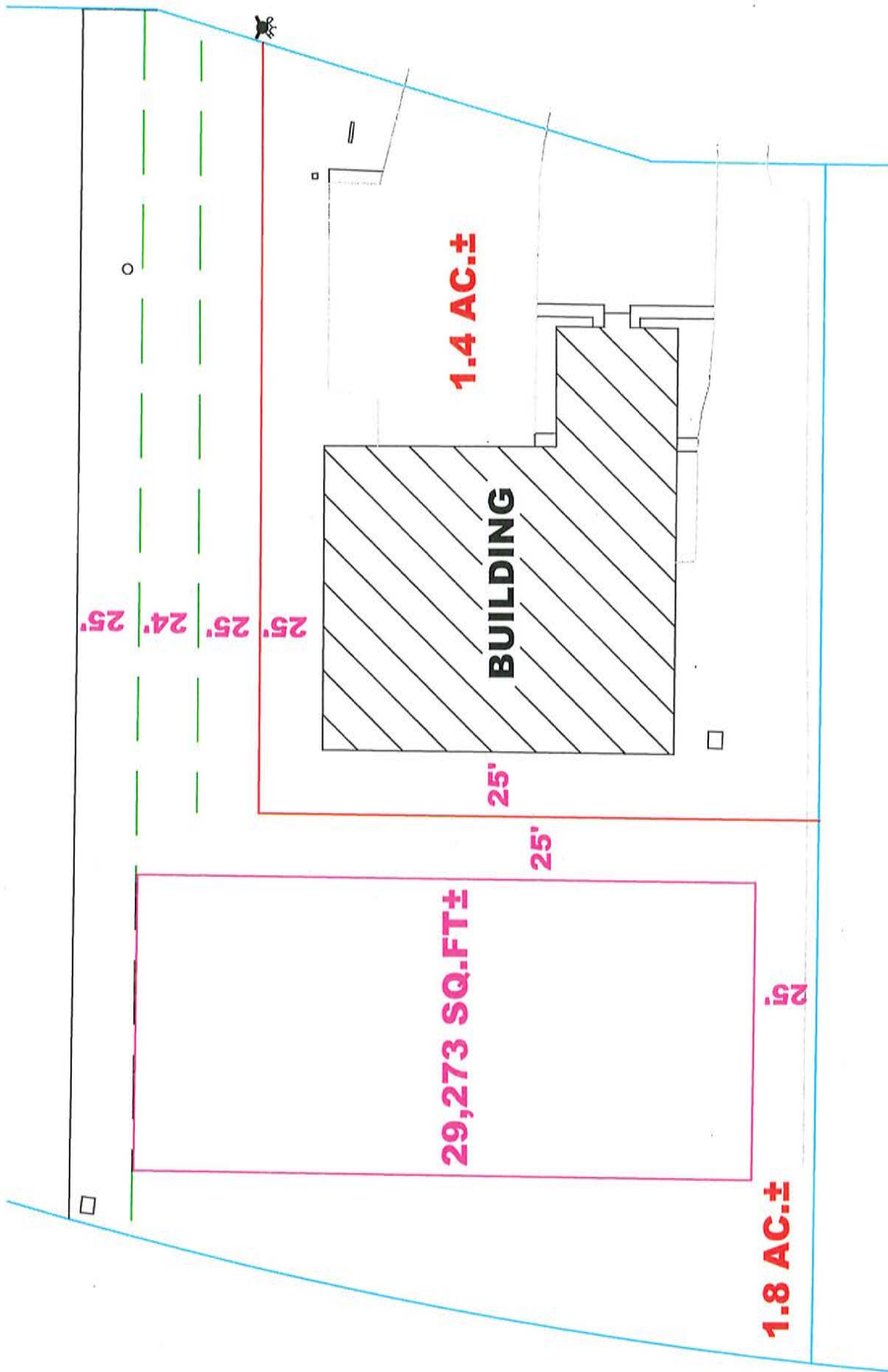
1. ALL ELECTRICAL COMPONENTS REQUIRED
2. FOUNDATION

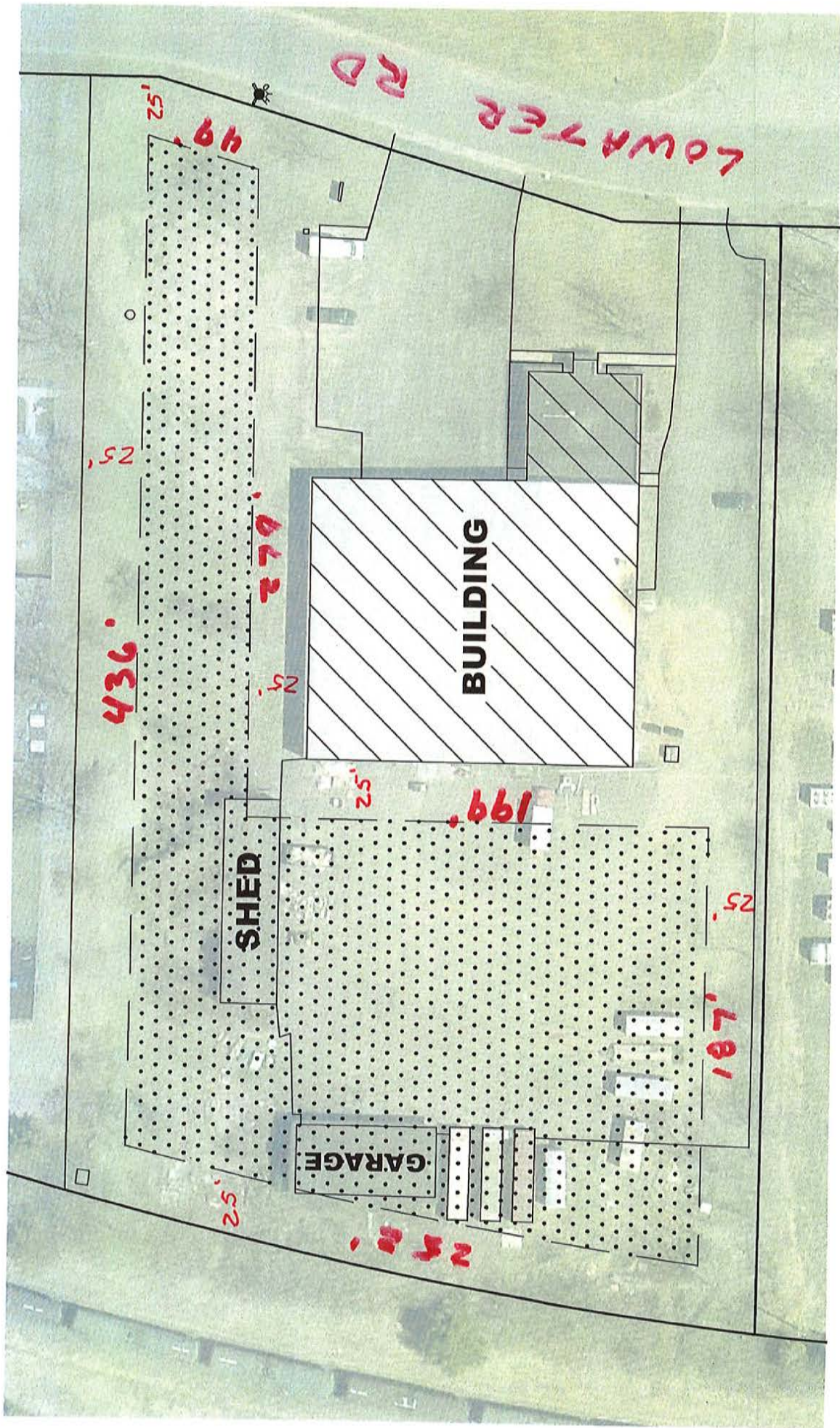
GENERAL CONTRACTOR TO FURNISH
 PRIMARY WIRES FROM BUILDING TO SIGN

SIGN MOUNTING PATTERN
 SCALE 1:1



 4548 SO. 110TH ST. GREENFIELD, WI 53020 414-525-3500	INSTALLATION DRAWING THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF EVERBRITE, LLC IS PROHIBITED.		DATE: 8/17/2021 CHECKED BY: CJB	DATE: 8/16/2021 DRAWN BY: DWP	SITE: CC1452 PAPERJACK DR & KNOWLES AVE NEW RICHMOND, WI 54017	TITLE: CARIBOU COFFEE SIGN, CCC1 97"x149" DF TP FLEX @ 10'-0"	PROJECT NO.: 455036 DRAWING NO.: IN455036A	REV: A
	SCALE: AS SHOWN SHEET: 2 OF 2		SHEET: 2 OF 2		SCALE: AS SHOWN		SHEET: 2 OF 2	





RD
LOWATER

436'
25'
279'
52'

SHED

199'

BUILDING

187'

GARAGE

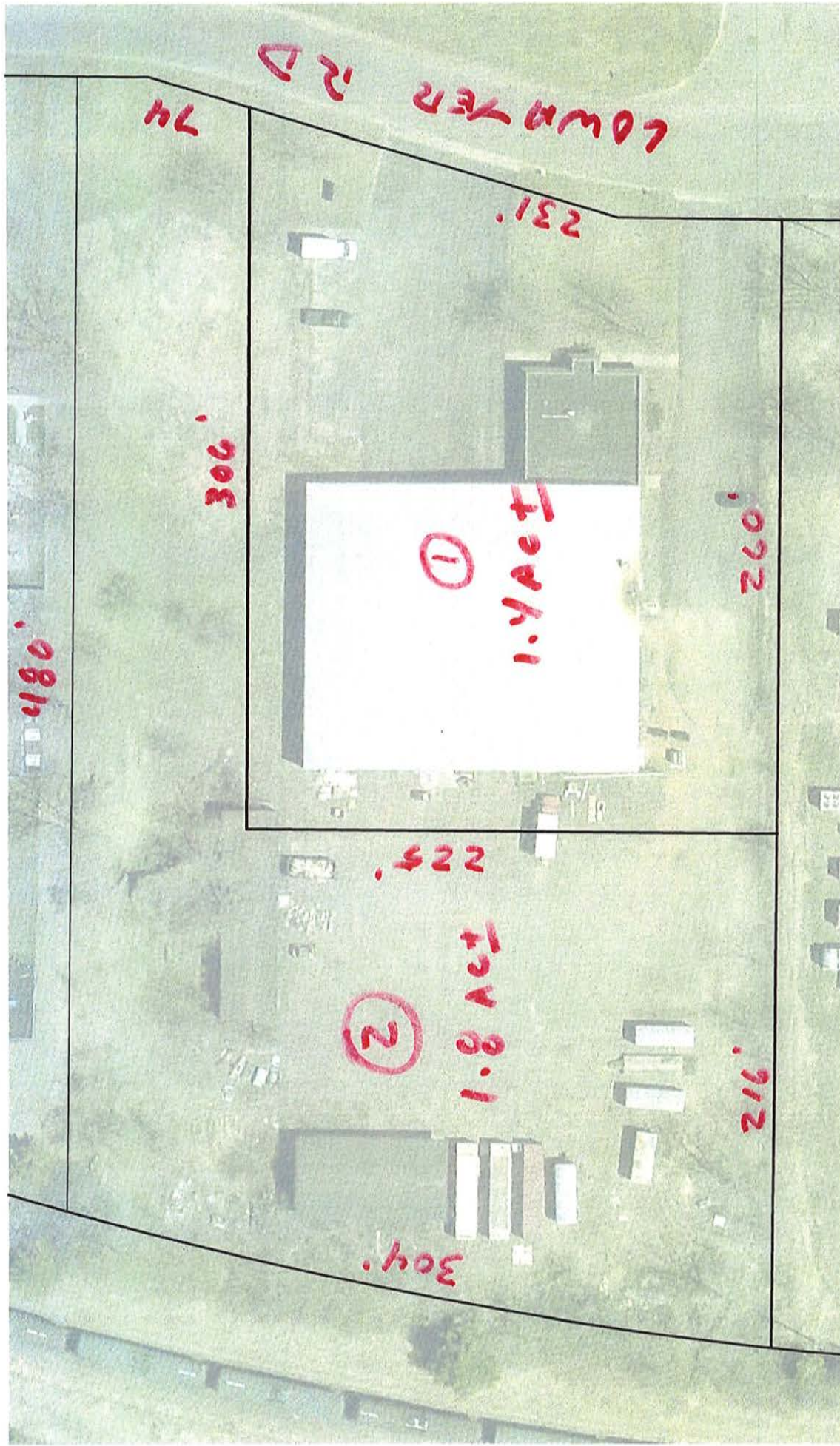
255'

25'

25'

52'

25'



LOWMATER RD

74

231

306'

①

1.7 ACT

1092

180'

225

②

1.8 ACT

1912

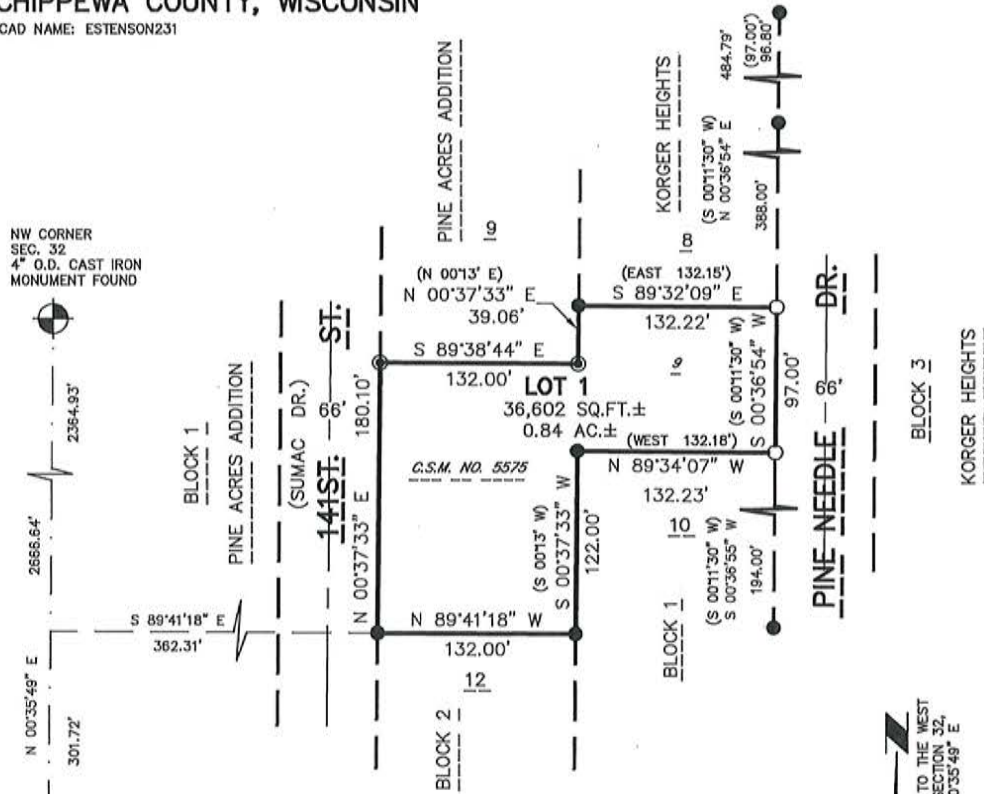
304'

CHIPPEWA CO. CERTIFIED SURVEY
 MAP NO. _____

RECORDED IN VOL. _____ OF THE
 CERTIFIED SURVEY MAPS PAGE _____

BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION,
 RECORDED IN VOL. 6 PLATS, P. 08, AS DOC. NO. 367258,
 AND LOT 1, C.S.M. NO. 5575, RECORDED IN VOL. 27 C.S.M.S,
 P. 210-211, AS DOC. NO. 931395,
 LOCATED IN THE SW 1/4 OF THE NW 1/4,
 SECTION 32, T29N, R8W, TOWN OF EAGLE POINT,
 CHIPPEWA COUNTY, WISCONSIN

CAD NAME: ESTENSON231



NW CORNER
 SEC. 32
 4" O.D. CAST IRON
 MONUMENT FOUND

W 1/4 CORNER
 SEC. 32
 CORNER LOCATION FROM
 EXISTING CHIPPEWA CO.
 COORDINATES

****NOTE:**

COMPLETION DATE OF FIELD WORK-- 04-24-2023
 TIES VERIFIED FOR THE SECTION CORNERS SHOWN
 SEE SHEET 2 OF 2 FOR LEGEND

THIS C.S.M. DOES NOT CREATE ANY ADDITIONAL
 PARCELS, IT IS BEING UTILIZED TO COMBINE LOT 9,
 BLOCK 1, KORGER HEIGHTS AND C.S.M. NO. 5575
 INTO A SINGLE LOT

BEARINGS REFERENCED TO THE WEST
 LINE OF THE NW 1/4, SECTION 32,
 ASSUMED BEARING N 00°35'49" E

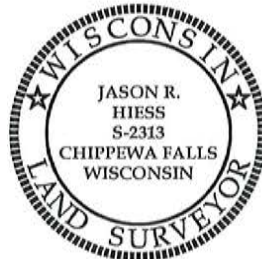


SCALE 1" = 100'

Jason R. Hiess
 JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF APRIL, 2023.

SURVEYING SERVICES BY:
 HIESS-LOKEN & ASSOC., LLC
 PROFESSIONAL LAND SURVEYING
 4905 WEST PARK AVE.
 CHIPPEWA FALLS, WI 54729
 (715)-720-4000 PHONE
 (715)-832-3300
 WWW.HIESS-LOKEN.COM
 HLSURVEY@SBCGLOBAL.NET



**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

**BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION,
RECORDED IN VOL. 6 PLATS, P. 08, AS DOC. NO. 367258,
AND LOT 1, C.S.M. NO. 5575, RECORDED IN VOL. 27 C.S.M.S,
P. 210-211, AS DOC. NO. 931395,
LOCATED IN THE SW 1/4 OF THE NW 1/4,
SECTION 32, T29N, R8W, TOWN OF EAGLE POINT,
CHIPPEWA COUNTY, WISCONSIN**

CAD NAME: ESTENSON231

SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF DANIEL ESTENSON, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION, RECORDED IN VOLUME 6 PLATS, PAGE 08, AS DOCUMENT NUMBER 367258, AND LOT 1, CERTIFIED SURVEY MAP NUMBER 5575, RECORDED IN VOLUME 27 CERTIFIED SURVEY MAPS, PAGE 210-211, AS DOCUMENT NUMBER 931395, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 29 NORTH, RANGE 8 WEST, TOWN OF EAGLE POINT, CHIPPEWA COUNTY, WISCONSIN. BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS.



JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF APRIL, 2023.



CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: _____
GREGORY S. HOFFMAN, MAYOR

APPROVED: _____ DATE

SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET

LEGEND

- --- 1 1/4" O.D. IRON PIPE FOUND
- ⊙ --- 1" O.D. IRON PIPE FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- () --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- " --- MINUTES OR FEET
- " --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- RAW --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- DR. --- DRIVE
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING

Map

Printed 04/25/2023

Scale = 1:39'



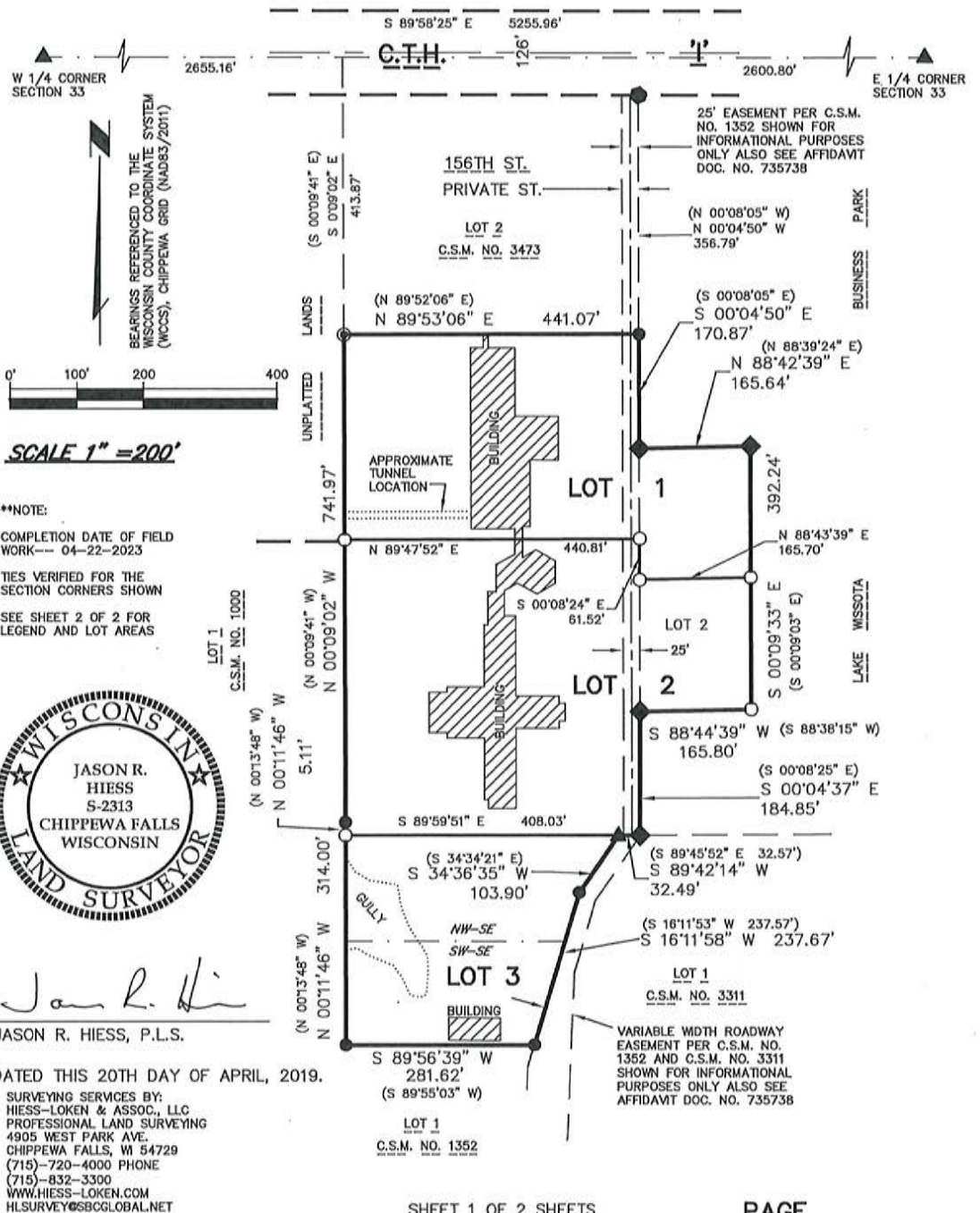
Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
 CERTIFIED SURVEY MAPS PAGE _____

BEING LOT 1, C.S.M. NO. 3473, RECORDED IN
 C.S.M.S VOL. 16, P. 47-48, AS DOC. NO. 748933,
 LOCATED IN THE NW 1/4 OF THE SE 1/4 AND
 THE SW 1/4 OF THE SE 1/4,
 SECTION 33, T29N, R8W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI

CAD NAME: DOVE--WISSOTA231



**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

**BEING LOT 1, C.S.M. NO. 3473, RECORDED IN
C.S.M.S VOL. 16, P. 47-48, AS DOC. NO. 748933,
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND
THE SW 1/4 OF THE SE 1/4,
SECTION 33, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI**

CAD NAME: DOVE-WISSOTA231
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF SNOWHILL DEVELOPMENT, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING LOT 1, CERTIFIED SURVEY MAP NUMBER 3473, RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 47-48, AS DOCUMENT NUMBER 748933, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING AND MAPPING THE SAME.

Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 20TH DAY OF APRIL, 2023.



LEGEND

- --- 1 1/4" O.D. IRON PIPE FOUND
- ◆ --- 1 1/4" O.D. IRON REBAR FOUND
- ⊙ --- 1" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- --- 1" O.D. STEEL SURVEY NAIL FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- () --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- ' --- MINUTES OR FEET
- " --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING

CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: _____
GREGORY S. HOFFMAN, MAYOR

APPROVED: _____ DATE

LOT AREAS:

- LOT 1 = 167,279 SQ.FT.± 3.84 AC.±
- LOT 2 = 227,206 SQ.FT.± 5.22 AC.±
- LOT 3 = 104,328 SQ.FT.± 2.40 AC.±

SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET

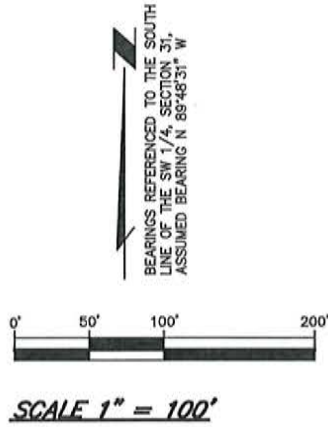
CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
 CERTIFIED SURVEY MAPS PAGE _____

**BEING PART OF LOT 2, C.S.M. NO. 2693,
 RECORDED IN VOL. 12 OF C.S.M.S,
 P. 158-159, AS DOC. NO. 684770,
 LOCATED IN THE SW 1/4 OF THE SW 1/4,
 SECTION 31, T29N, R8W, CITY OF
 CHIPPEWA FALLS, CHIPPEWA COUNTY, WI**

CAD NAME: DOVE-RUTLEDGE231

****NOTE:**
 COMPLETION DATE OF FIELD WORK-- 04-28-2023
 TIES VERIFIED FOR THE SECTION CORNERS SHOWN
 SEE SHEET 2 OF 2 FOR LEGEND



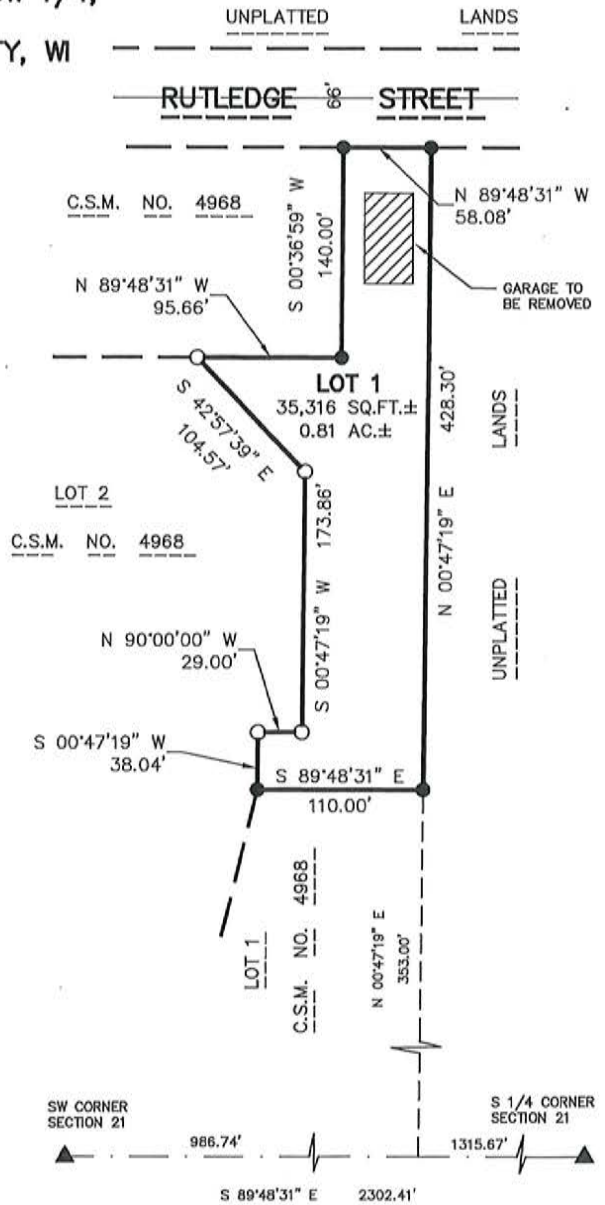
Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 28TH DAY OF APRIL, 2023.



SURVEYING SERVICES BY:
 HIESS-LOKEN & ASSOC., LLC
 PROFESSIONAL LAND SURVEYING
 4905 WEST PARK AVE.
 CHIPPEWA FALLS, WI 54729
 (715)-720-4000 PHONE
 (715)-832-3300
 WWW.HIESS-LOKEN.COM
 HLSURVEY@SBCGLOBAL.NET



CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

BEING PART OF LOT 2, C.S.M. NO. 2693,
RECORDED IN VOL. 12 OF C.S.M.S,
P. 158-159, AS DOC. NO. 684770,
LOCATED IN THE SW 1/4 OF THE SW 1/4,
SECTION 31, T29N, R8W, CITY OF
CHIPPEWA FALLS, CHIPPEWA COUNTY, WI

CAD NAME: DOVE-RUTLEDGE231
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF WOLFTEVER HOLDINGS, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 2693, RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 158-159, AS DOCUMENT NUMBER 684770, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE S.89°48'31"E. ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 986.74 FEET TO A SOUTHERLY EXTENSION OF THE EAST LINE OF SAID CERTIFIED SURVEY MAP; THENCE N.00°47'19"E. ALONG SAID EXTENSION, 353.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE CONTINUING N.00°47'19"E. ALONG THE EAST LINE OF SAID LOT 2, 428.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N.89°48'31"W. ALONG THE NORTH LINE THEREOF, 58.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S.00°36'59"W. ALONG THE WEST LINE THEREOF, 140.00 FEET; THENCE N.89°48'31"W. ALONG THE NORTH LINE OF SAID LOT 2, 95.66 FEET; THENCE S.42°57'39"E. 104.57 FEET; THENCE S.00°47'19"W. 173.86 FEET; THENCE N.90°00'00"W. 29.00 FEET; THENCE S.00°47'19"W. 38.04 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S.89°48'31"E. ALONG SAID SOUTH LINE, 110.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING AND MAPPING THE SAME.



JASON R. HIESS, P.L.S.

DATED THIS 28TH DAY OF APRIL, 2023.



LEGEND

- --- 1" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- () --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- " --- MINUTES OR FEET
- ° --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING

CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

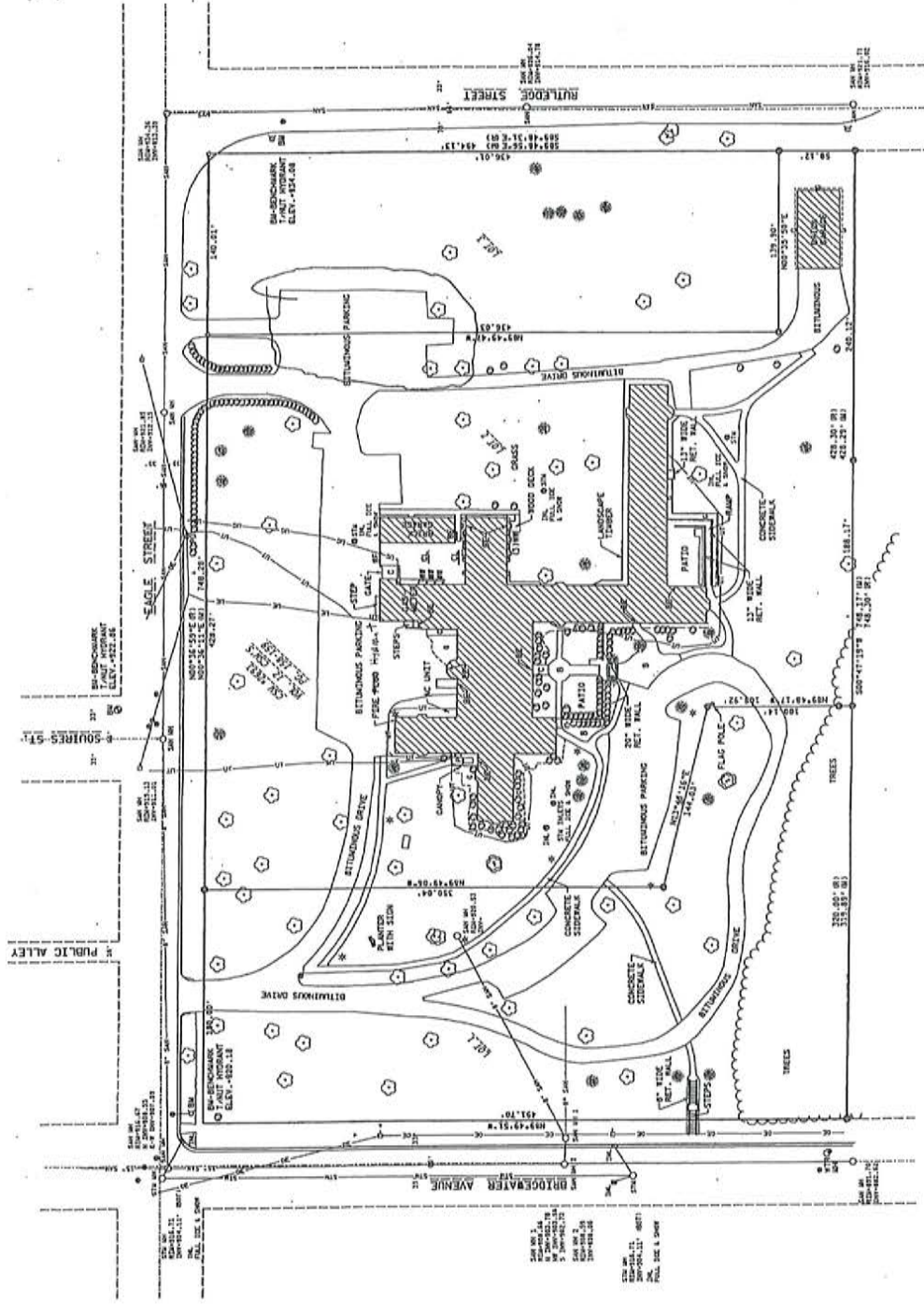
SIGNED: _____
GREGORY S. HOFFMAN, MAYOR

APPROVED: _____ DATE

SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET



- LEGEND:
- 1. UNFINISHED GYPSONUM WALL
 - 2. FINISH 1\"/>
 - 3. FINISH 1\"/>
 - 4. FINISH 1\"/>
 - 5. FINISH 1\"/>
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 - 100. FINISH 1\"/>



GENERAL NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHIPPEWA FALLS, WISCONSIN.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHIPPEWA FALLS, WISCONSIN.

PREPARED BY AVRES ASSOCIATES 300 BRIDGEWATER AVENUE CHIPPEWA FALLS, WISCONSIN 54729		SHEET NO. 1 OF 1
PROJECT NO. 15-0000		
DATE 08/20/2015		
DRAWN BY AVRES ASSOCIATES		
CHECKED BY AVRES ASSOCIATES		
SCALE AS SHOWN		
CITY OF CHIPPEWA FALLS, WISCONSIN		

EXISTING CSM

DOCUMENT# 684770

Recorded
APR. 15, 2004 AT 08:00AM

CHIPPEWA CO. CERTIFIED SURVEY MAP NO. 2693

RECORDED IN VOL. 12 OF THE
CERTIFIED SURVEY MAPS PAGE 158-159

Marge L. Geissler
REGISTER

Marge L. Geissler

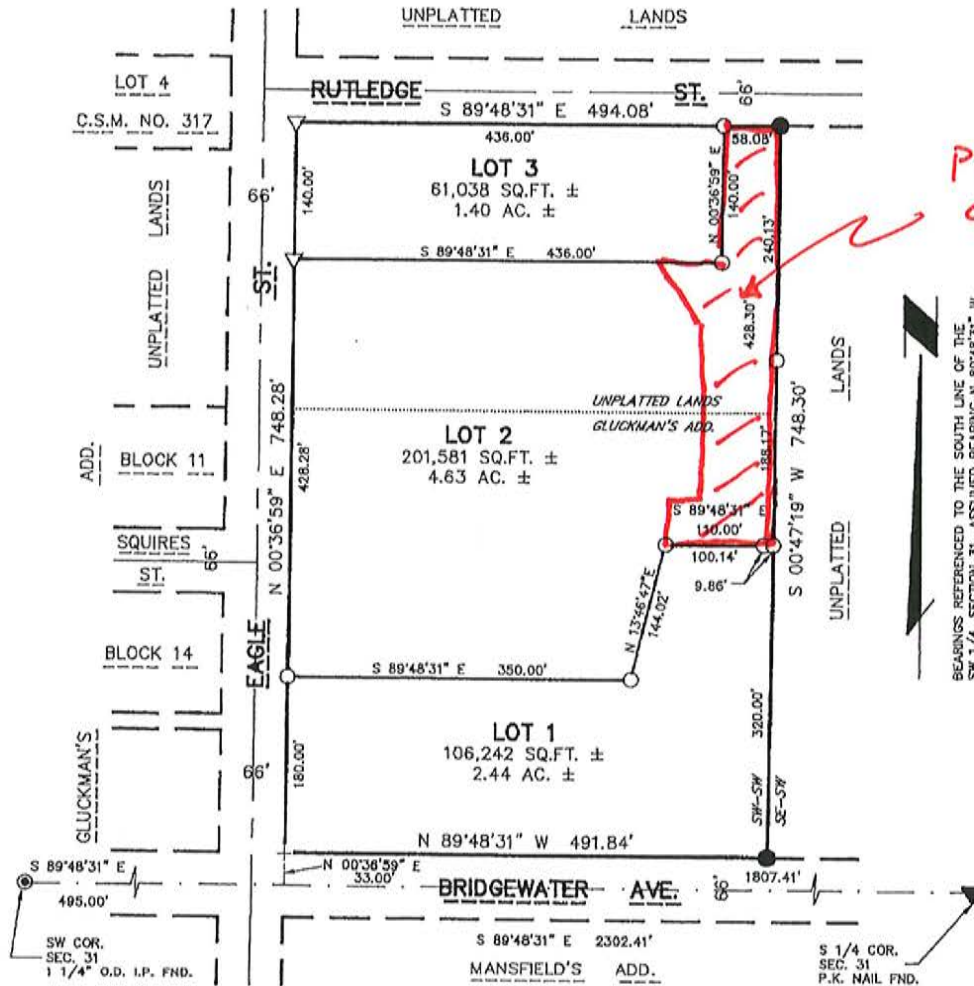
MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI

Fee Amount: \$13.00



BEING BLOCKS 12 AND 13, GLUCKMAN'S ADDITION,
INCLUDING VACATED SQUIRES AND NORTH STREETS
AND VACATED PUBLIC ALLEY,
AND PART OF THE SW 1/4 OF THE SW 1/4,
SECTION 31, T29N, R8W, CITY OF CHIPPEWA FALLS,
CHIPPEWA COUNTY, WISCONSIN

CAD NAME: PETERS034



PROPOSED
CSM

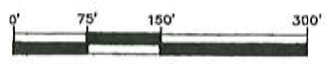
BEARINGS REFERENCED TO THE SOUTH LINE OF THE
SW 1/4, SECTION 31, ASSUMED BEARING N 89°48'31" W

**NOTE: NO UTILITY TO BE PLACED CLOSER
THAN 3 FEET FROM ANY PROPERTY IRON



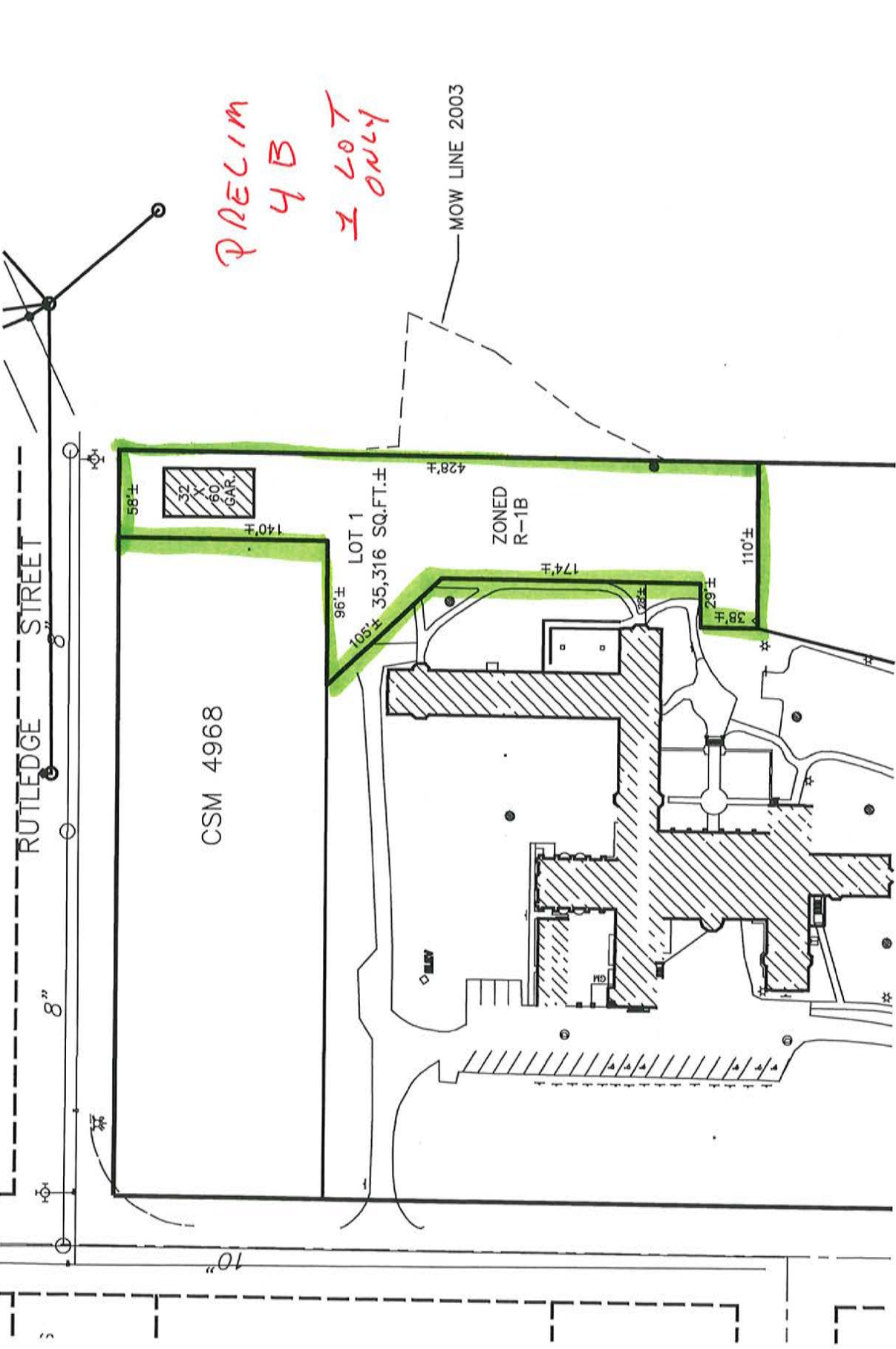
Jerome F. Hiess
JEROME F. HIESS, R.L.S.

- LEGEND
- --- 1" O.D. IRON PIPE FOUND
 - + --- CROSS FOUND IN CONC.
 - ▽ --- MAG NAIL SET IN BLACKTOP
 - --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET



SCALE 1" = 150'

DATED THIS 3RD DAY OF NOVEMBER, 2003.



PRECIM
4B
I LOT
ONLY

MOW LINE 2003

RUTLEDGE STREET

CSM 4968

LOT 1
35,316 SQ.FT.±

ZONED
R-1B

32' x 60'
GAR.

DRIVE

GR

8"

10"

PRELIM
4

3 LOTS
TOTAL
SMALLER
HOUSE ON LOT 1

STORM
SEWER

HYD

PRIVATE DRIVE

LOT 1
17,040 SQ.FT.±
(8,520 SQ.FT.=50% LOT COVERAGE)

MOW LINE 2003

LOT 2 SIZE 81'X106'
8,586 SQ.FT.±
3,096 SQ.FT.± BUILDING
(4,293 SQ.FT.=50% LOT COVERAGE)

LOT 3 SIZE 81'X106'
8,586 SQ.FT.±
3,096 SQ.FT.± BUILDING
(4,293 SQ.FT.=50% LOT COVERAGE)

8"

H2O
LINE

SAN
SEWER

CSM 4968

1,200 SQ.FT.± BUILDING

Ø ELEV

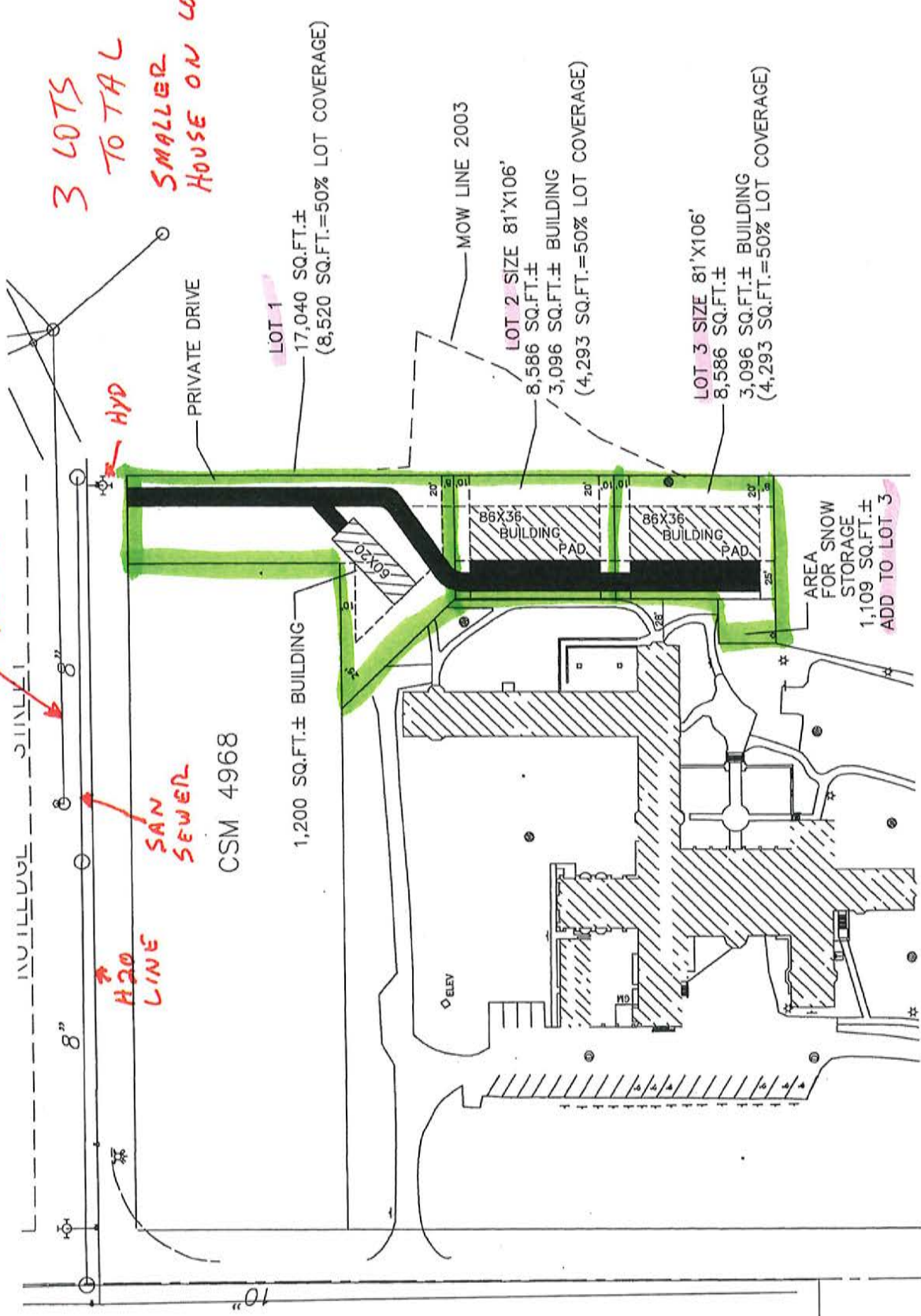
60'X20'
BUILDING PAD

60'X20'
BUILDING PAD

AREA
FOR SNOW
STORAGE
1,109 SQ.FT.±
ADD TO LOT 3

10"

3





POSSIBLE
BUILDING
TYPE