

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 8, 2023 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 8, 2023 at 6:30 P.M. Attending were Commissioners Greg Misfeldt, 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 Dave Cihasky was absent. Also attending were City Inspector Paul Lasiewicz, City Planner Brad Hentschel and Rob Barse representing Mint Development Company.

1. **Motion** by Varga seconded by Hiess to approve the minutes of the April 10, 2023 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached 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. Director of Public Works Rubenzer stated he handed out a revised Certified Survey Map per County Surveyor Samuel Wentz's comments. City Inspector Lasiewicz noted that utilities had been installed under the parcel being subdivided. Rob Barse stated an easement along the lot line between proposed lots 1 and 2 existed but it hadn't been recorded yet.
Motion by Hiess, seconded by Hubbard to recommend the Common Council approve the attached 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 contingent on;
 - 1) including the utilities easement on the Certified Survey Map prior to Council approval and recording of the said Certified Survey Map.
 - 2) receipt of Certified Survey Map review fees.
 - 3) making any revisions from County Surveyor Sam Wentz and any revisions required by the Stormwater Ordinance.**All present voting aye. Motion carried.**

3. The Plan Commission considered the subdivision of parcel #22908-3211-645004016, located at 1210 Lowater Road submitted by Hiess-Loken and Associates on behalf of Mark Connell. Jason Hiess stated that Mark Connell said there was a need for additional industrial buildable space and thus proposed the subdivision. Mr. Hiess would prepare a Certified Survey Map should the Plan Commission and Council approve the concept.
Motion by Tzanakis, seconded by Varga to recommend the Common Council approve the attached concept and very preliminary Certified Survey Map of parcel #22908-3211-645004016, located at 1210 Lowater Road submitted by Hiess-Loken and Associates on behalf of Mark Connell. **All present voting aye, except for Hiess who recused himself and abstained from the vote. The motion passed on a 9-0 vote with one abstention.**

4. The Plan Commission considered the attached 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 First Avenue and west of Pine Needle Drive. Director of Public Works Rubenzer stated that this was a result of a recent annexation of Lot #1, CSM #9575, Pine Acres Addition. The annexation was required by Inspector Lasiewicz to extend electrical

Please note, these are draft minutes and may be amended until approved by the Common Council.

service from the house on Lot #9 to a garage on said Lot #1 and have the lot combination. Mr. Hiess stated he had to make a couple corrections before submitting to the Council.

Motion by Rubenzer, seconded by Misfeldt to recommend the Common Council approve the attached 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 First Avenue and west of Pine Needle Drive contingent on;

- 1) receipt of Certified Survey Map review fees.
- 2) making any revisions from County Surveyor Sam Wentz and any revisions required by the Stormwater Ordinance.

All present voting aye, except for Hiess who recused himself and abstained from the vote. The motion passed on a 9-0 vote with one abstention.

5. The Plan Commission considered the attached 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 in a P-1 Public and Institutional Zoning District. Alderperson Hiess stated that Dove Healthcare owner Tommy Davison wanted to separate off parcels for future builds. After discussion, the Plan Commission was not comfortable with a three lot survey but would allow lot 3 to be subdivided off from combined lots 1 and 2 on the proposed Certified Survey Map

Motion by Hubbard, seconded by Varga to recommend the Common Council approve an attached 2 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 continent on;

- 1) receipt of Certified Survey Map review fees.
- 2) making any revisions from County Surveyor Sam Wentz and any revisions required by the Stormwater Ordinance.

All present voting aye, except for Hiess who recused himself and abstained from the vote. The motion passed on a 9-0 vote with one abstention.


6. The Plan Commission considered the attached 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 in a R-1B Single Family Zoning District.

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

- 1) receipt of Certified Survey Map review fees.
- 2) making any revisions from County Surveyor Sam Wentz and any revisions required by the Stormwater Ordinance.

All present voting aye, except for Hiess who recused himself and abstained from the vote. The motion passed on a 9-0 vote with one abstention.

7. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:21 P.M.


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

Please note, these are draft minutes and may be amended until approved by the Common Council.

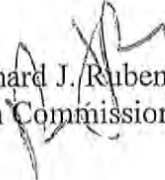
**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 10, 2023 – 6:30 PM**

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.**

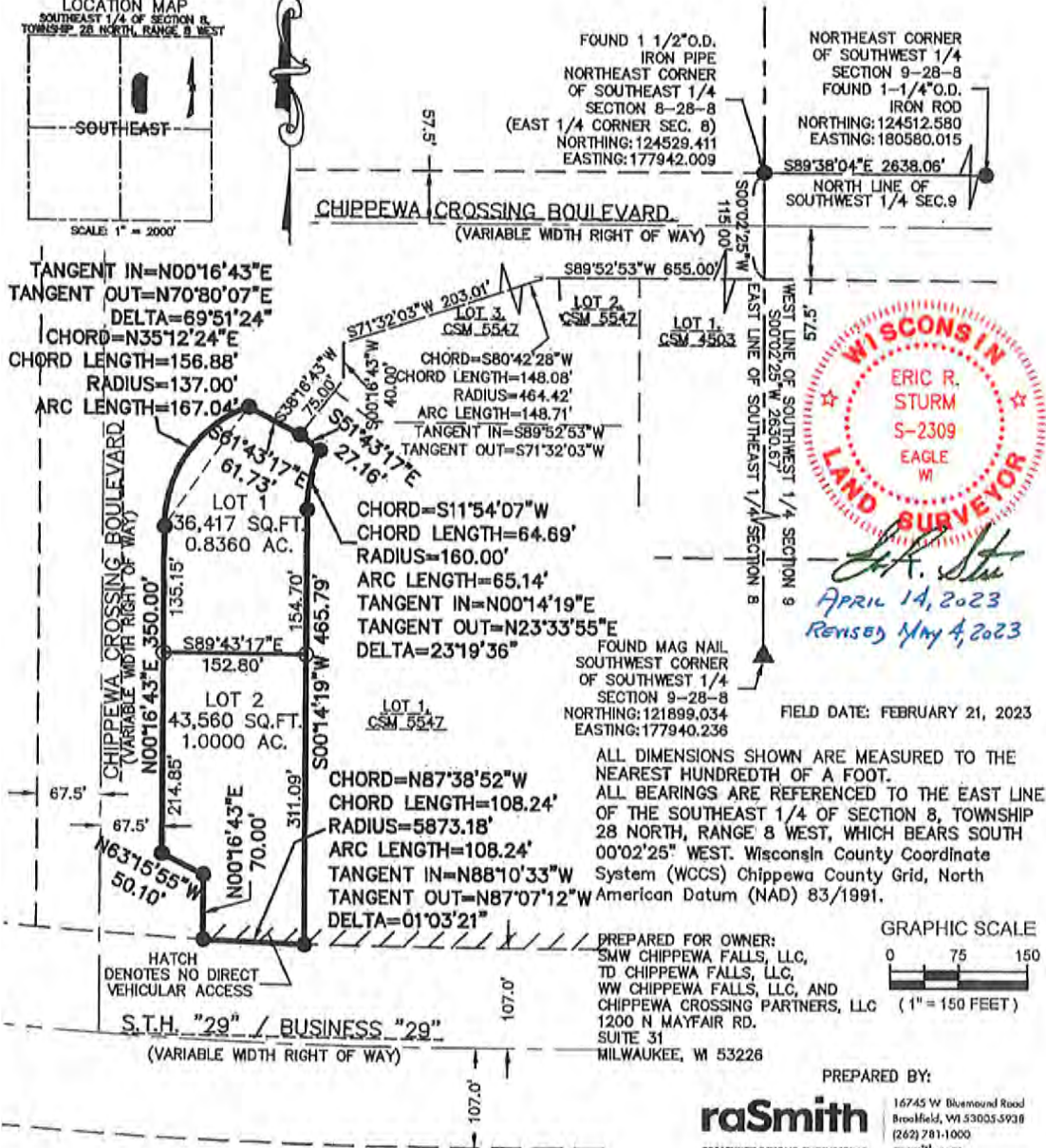
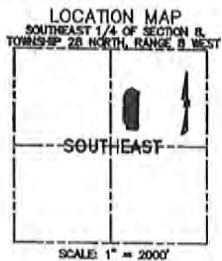
3. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:35 P.M.


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

CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps 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 1" O.D. IRON PIPE, UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 POUNDS PER LINEAL FOOT.
- ▲ INDICATES FOUND MAG NAIL
- O.D.=OUTSIDE DIAMETER
- CSM = CERTIFIED SURVEY MAP
- SEC.= SECTION
- R.O.W.=RIGHT OF WAY
- S.T.H.=STATE TRUNK HIGHWAY



CERTIFIED SURVEY MAP

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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 Number 5547 recorded in Volume 27 of Certified Survey Maps 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, .

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 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 APRIL 14, 2023
REVISED
MAY 4, 2023

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



raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Blumound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP

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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 be 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.

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



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

CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps 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.



Signature: Eric R. Sturm
Date: APRIL 14, 2023
Revised: MAY 4, 2023
raSmith
CREATIVITY BEYOND ENGINEERING
raSmith.com

16745 W. Blumound Road
Brookfield, WI 53005-5938
(262) 781-1000

CERTIFIED SURVEY MAP

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CONSENT OF CORPORATE MORTGAGEE

Spring Bank, a Wisconsin Corporation, 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 Spring Bank, has caused these presents to be signed by Glen Michaelsen, its Vice President, at Brookfield, Wisconsin, and its corporate seal to be hereunto affixed.

this ___ day of _____, 2023.

STATE OF _____ }
:SS
COUNTY OF _____ }

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

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.

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

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.

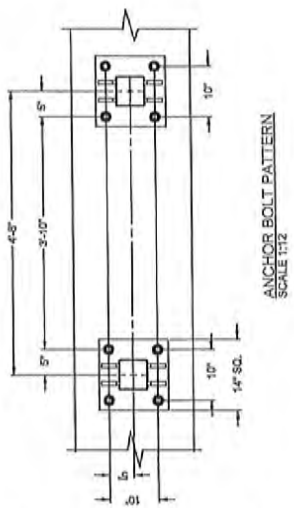
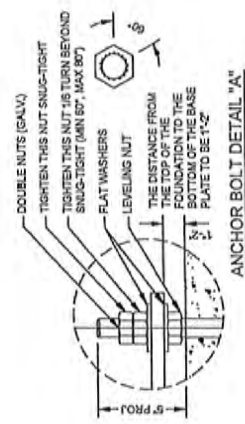
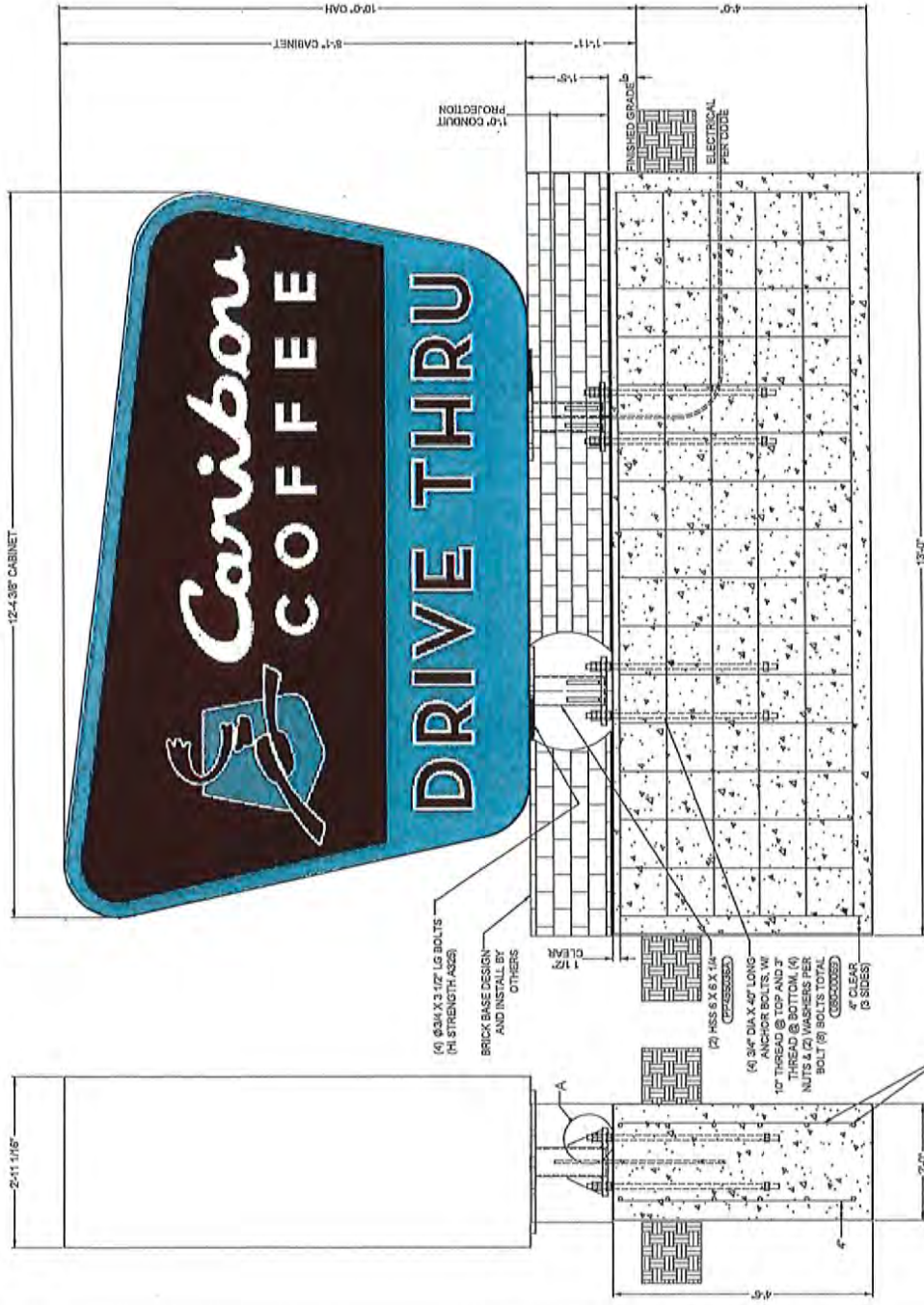
Greg Hoffman, Mayor Date: _____

Bridget Givens, City Clerk Date: _____

WISCONSIN LAND SURVEYOR ERIC R. STURM S-2309 EAGLE WI APRIL 14, 2023 REVISED MAY 4, 2023

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

THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM, PROFESSIONAL LAND SURVEYOR S-2309



FRONT VIEW
SCALE 1/2

SIDE VIEW
SCALE 1/2

 <p>4849 SO. 116TH ST. P.O. BOX 20000 GREENFIELD, WI 53220 414-358-0600</p>	<p>INSTALLATION DRAWING</p> <p>THESE DRAWINGS ARE THE PROPERTY OF EVERBRITE, LLC. NO USE OR REPRODUCTION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, LLC IS PROHIBITED.</p>		<p>REV. A</p>
	<p>PROJECT NO. 455036</p> <p>DRAWING NO. IN455036A</p>	<p>TITLE CARIBOU COFFEE</p> <p>SIGN, CCC1 87"x149" DF TP FLEX @ 10'-0"</p>	<p>REVISIONS</p>
<p>SHEET 1 OF 2</p>	<p>SCALE AS SHOWN</p>	<p>SITE CC-1452</p> <p>PAPERJACK DR & KNOWLES AVE</p> <p>NEW RICHMOND, WI 54017</p>	<p>DATE 8/17/21</p> <p>CHECKED BY CJB</p> <p>DATE 8/16/2021</p> <p>DRAWN BY DWP</p>

GENERAL NOTES
 1. SIGN IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE INSIDE OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN AND INSTALLING DISCONNECT SWITCHES IF NOT FACTORY INSTALLED ON THE SIGN.

2. SIGN ASSEMBLY IS INTENDED FOR OUTDOOR WET LOCATION.

3. INSTALLER TO VERIFY SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED.

4. 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.

5. THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

CONCRETE SPECIFICATION
 1. THE REQUIRED 433 CUL 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
 1. 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.

WELDER NOTE
 1. ANY REQUIRED 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
 1. SIGN, POLE AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND AN ALLOWABLE WIND LOAD OF 20 PSF.

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

PHOTO REQUIREMENTS
 1. INSTALLER TO PROVIDE COMPLETION PHOTOS OF THE FOLLOWING:

- MATCH PLATE/SIGN CONNECTIONS
- BEFORE AND AFTER PHOTOS OF ALL BUS WELDS, CAP PLATE WELDS, AND ANY OTHER ELECTRICAL WELDS
- ALL SIGNS ILLUMINATING (PREFERABLY SHOWING LEADS 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 POLES, REBAR AND CONDUIT STUD. (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. MOUNT SIGNAGE ON POLES (INSTALLER TO 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

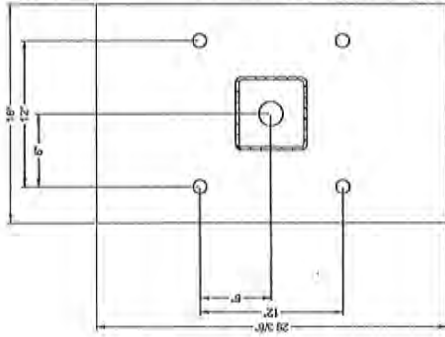
1. SIGNAGE
2. MOUNTING POLES
3. MOUNTING HARDWARE


INSTALLER TO FURNISH

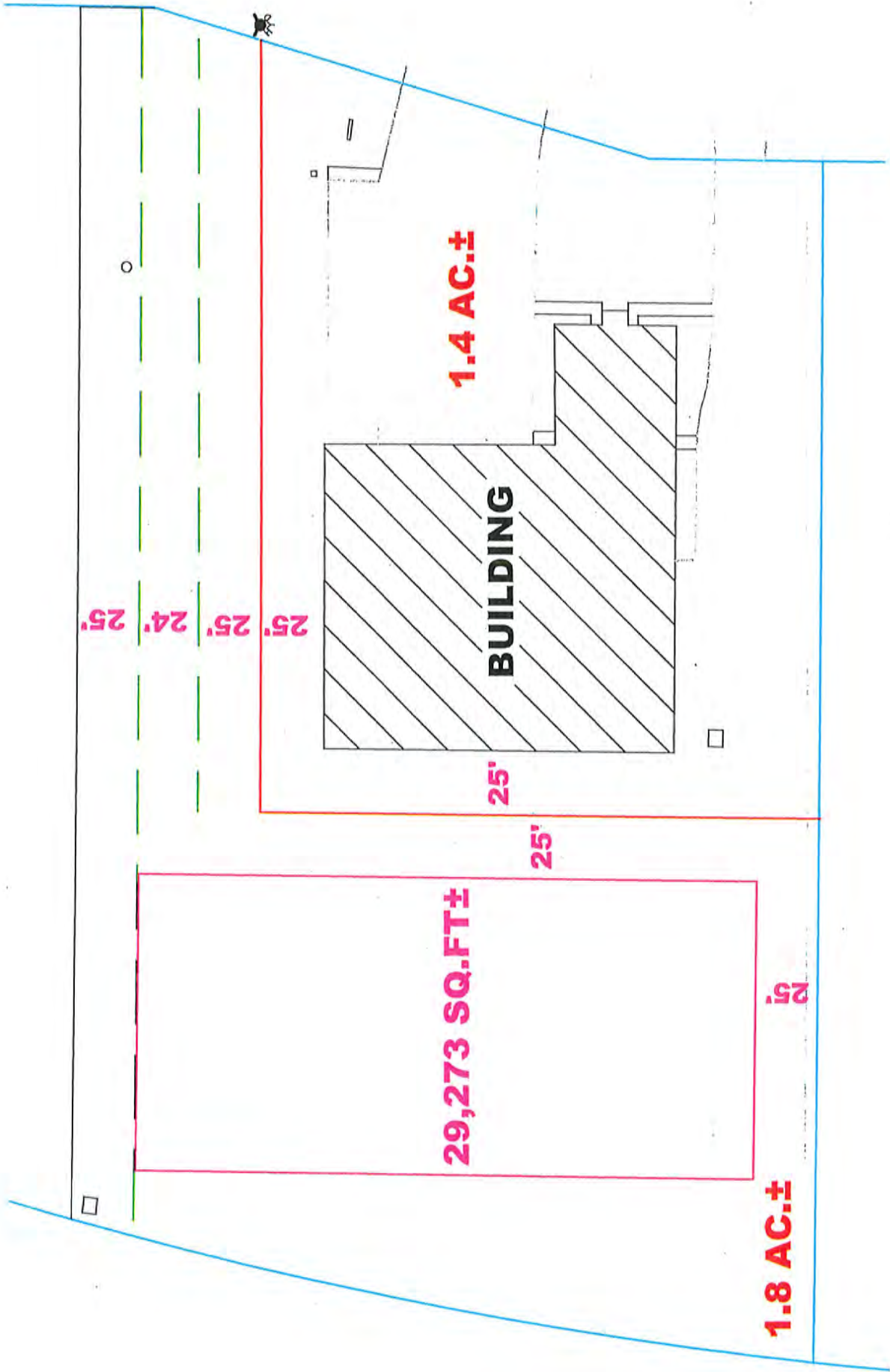
1. ALL ELECTRICAL COMPONENTS REQUIRED
2. FOUNDATION

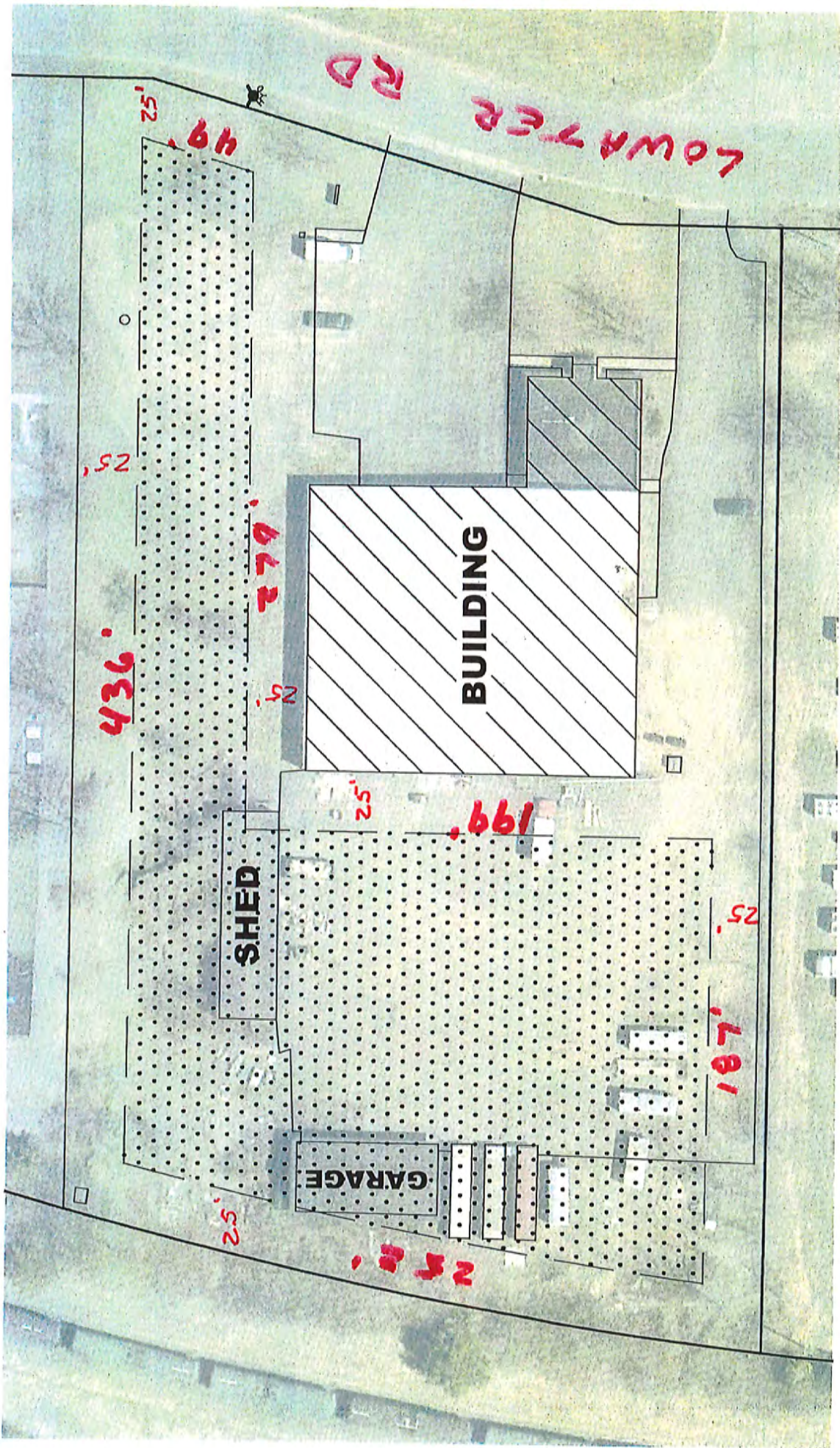
GENERAL CONTRACTOR TO FURNISH
 1. PRIMARY WARES FROM BUILDING TO SIGN

SIGN MOUNTING PATTERN
 SCALE 1:1



 <p>4949 SO. 11074 ST. P.O. BOX 20000 GREENFIELD, WI 53020 414-225-0080</p>	INSTALLATION DRAWING		DATE: 8/16/2021 CHECKED BY: CJB DATE: 8/17/2021	SITE: CC1452 PAPERJACK DR & KNOWLES AVE NEW RICHMOND, WI 54017	TITLE: CARIBOU COFFEE PROJECT NO.: 455036 DRAWING NO.: IN455036A	REV: A
	THESE DIMENSIONS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OR REPRODUCTION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, LLC IS PROHIBITED.		SCALE: AS SHOWN SHEET: 2 OF 2	SIGN, CCCI 87"x148" DF TP FLEX @ 10'-0"	DRAWING NO.: IN455036A	REV: A





LOWATER RD

49'
52'

25'

436'

279'

25'

25'

199'

25'

187'

SHED

BUILDING

GARAGE

25'

52'



LOWMYER RD

74

231

306'

①

1.4 ACT

262'

480'

225'

②

1.8 ACT

216'

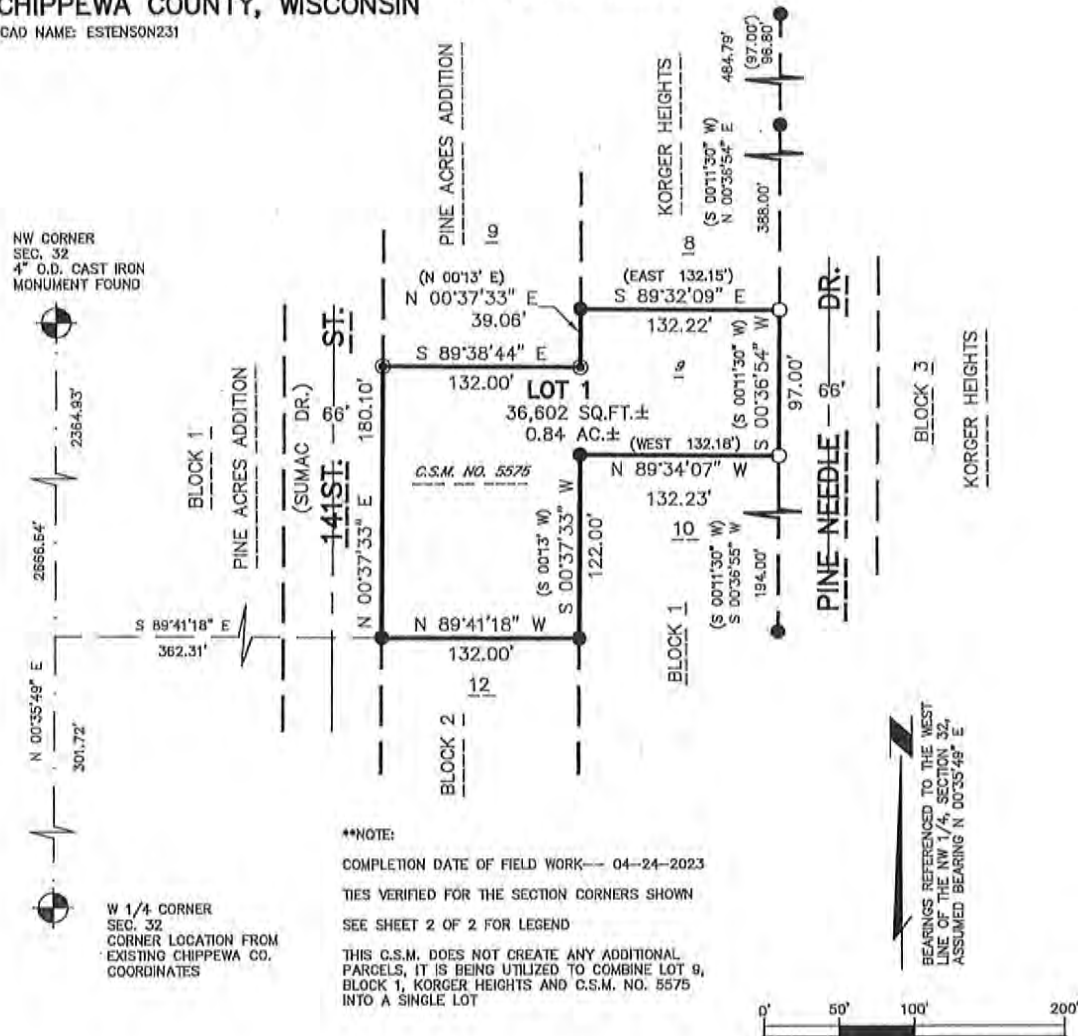
304'

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



****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°35'48" E

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
 HILSURVEY@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

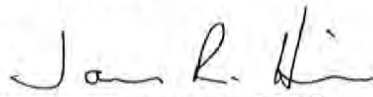
SURVEYOR'S CERTIFICATE

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.



LEGEND

- — 1 1/4" O.D. IRON PIPE FOUND
- ⊙ — 1" O.D. IRON PIPE FOUND
- — 1" O.D. X 16" 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
- 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

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
4903 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET

Map

Printed 04/25/2023

Scale = 1:39'



CHIPPewa COUNTY



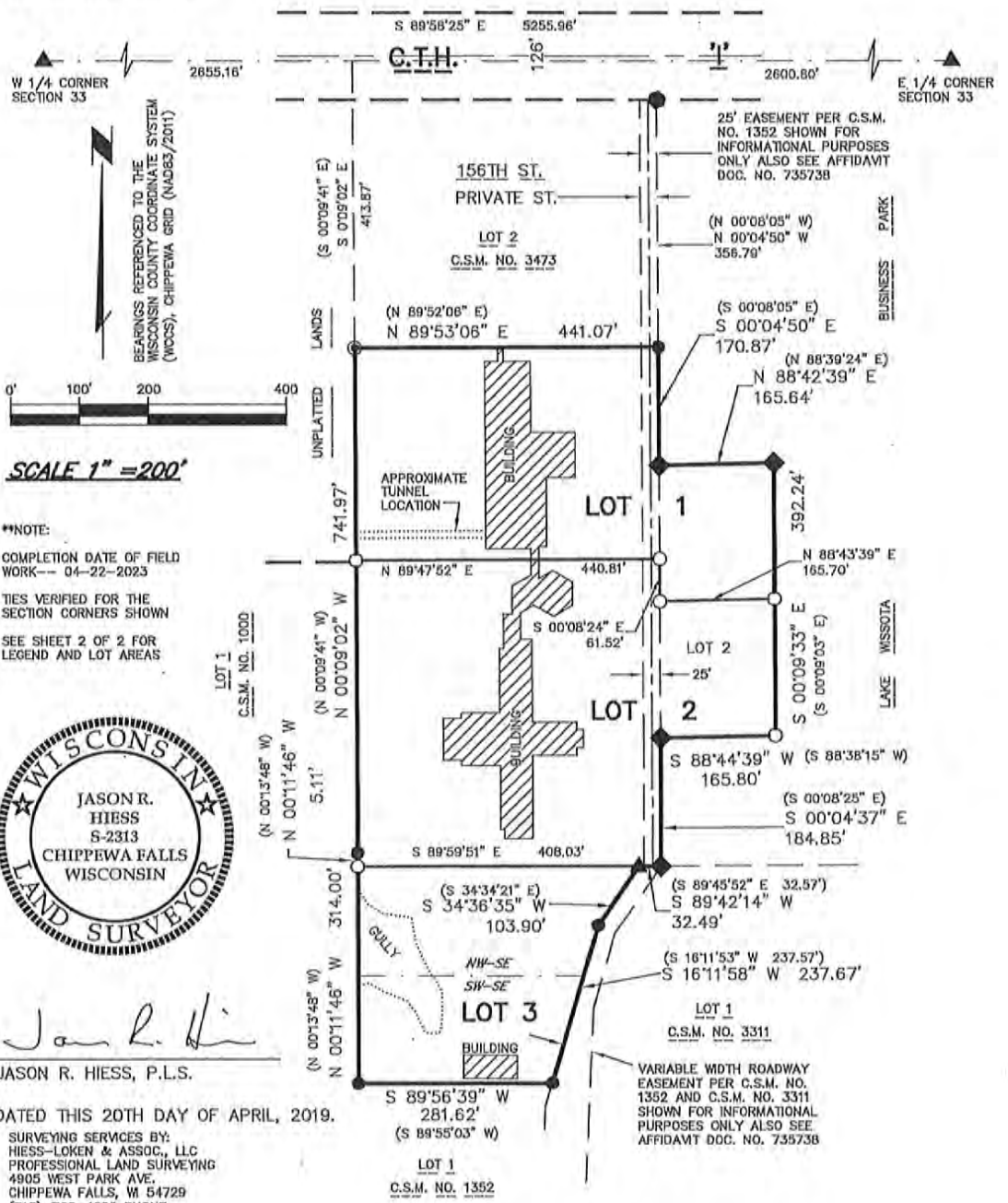
Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

**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



SCALE 1" = 200'

****NOTE:**
COMPLETION DATE OF FIELD WORK-- 04-22-2023
TIES VERIFIED FOR THE SECTION CORNERS SHOWN
SEE SHEET 2 OF 2 FOR LEGEND AND LOT AREAS



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

DATED THIS 20TH DAY OF APRIL, 2019.

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 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.



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:
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PROFESSIONAL LAND SURVEYING
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CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET

LEGEND

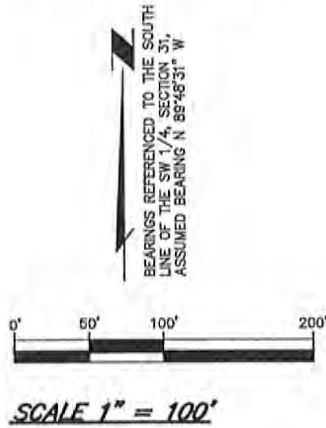
- --- 1 1/4" O.D. IRON PIPE FOUND
- ◆ --- 1 1/4" O.D. IRON REBAR FOUND
- ◎ --- 1" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- --- 1" O.D. STEEL SURVEY NAIL FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- () --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
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- ' --- MINUTES OR FEET
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- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
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- AC. --- ACRES
- INCL. --- INCLUDING
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- R/W --- RIGHT OF WAY
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- 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

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

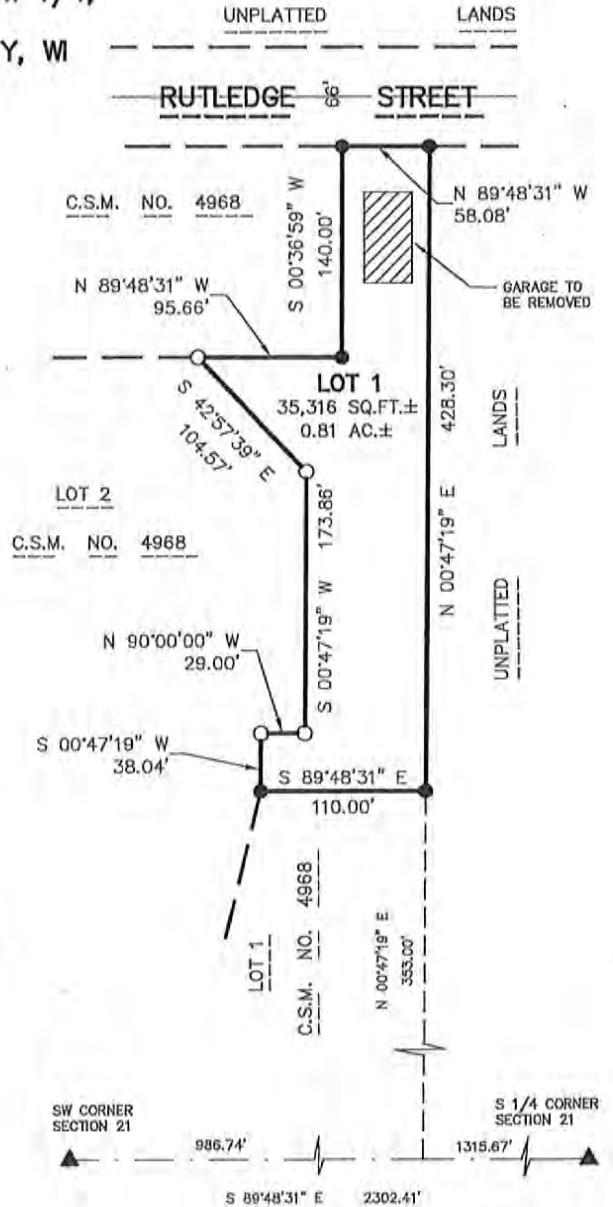


Jason R. Hiess
 JASON R. HIESS, P.L.S.

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 WOLFEVER 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 SOUTHEAST 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

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
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- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
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- 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

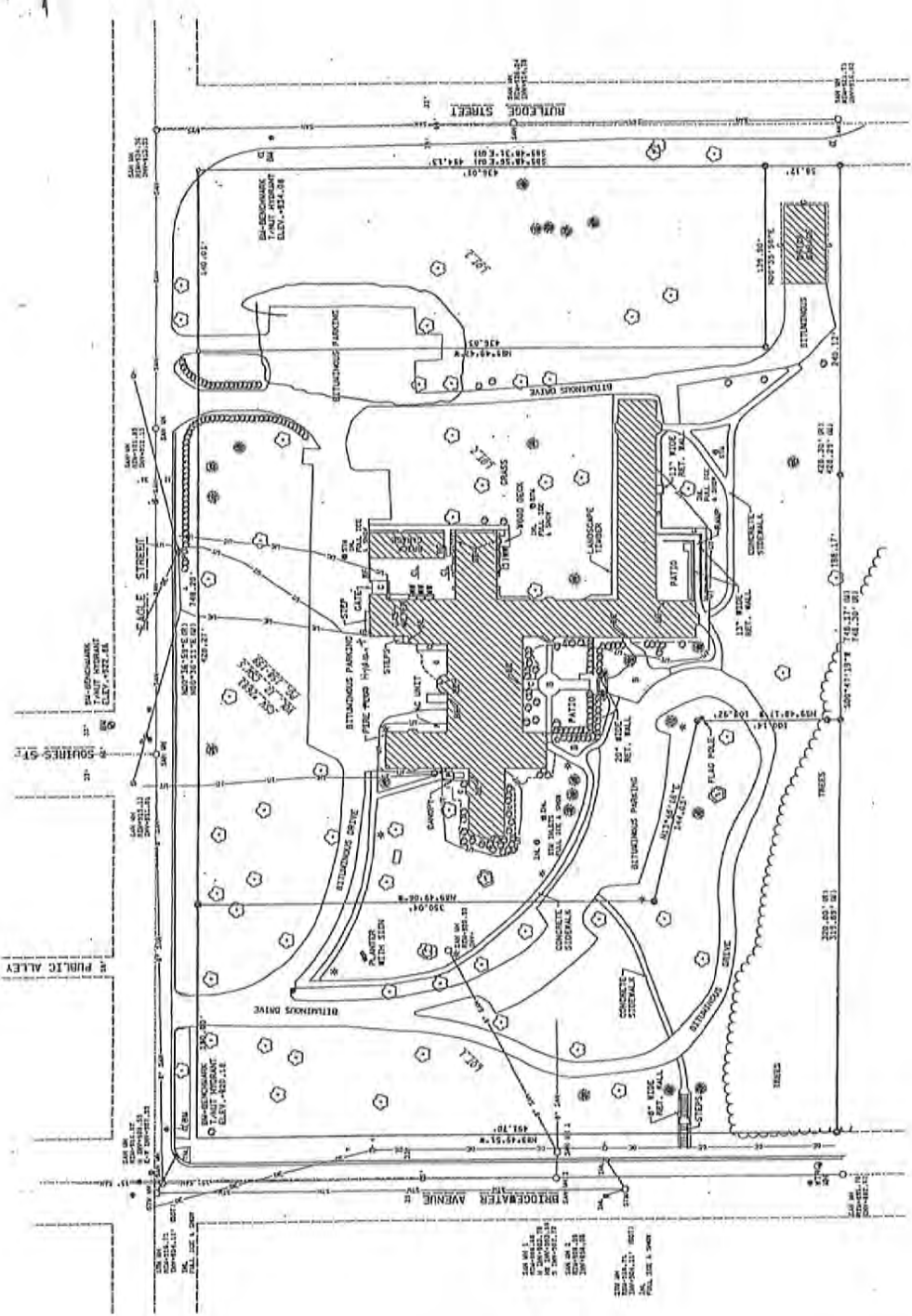
APPROVED: _____ DATE

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



NOTES ARE BASED ON
T LINES OF CAN BE
CLOSE TO BEAR 200-41-134

- LEGEND:
- SET MONITOR SLATED MAIL
 - FIBER OPTIC CABLE
 - 1\"/>



DESIGN NOTES:
1. ALL UTILITIES SHOWN ARE AS SHOWN ON THE CONTRACT AND NO OTHER UTILITIES ARE TO BE SHOWN UNLESS SPECIFICALLY NOTED.
2. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NECESSARY.

EXISTING CSM

DOCUMENT# 684770

Recorded
APR. 15, 2004 AT 08:00AM

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 2693

RECORDED IN VOL. 162 OF THE
CERTIFIED SURVEY MAPS PAGE 158-159

Marge L. Geissler
REGISTER

Marge L. Geissler

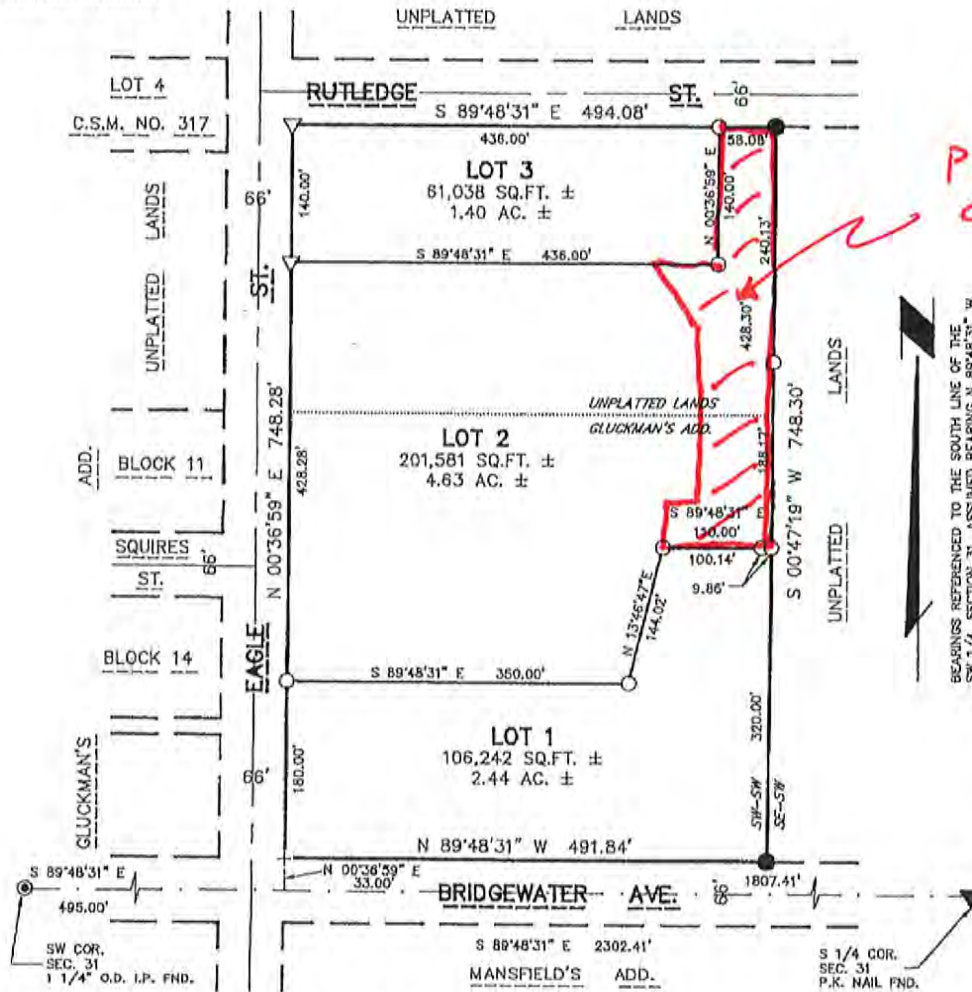
MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI

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

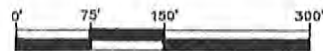


PROPOSED
CSM

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

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'

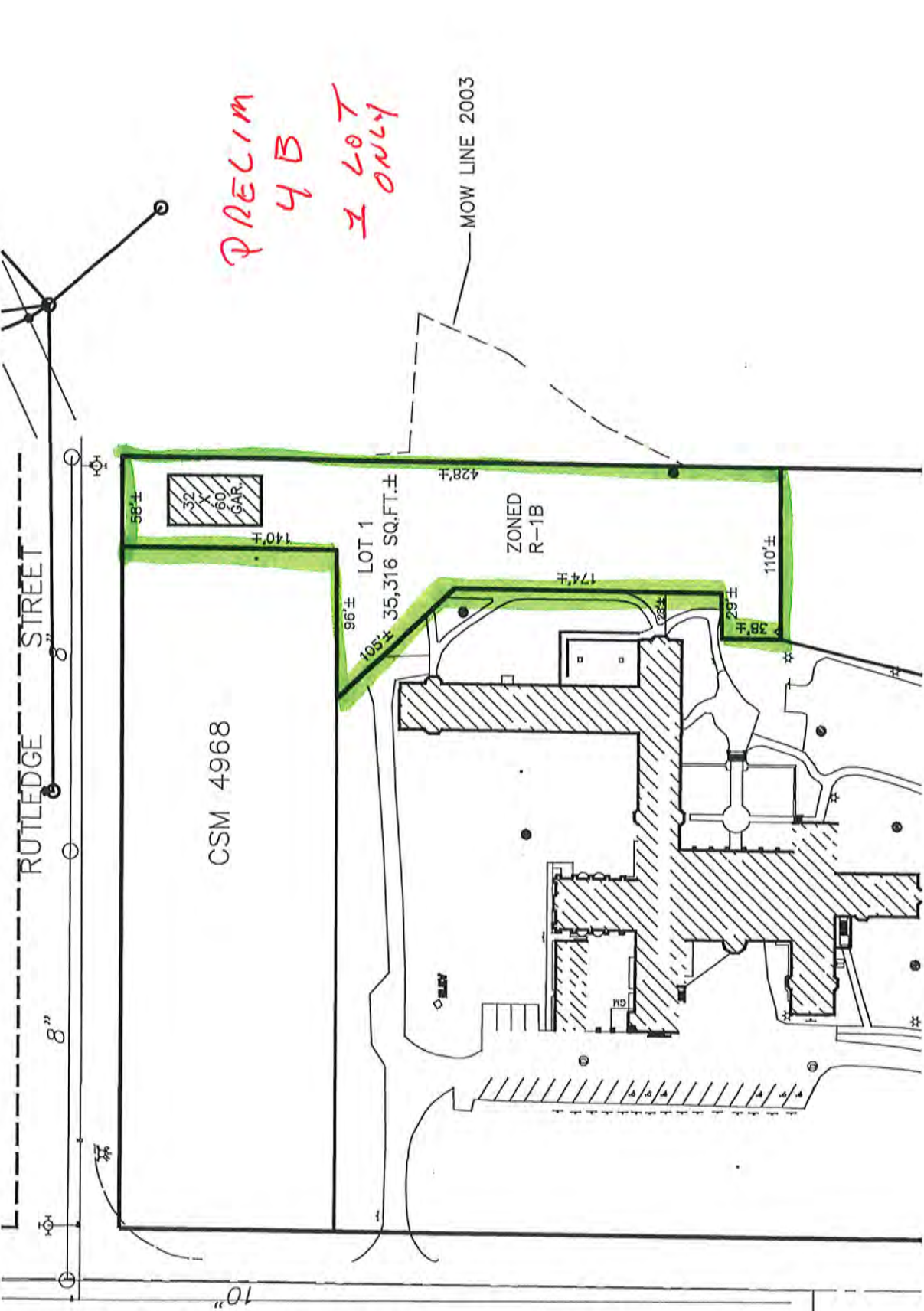
Jerome F. Hiess
JEROME F. HIESS, R.L.S.



DATED THIS 3RD DAY OF NOVEMBER, 2003.

SHEET 1 OF 2

PAGE 158



PRECIM
4 B
I LOT
ONLY

MOW LINE 2003

RUTLEDGE STREET

CSM 4968

LOT 1

35,316 SQ.FT.±

ZONED R-1B

58'±

32' x 60' GAR

140'±

96'±

1095'±

174'±

29'±

38'±

110'±

428'±

8"

10"

PRELIM
4

3 LOTS
TOTAL
SMALLER
HOUSE ON LOT 1

STORM
SEWER

HYD

SAN
SEWER

H2O
LINE

PRIVATE DRIVE

CSM 4968

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

1,200 SQ.FT.± BUILDING

ELEV

MOW LINE 2003

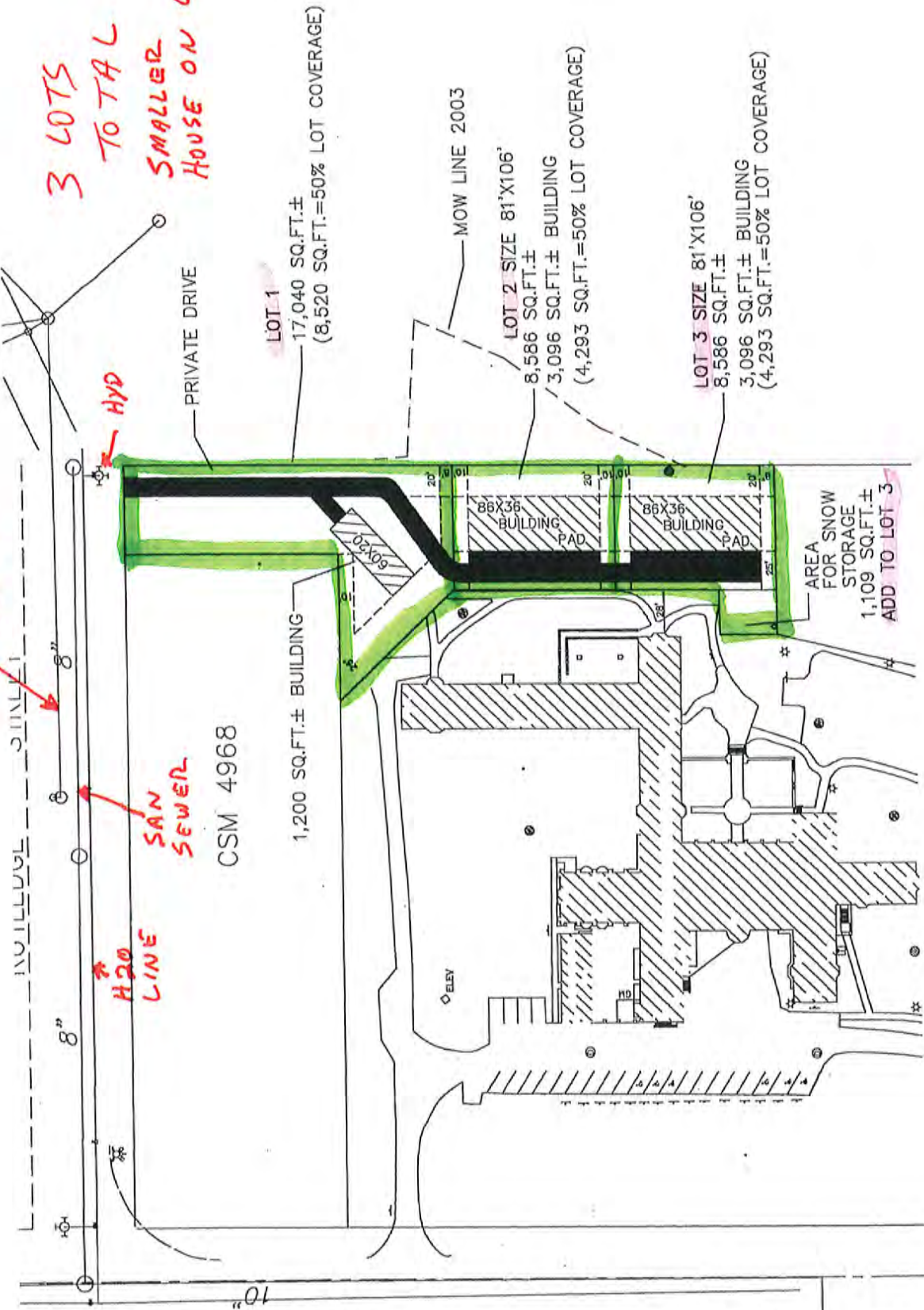
LOT 2 SIZE 81'X106'
8,586 SQ.FT.±
3,096 SQ.FT.± BUILDING
(4,293 SQ.FT.=50% LOT COVERAGE)

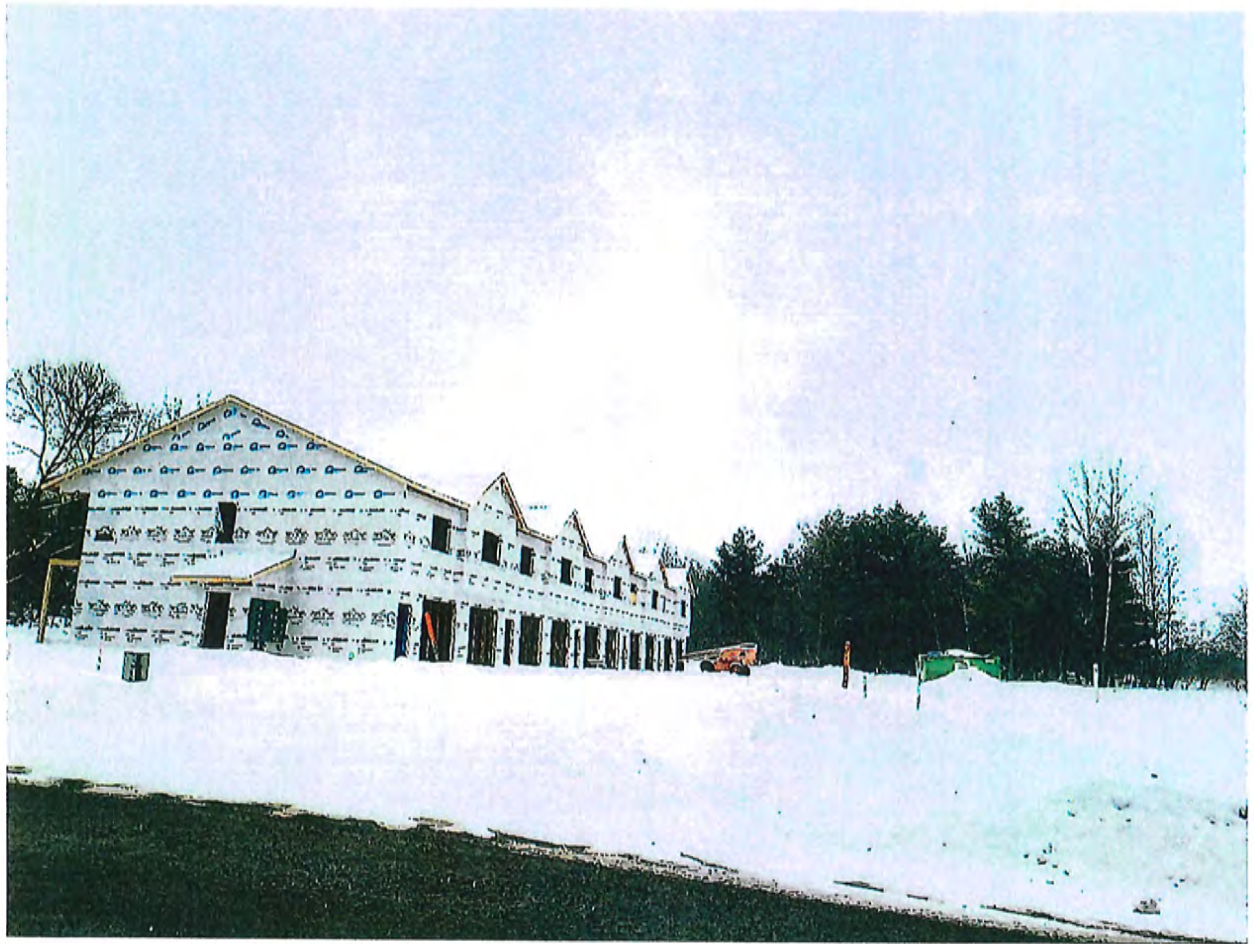
86X36
BUILDING
PAD

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

86X36
BUILDING
PAD

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





POSSIBLE
BUILDING
TYPE