

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JANUARY 12, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, January 12, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were City Planner Jayson Smith and Assistant City Engineer Matt Decur. See attached attendance roster for additional attendees.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the December 8, 2014 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Jim Stirn appeared to present a petition, (attached), to rezone Parcel #88, Lots 4 and 5, Block 17 of the Chippewa Falls Plat, located at 402-406 W. River Street from C-4 Highway Commercial to C-3 Central Business District. Mr. Stirn stated he and his partner intended to remodel the existing Celebrity Video building and area into a craft brewery and distillery. Mr. Stirn noted zero setbacks were requested and that was possible in the Central Business District. Plan Commission Secretary Rubenzer noted the surrounding zoning districts and that the proposed Central Business District was adjacent to the rest of the Chippewa Falls Central Business District. Commissioner Doughty asked for a definition of “spirits”. Mr. Stirn responded that they begin with spirits such as vodka and gin and proceed to aged whiskeys. Commissioner Smith asked if the proposed distillery would compare to the 45<sup>th</sup> Parallel in New Richmond and Mr. Stirn responded yes but a smaller version to start. He stated spirits and brews would be sold on premise and through distributors. In response to a question he said the Wisconsin Department of Revenue granted a “liquor” license in conjunction with the manufacturer license.

**Motion** by Hubbard, seconded by Tzanakis to recommend the Common Council conduct a public hearing to consider rezoning Parcel #88, Lots 4 and 5, Block 17 of the Chippewa Falls Plat, located at 402-406 W. River Street from C-4 Highway Commercial to C-3 Central Business District. Said public hearing to be scheduled upon receipt of the \$300 advertising and legal notification fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

3. Jim Stirn presented a petition for a special use permit to construct and operate a micro craft brewery and distillery on Parcel #88, Lots 4 and 5, Block 17 of the Chippewa Falls Plat, located at 402-406 W. River Street. He stated that the proposed location was a great location. Commissioner Cihasky asked about parking for the project. The Plan Commission discussed the following items:
  - 1) There are not on-site parking requirements for the Central Business District zone.
  - 2) The new downtown entrance plan provided for hundreds of parking spaces within a few blocks of this location.
  - 3) The proposed rezoning to Central Business District compliments the adjacent Central Business District zoning.

**Motion** by Smith, seconded by Cihasky to recommend the Common Council conduct a public hearing to consider granting a Special Use Permit to James Stirn and Kurt

Schneider to construct and operate a craft micro brewery and distillery on Parcel #88, Lots 4 and 5, Block 17 of the Chippewa Falls Plat, located at 402-406 W. River Street. Said public hearing to be scheduled upon receipt of the \$300 advertising and legal notification fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

4. The Plan Commission considered Planned Development Conditional Use Permit Resolution 2015-01. Plan Commission Secretary Rubenzer gave history of the petition. He noted that "all" property including the storm pond was owned by the City of Chippewa Falls. P.D. C.U.P. 2015-01 would allow reduced and zero setbacks for the proposed duplexes. Driveways would be allowed to go over lot lines. The duplex use would be a conditional use in an R-2 Two-Family Residential District. Conditions of the permit are that Common Council approval would be necessary for the rezoning, certified survey map, land sale and developers agreement. He stated that there were no concerns with duplexes abutting the south right-of-way line of Garden Street as the City would still have plenty of space to maintain the stormwater main in Garden Street. In response to questions, Rubenzer indicated that there are some connector sidewalks in the adjacent neighborhood on Grant Street but the rest of the neighborhood did not have sidewalks. He continued that there was space to construct sidewalks along Chippewa Crossing Boulevard if the Council wanted to order it in. He also reiterated again that the Happy Tails Dog Park should have a use agreement in place with the Common Council for use of the City's public land that they are occupying. Mayor Hoffman repeated that the Council would decide on the rezoning, certified survey map, land sale and developers agreement. He opened the public hearing and requested speakers to give their name and address and limit their comments to two minutes.

Donna Wall appeared and stated she represented happy Tails Dog Park, (HTDP), and that HTDP had not been a financial burden to the City of Chippewa Falls. She stated HTDP was a 501.3C nonprofit and had performed many fund raisers and thousands of hours of volunteer service. She continued they support two families with canine special helpers. She detailed the improvements that HTDP had made and maintenance they had performed. She felt HTDP is a large asset to the City. She made a personal opinion that she felt Mayor Hoffman and the Council had thrown HDTP board under the train.

Dennis Buttke of 726 Veronica St. appeared. He stated:

- 1) If the sale of the two lots is necessary for the City to be profitable, we're in trouble.
- 2) He questioned how sewer and water could be installed across Chippewa Crossing Boulevard with the seven year street moratorium still in effect?
- 3) He had concerns about future duplex owners having issues with dog noise.

Rubenzer stated that the storm pond that HTDP is now occupying is a City owned and maintained pond and is the City's responsibility. The street moratorium will be addressed by the City Council.

Mark Lawrence of the Veterans home appeared. He:

- 1) Introduced Sammy the therapy dog.
- 2) Stated the City has a real jewel in HTDP where dogs have free space to roam without a leash.
- 3) Asked about existing access to the park.

Rubenzer noted that the small dog area would be relocated south of the existing HTDP

driveway and parking lot but the said driveway and lot would remain undisturbed. Discussion about the surplus Department of Transportation land on South Avenue took place.

Commissioner Smith added that he didn't see any issues or problems with the proposal stating that HTDP would have the same space and amenities they presently have.

Mr. Lawrence thanked the City for allowing HTDP to exist and operate.

Karen Polzin of 405 W. Vine St. and president of HTDP board appeared. She reiterated the importance of HTDP and stated that there would be issues with the duplex owners and renters and barking dogs. She said it would be a struggle for HTDP to be a good neighbor.

Commissioner Doughty also stated that HTDP was a great idea and asset and inquired about additional dog parks in different locations around the City.

Mayor Hoffman mentioned he had told Mr. Mueller that potential duplex owners and renters would have to put up with barking dogs.

Larry Larson of Jim Falls appeared. He stated that HTDP was one of the best things politicians had done. He said he used the dog park daily. He asked who would pay for relocation of the small dog area and about water for the HTDP. Response was that the developer pays for relocation of the small dog area.

Katherine Kenner of 819 Veronica St. asked about impacts to the neighborhood if units were rentals. Mr. Mueller responded that much was invested and hoped there would be good tenants that would take pride in their residence. Ms. Kenner asked if the storm pond would ever be filled in. Rubenzer stated no.

Mark Mueller appeared to support Planned Development Conditional Use Permit Resolution 2015-01. He said he had met with HTDP a couple of times and discussed the relocation of the small dog area, disruptions and a future storage building area.

Rubenzer asked why Mueller's weren't paying for the black dirt of the relocated small dog area. Mr. Mueller stated that HTDP would have approximately 60% more space after the development had been done.

Mayor Hoffman closed the public hearing.

**Motion** by Tzanakis, seconded by Varga to approve Planned Development Conditional Use Permit Resolution 2015-01, granting a Planned Development Conditional Use Permit to Mark and Barbara Mueller to construct seven duplexes on lots 1-6,12-18 and parts of lots 7, 10 and 11 of Block 6, Zielie's Addition, City of Chippewa Falls.

Rubenzer suggested adding a condition that Mueller's pay for 3" of black dirt for the relocated small dog area. Tzanakis and Varga amended their motion to include that condition.

**Mayor Hoffman requested a roll call vote. Voting aye were Cihasky, Pohl, Doughty, Tzanakis, Varga, Arneberg, Smith, Hull, Rubenzer, Hubbard and Hoffman. There weren't any nay votes or abstentions. Motion carried on an 11-0 vote.**

5. The Plan Commission discussed the attached Certified Survey Map for Mark and Barbara Mueller. Rubenzer suggested correcting the Alexander Street right-of-way, adding a utility easement and inspecting the section line.

**Motion** by Hubbard, seconded by Cihasky to recommend the Common Council approve the attached Certified Survey Map for the proposed Mueller development on lots 1-6,12-18 and parts of lots 7, 10 and 11 of Block 6, Zielie's Addition, City of Chippewa Falls contingent on the following conditions:




- 1) Alexander Street right-of-way be shown with a 33' width.
- 2) Sanitary sewer and water easements be shown on the face of the Certified Survey Map.
- 3) Receipt of the \$100 Certified Survey Map review fee.

**All present voting aye. Motion carried.**

6. City Planner Jayson Smith made the attached request to amend Section 17.27.5(7) O-2 Professional Office and Institutional District of the Chippewa Falls Municipal Code to allow community living arrangements, community based residential facilities and residential care apartment complexes as a conditional use. Mr. Smith compared the O-2 to the O-1 districts where such uses are allowed as conditional uses.

**Motion** by Rubenzer, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider amending Section 17.27.5(7) O-2 Professional Office and Institutional District of the Chippewa Falls Municipal Code to allow community living arrangements, community based residential facilities and residential care apartment complexes as a conditional use. Said public hearing to be scheduled upon receipt of the \$300 advertising and legal notification fee. **All present voting aye. Motion carried.**

7. **Motion** by Smith, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:43 P.M.

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

# PLAN COMMISSION ATTENDANCE SHEET

DATE: January 12, 2015

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Ken Dolan	637 Harding St		715-727-6764	CandL@durham.net
SEAN BOTTAN	1105 Ecm Ave W	AEC	715-308-1673	sboham@rls-aec.com
Amy Mason	717 Westhaven	3rd ward	—	—
Dee Thomas	Hoppersburg dog park	Chippewa	715-733-8763	—
Mary Schubert	835 Veronica St	Chippewa Falls	715-720-4637	—
Anna Wadd	7658 185th St	C.F.	715-723-3998	—
Jay Johnson	1243 W Central St	C.F.	715-723-0908	—
Bernard Brezina	712 Mansfield St	C.F.	715-726-2171	—
Melinda Larson	19806 Cityways	Jim Falls	715-404-7019	minmel09@yahoo.com
Larry Larson	19806 Cityways	Jim Falls	715-271-3447	—
Chickie McL	14341 43rd Ave W	Chippewa	705-538-9115	—
Greg Van	402 W. Riverview	Chippewa	715-723-3602	—



PLAN COMMISSION ATTENDANCE SHEET

DATE: January 12, 2015

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Harold Stein	405 W Vine	HTDP	715-723-8097	Phc0153pp@aol.com
Debra Mueller	5734 cf 18th St	Maple Leaf	715-255-9117	Chestermiller1000@yahoo.com
Mark Mueller	5734 18th St Chippewa Falls, WI	" "	715-514-9507 715-726-1922	" "
Dennis Butke	776 VEHENICHT HT		715-773-5463	
Wes Mueller	3963 158th St. Chippewa Falls, WI 54729	—	715-225-0055	
Karen Mueller	3963 138th St CF, WI 54729	—	715-491-6317	
Katharine Kenney	819 Veronica St. Chippewa Falls, WI	—	715-879-5283	
Paul Bold	819 Geneva St Chippewa Falls	—	715-563-8003	
James Stinw	13516 Quebec Ave Savage, MN 55378	—	952-226-6131	
DANIEL FURST	13230 46th Ave Chip	HTDP	715-271-3374	
Jeff Strand	13244 46th Ave CF	HTDP	715-797-0181	
Kim Furst	13230 46th Ave CF	HTDP	715-424-4299	



# PLAN COMMISSION ATTENDANCE SHEET

DATE: December 9, 2014

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
MARK MUELLER		5734 189 <sup>th</sup> St C.F.	715-514-9507	CHESTERMUELLER-1000@YAHOO.COM
Wes Mueller		3963 138th St. Chippewa Falls WI 5724	715-225-0053	wes.mueller@eggnail.com
Karen Mueller		3963 138th St. C.F. WI 54729	715-491-6317	Karen-ehr@hotmail.com
Barbara Mueller		5734 189 <sup>th</sup> St. C.F.	715-225-9117	—
Reg Strand	Happy Tails Dog Park	13244 46th AVE C.F.	715-797-0181	Reglet@clearwire.net
Igou Furst	Happy Tails Dog Park	13230 46th Ave C.F.	715-944-9242	
Ashley Furst	Happy Tails Dog Park	13230 46th Ave C.F.	715-871-3374	Ashley.furst14@yahoo.com
*Kurt Furst	Happy Tails Dog Park	405 W. Vine St	715-723-8897	kurfurst@happytailsdogpark.org
Cynthia Schmidt	HTDP	18038 54th Ave C.F.	715-828-1791	Cynthia.Schmidt@uphoo.com
Todd Blaeser	West Hill BAC + Grill	250 W. Elm St.	715-210-5980	toddblaeser@gmail.com
Temi Koca	Happy Tails Park Member	929 W. Elm St.	715-723-4599	tkoca@wiscnsinymc.org





**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, DECEMBER 8, 2014 – 6:30 PM**

The Plan Commission met in City Hall on Monday, December 8, 2014 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman and Alderperson Chuck Hull. Also attending were City Inspector Paul Lasiewicz, Caleb Brown of the Chippewa Herald Telegram and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Smith to approve the minutes of the August 11, 2014 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered the attached petition from Todd Blaeser of the West Hill Bar and Grill to rezone lots 13, 14 and the west 50 feet of Lot 15, Block 2, Pounds Addition, Parcel numbers 3386 and 3387 from R-1B Single Family Residential to C-2 General Commercial. Rubenzer pointed out that lots 14 and the west 50 feet of lot 15 are under existing Special Use Ordinance #96-05, (attached for reference). Also attached for reference is Special Use Permit Ordinance #84-06. Mr. Blaeser stated that a commercial zoning had less restrictive setbacks than the S.U.P. and didn't prefer to bring revisions to the site plan back to the Plan Commission and Common Council as required with a Special Use Permit. Mr. Blaeser continued that he had purchased lot #13, (house was razed). Commissioner Cihasky asked how many revisions had been done in the last thirty years, (2). The West Hill Bar and Grill had been existing in some capacity as a Tavern prior to the Chippewa Falls zoning code being established in 1950. The Plan Commission noted that there are numerous other small businesses located in the neighborhood. This was discussed in the context of having a commercial zoning mixed into a residential zoning district. The Plan Commission debated whether to recommend a new Special Use Permit that included lot #13 or recommending the rezoning process. Commissioner Smith stated he thought Mr. Blaeser should be afforded due process. **Motion** by Hubbard, seconded by Tzanakis to recommend the Common Council conduct a public hearing to consider rezoning lots 13, 14 and the west 50 feet of Lot 15, Block 2, Pounds Addition, Parcel numbers 3386 and 3387 from R-1B Single Family Residential to C-2 General Commercial. Said public hearing to be scheduled upon receipt of the \$300 advertising fee and proper notification of the adjacent property owners. **All present voting aye. Motion carried.**
  
3. Mark and Barb Mueller appeared and presented the attached petition for a Planned Development Conditional Use Permit on city owned lots in Block 6 of Zielie's Addition, as shown on the attached map. The alley in Block 6 of Zielie's Addition and Alexander Street, (South Ave. to Garden St.), are in the process of being discontinued by the City of Chippewa Falls. Secretary Rubenzer gave background information on the petition. There is a signed offer to purchase for lots 1-18, Block 6 of Zielie's Addition minus the

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



City owned property occupied by Happy Tails Dog Park. Mr. Mueller stated they would pay for and relocate the existing small dog area to south of the existing Happy Tails Dog Park driveway and parking area. Mr. Mueller stated that the development consisted of seven duplexes with a nice green open space intermixed. He continued that it was screened and had a privacy fence and represented a 1.6 million dollar development. He felt this was the highest and best use of the property. Cynthia Schmidt, ex-officio of Happy Tails Dog Park, appeared and gave a history of the Dog Park. She stated Happy Tails Dog Park is a 501(c)(3) Corporation, (non-profit), and had brought improvement plans to the Board of Public Works and Common Council at different times throughout the five years of existence and most recently in May of 2014. Rubenzer noted that it was discussed at the May 2014 BPW meeting that the Happy Tails Dog Park should enter into a developers agreement with the City of Chippewa Falls to document existing structures, boundaries, uses and future plans. To date no agreement has been presented. The Plan Commission discussed the application and parameters. Mr. Mueller was asked if he would still develop the property if only six duplexes were included instead of the seven duplexes presented on his petition application. He stated he would have to look into it but that they preferred the amount of green space shown and not having the duplexes too close together and water and sanitary utilities were also factors. Commissioner Cihasky asked about storm water quality and Mr. Mueller stated that the grass swales would be utilized for storm water quality. Rubenzer noted that a condition of Planned Development Conditional Use Permit approval would be submission and approval of a storm water management plan for the entire site. The Plan Commission discussed further and three items that needed to be resolved were:

- 1) Same squared footage of small dog area after relocation.
- 2) Relocation of entrance area fenced access gate.
- 3) Reserving an area for a future Happy Tails Dog Park maintenance, storage building or pavilion. Rubenzer noted that the City of Chippewa Falls owned all the property being considered including existing Happy Tails Dog Park and it was completely the Councils' decision how much property to sell to Muellers and how much to allow Happy Tails Dog Park to use. Ms. Schmidt stated that she believed the Happy Tails Dog Park had not been properly notified about the intention to sell the City owned land north of the existing Happy Tails Dog Park. She stated that she thought this was disrespectful. She stated that had they known, Happy Tails Dog Park may have offered to purchase the property from the City. It was noted that the meetings concerning the sale of the property were all properly posted. Commissioner Smith stated that the public process had been properly employed. Ms. Schmidt requested that the action on the petition be tabled. Council President George Adrian stated the proposed property sale had been discussed in closed session and nothing from the closed session could be disclosed to Happy Tails Dog Park or anyone else. Commissioner Arneberg asked if the Happy Tails Dog Park had any type of use permit for the city land. The answer was no. Commissioner Smith stated that Muellers would want to begin building in the spring of 2015 and Commissioner Cihasky stated he would like Mr. Mueller to provide a site plan of the entire area North of South Ave., West of Alexander St., South of Garden St. and East of Chippewa Crossing Blvd. that provided for a relocated small dog area, relocated fenced access gate area and an area



for a future maintenance, storage building for Happy Tails Dog Park.


**Motion** by Smith, seconded by Varga to recommend the Plan Commission conduct a public hearing to consider a Planned Development Conditional Use Permit to allow Mark and Barb Mueller to construct duplexes on city owned lots in Block 6 of Zielie's Addition as shown on the attached map. Said public hearing to be scheduled upon receipt of the \$300 advertising fee and proper notification of the adjacent property owners.

Conditions of the Planned Development Conditional Use Permit to be:

- 1) Submission of a survey and legal description for the development.
- 2) Submission of to scale site plan showing sanitary and water services, buildings and setbacks.
- 3) Submission and approval of a developers agreement for the development
- 4) Submission of a to scale site plan from South Avenue to Garden Street and from Chippewa Crossing Boulevard to Alexander Street that shows a small dog area, gate and access area, existing Happy Tails Dog Park facilities and footprint for a future Happy Tails Dog Park maintenance, storage building.
- 5) Submission and approval of building details and a general development plan.
- 6) A storm water management plan is submitted and approved.
- 7) All conditions of Residential Planned Unit Development Chapter 17.26 of the Municipal Code are addressed.

**All present voting aye. Motion carried**

4. **Motion** by Smith, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:43 P.M.

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

Date Filed: 1-5-15

Fee Paid: 25.00 Date: 1-5-15 TR # 43012

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR# \_\_\_\_\_

**PETITION FOR REZONING**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI., for a rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 402-406 River Street

Lot: 4 & 5 Block 17 Subdivision Chippewa Falls Plat Parcel # 88

or Legal Description: \_\_\_\_\_

Present zoning classification of property: C-4 Highway Commercial

Zoning classification requested: C3 - Central Business District

Name & Address of Petitioner:

James Stirn  
13516 Quebec Ave  
Savage, MN 55378



Home/Business Address:

James Stein  
13516 Quebec Ave  
Savage, MD 55378

Phone Number: (952) 226-6131

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: none

Existing use of all buildings on such land: Tanning and Movie Rental  
store

Principal use of all properties within 300 feet of such land: Commercial, Industrial,  
Residential

Purpose for which such property is to be used: The primary purpose is to manufacture  
spirits and beer, It will include a tasting room for our own  
products with off sale and souvenirs.

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter:

The use of the property will not disturb the neighborhood with tap room  
hours of operation that are less than the 7 days a week and open until  
after midnight that the video rental / tanning store had. The building  
facade will be upgraded to fit with the city's downtown improvement  
project.

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures, and property lines within 300 feet of the property to be altered. Attached Yes.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:

The distillery and brewery is to be developed to manufacture and sell high end spirits and craft beer. The business will upgrade the building facade, provide employment, and operate as a destination for tourists

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER (S) OF THE PROPERTY MUST SIGN BELOW:

Owners/Addresses

Larry Voss  
57475 BASHAM RD.  
Fair Grove WI 54741  
Larry Voss

Petitioners/Addresses

James Stirn  
13516 Quebec Ave  
Savage, MN 55378  
James Stirn











Date Filed: 1-5-15

Fee Paid: 25.00 Date: 1-5-15 TR# 45012

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR# \_\_\_\_\_

PETITION FOR A SPECIAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the City Council of the City of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.48, for the following described property:

Address of Property: 402-406 River Street

Lot: 425 Block 17 Subdivision Chippewa Falls Plat

Or Legal Description: \_\_\_\_\_

\_\_\_\_\_

Property is zoned \_\_\_\_\_

Home/Business Address: 13516 Quebec Ave, Savage, MN 55378

Phone Number: (952) 226-6131

Purpose for which this Permit is being requested: See attachment

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Existing use of property within 300' of subject property: (List or Attach Map) See attached

Indicate any facts that indicate the proposed use will not be detrimental to the general public interest, the purposes of this Chapter and the general area in which it is located:

The use of the property will not disturb the neighborhood with the tap room hours of operation that are less than the 7 days a week and open until after midnight that the video rental/tanning store had. The building facade will be upgraded to fit with the city's downtown improvement project.

Operational plans of the proposed use:

Hours of Operation: Manufacturing - 24 ; Tap room - 8am - 2am  
Days of Operation: Manufacturing - 7 ; Tap room - M-S  
Number of Employees: 3 5

Part-Time

Full-Time

Capacity:

Note: See Purpose for which Permit is being requested for details on the typical tap room operation.

Number of Units: N/A

Size:

Number of Children/Residents:

Age:

Other:

Building plans:

Existing buildings: See attached



Proposed buildings See attached

Use of part of building: See attached

Proposed Additions: See attached; Dock and Still room.

Future Additions: As warranted by business conditions expand the upper manufacturing building and add a deck. See attached print for size and location.

Change in Use: move rental / tanning store

Outside Appearance: The facade of the building will be finished in a contemporary metallic finish

Number of Buildings: Existing building on site

Planting & Landscaping:

Type: N/A

Timetable: \_\_\_\_\_

Screening:

Type: No change on west side of building except to enable access to upgrade the building facade and maintain it.

Fences: \_\_\_\_\_

Type: \_\_\_\_\_

Height: \_\_\_\_\_

Location: \_\_\_\_\_

Bank: N/A

Planting: \_\_\_\_\_

Maintenance: \_\_\_\_\_

Other: \_\_\_\_\_

Lights:

Number of Lights: Please see the attached print, all lights will be illuminated during normal business hours, and after hours to meet ins. carriers requirements

Location: \_\_\_\_\_

Hours: \_\_\_\_\_

Type: \_\_\_\_\_

Signs:

Type: Please see the attached print

Lighted: \_\_\_\_\_

Size: \_\_\_\_\_

Location: \_\_\_\_\_

Setbacks: \_\_\_\_\_



Drives:

Number of: Per attached plan  
Location: \_\_\_\_\_  
Width: \_\_\_\_\_

Parking:

Number of Stalls: Please see the attached plan  
Location of Stalls: \_\_\_\_\_  
Setbacks: \_\_\_\_\_  
Surfacing: \_\_\_\_\_  
Screening: \_\_\_\_\_

Drainage:

Storm Sewer: See site plan, Per accordance with storm water  
Rock Beds: managment regulations  
Detention Pond: \_\_\_\_\_  
Retention Pond: \_\_\_\_\_

Submit Site Plan Showing Property Line, Buildings and Other

Structures: See attached  
\_\_\_\_\_  
\_\_\_\_\_

List any additional information being submitted with this permit application:

See attached.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owners/Addresses

Petitioners/Addresses

Larry Doss  
57475 BAHGAM RD.  
Eau Claire WI 54701  
my wife

James Stirn  
13516 Quebec Ave  
Savage, MN 55378  
James



- Purpose for which this Permit is being requested: The Distillery and Brewery is being developed to manufacture and sell high end spirits and craft beer. The business will upgrade the building façade, provide new employment, and operate as a destination distillery and brewery.
  - The manufacturing operation is planned to operate 24/7.
  - The brew system is planned to be a 20 barrel system. The still is planned to be 600 gallons.
  - The tasting room will sell souvenirs, tours, off sale and on sale drinks for products manufactured on site.
  - The tasting room will typically operate Thursday, Friday and Saturday mid-afternoon to 10 PM and Sunday until 6 PM, but we are requesting operating hours of 8 AM to 2 AM 7 days a week. The hours will change to support tourist events in the Chippewa Valley, summer tourist season, business needs, and for the hosting of special events such as original art displays.

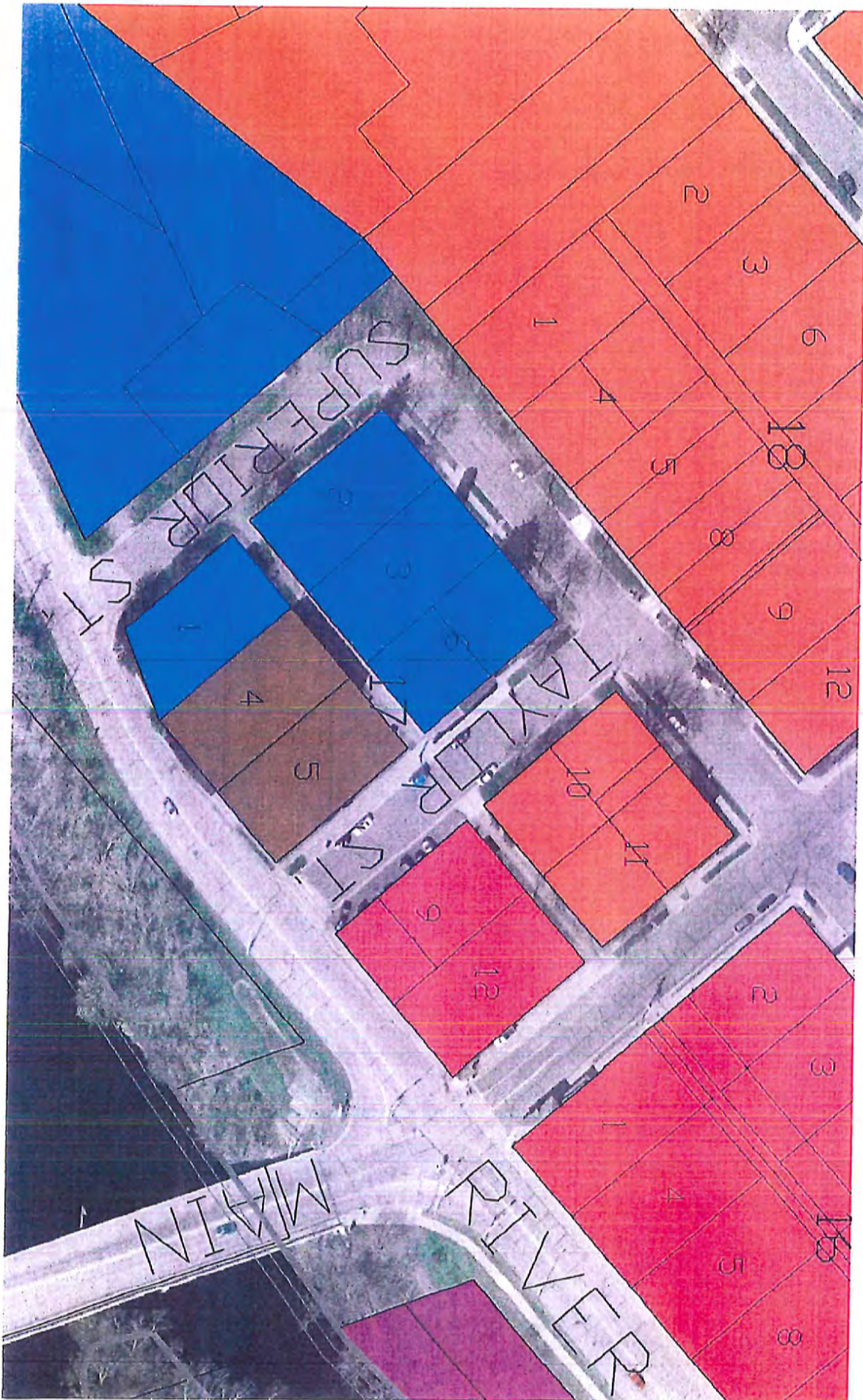




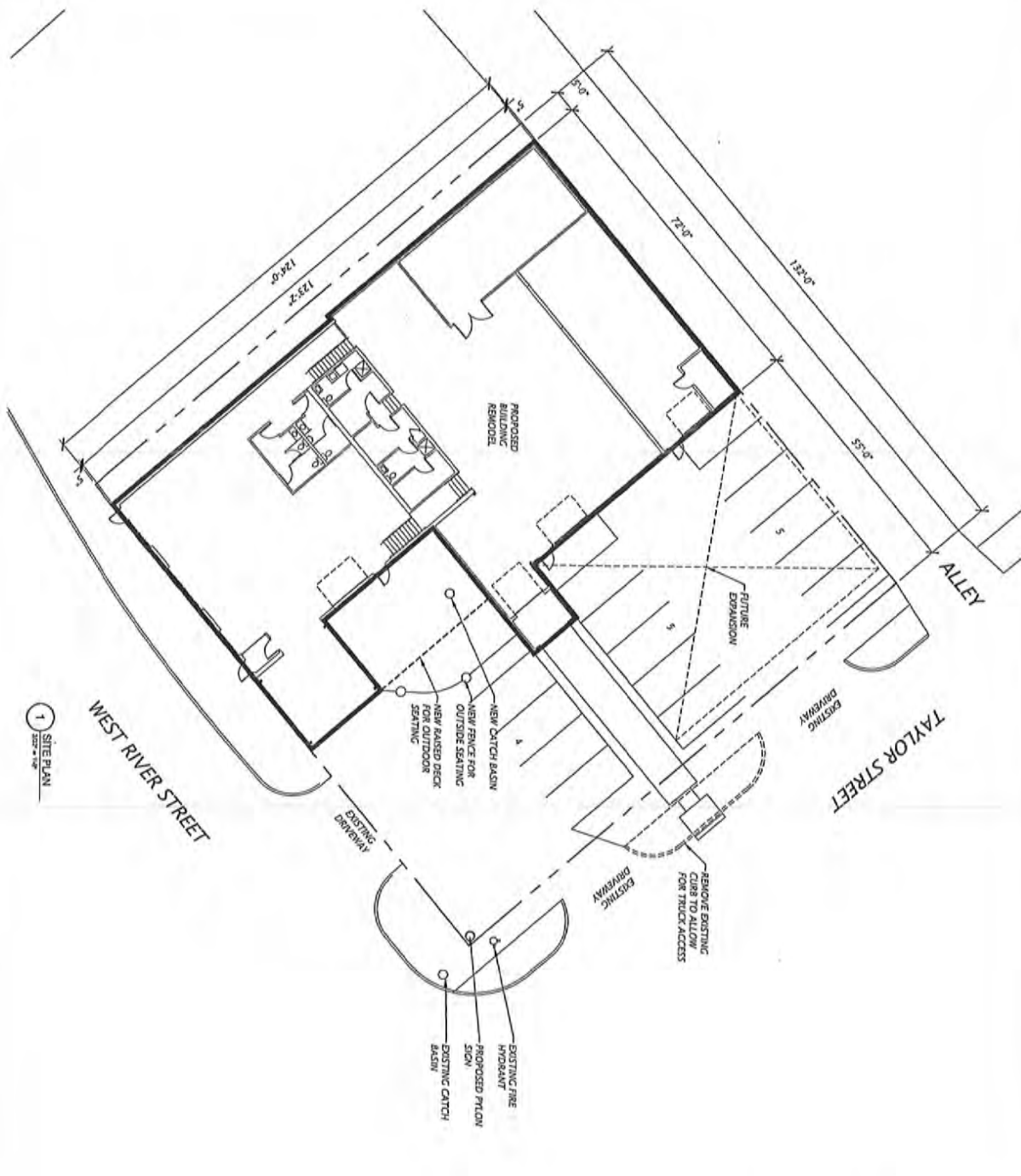


Attachments:

- Zoning map
- Building plan – various angles including cutaways showing equipment placement.
- Building and site top view layout including
  - still room,
  - loading dock,
  - location of deck,
  - future expansion building outline,
  - drain location,
  - outside tasting area,
  - driveways,
  - location of pole sign,
  - outside light locations
- **Building layout showing building signage locations and locations**
- **Still picture**
- **Bottling Line picture**
- **Brew System picture**







1 SITE PLAN  
SCALE: 1/8" = 1'-0"

**SHEET INDEX**

A1 SITE PLAN  
A2 FLOOR PLAN  
A3 ELEVATIONS

**PROJECT INFORMATION**

PROJECT NO: 16-308-01  
 PROJECT OWNER: CHIPPewa RIVER DISTILLERY & BREWERY  
 PROJECT ADDRESS: 402 RIVER STREET, CHIPPewa FALLS, WI 54701  
 PROJECT COMMENCEMENT DATE: 08/15/11  
 PROJECT COMPLETION DATE: 07/2012  
 PROJECT STATUS: PROJECT COMPLETE

DESIGNED BY: STEVE CREVISTON  
 DRAWN BY: STEVE CREVISTON  
 DATE: 07/2012



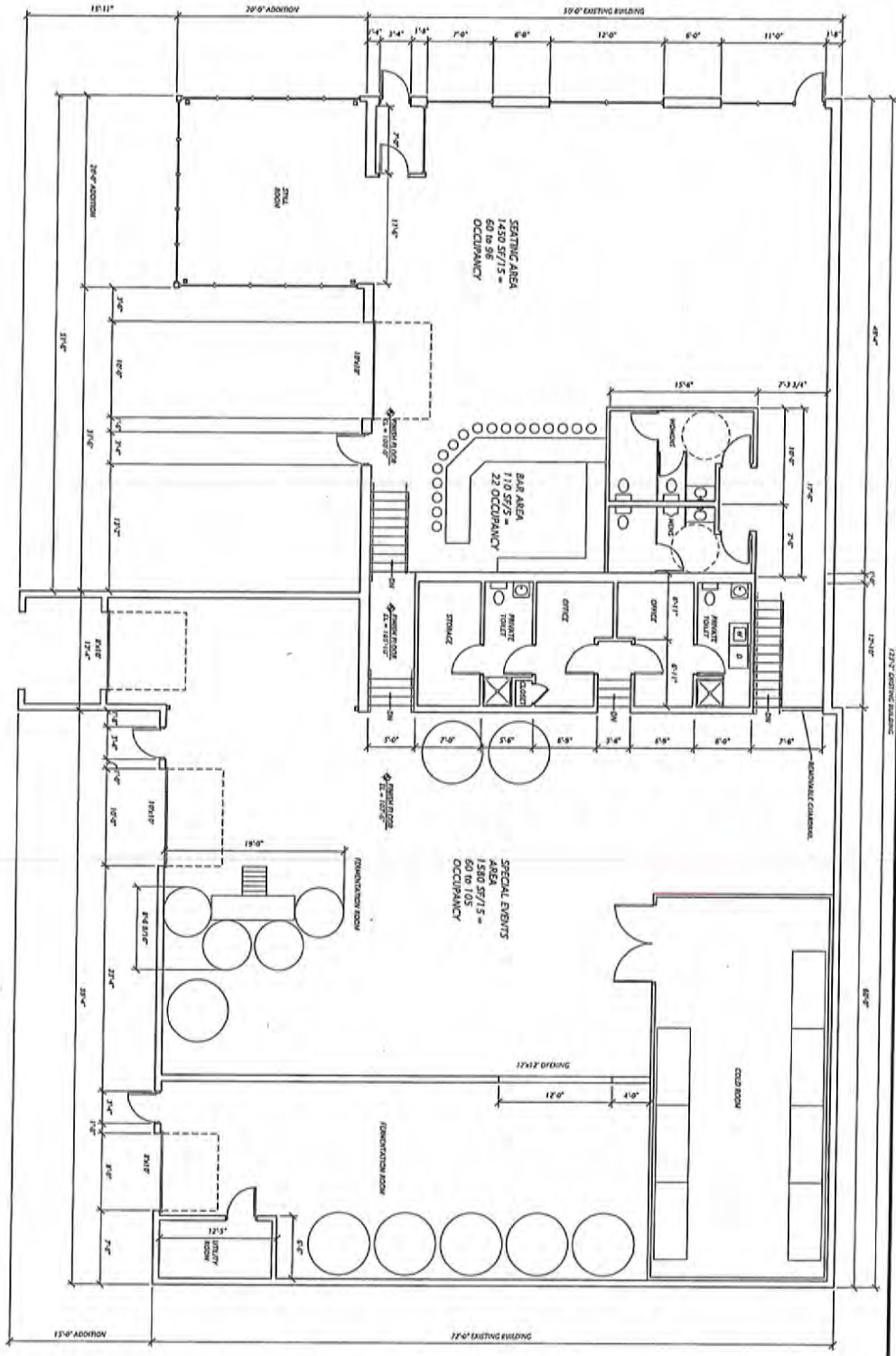
**STEVE CREVISTON ARCHITECT**

57182 Norrish Road  
 Eau Claire, WI 54701  
 PH: 715-838-8988  
 CELL: 715-577-1632  
 stevecreviston@hotmail.com

<b>Sheet Description</b>	
FLOOR PLAN	
10/01/11	
<b>Project Information</b>	
402 RIVER STREET	CHIPPewa FALLS, WI

**A1**

Steve Creviston  
 Architect  
 1400 1/2  
 Eau Claire, WI 54701  
 Phone: 715-838-8988  
 Fax: 715-838-8989  
 Email: stevecreviston@hotmail.com

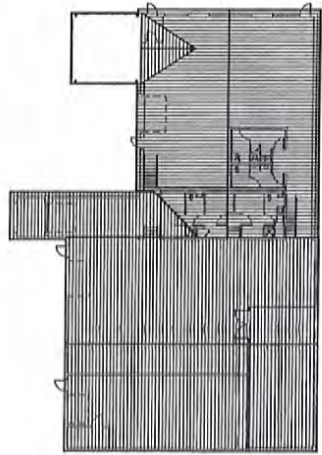


1 FLOOR PLAN  
SHEET NO. 102

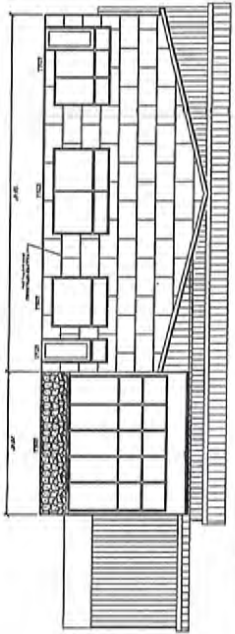


<p style="text-align: center;">North Arrow</p> <p style="text-align: center;">1/4" = 1'-0"</p> <p style="text-align: center;">DATE: 10/20/11</p>	<p style="text-align: center;">130034</p> <p style="text-align: center;">FLOOR PLAN</p> <p style="text-align: center;">Project Information</p> <p style="text-align: center;"><b>CHIPPEWA RIVER DISTILLERY AND BREWERY</b></p> <p style="text-align: center;">492 RIVER STREET      CHIPPEWA FALLS, WI</p>	<p style="text-align: center;"><b>STEVE CREVISTON ARCHITECT</b></p> <p style="text-align: center;">57182 Norrish Road Eau Claire, WI 54701 PH: 715-838-8988 CELL: 715-577-1632 stevecreviston@hotmail.com</p>
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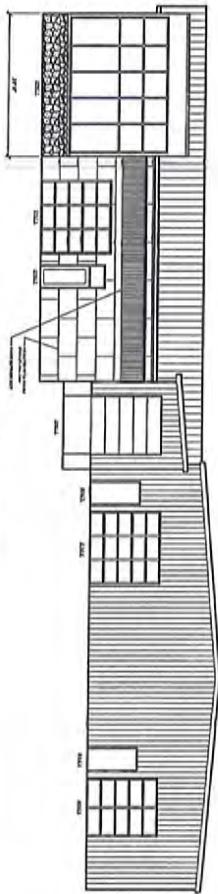




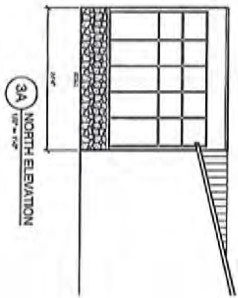
5 ROOF PLAN  
1/8" = 1'-0"



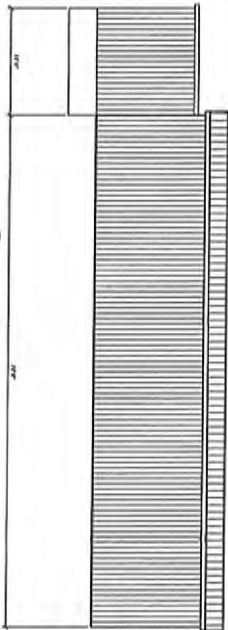
1 SOUTH ELEVATION  
1/8" = 1'-0"



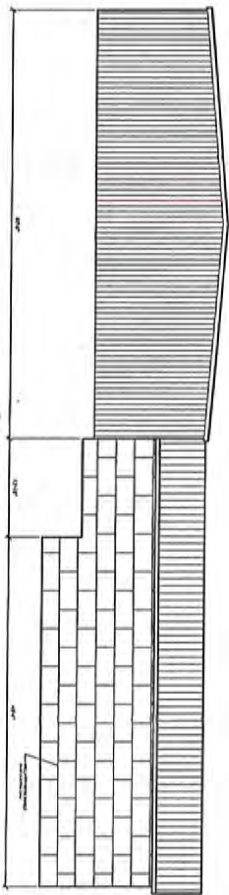
2 EAST ELEVATION  
1/8" = 1'-0"



3A NORTH ELEVATION  
1/8" = 1'-0"



3 NORTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"

**STEVE CREVISTON  
ARCHITECT**

57182 Norrish Road  
Eau Claire, WI 54701  
PH: 715-838-8988  
CELL: 715-577-1632  
stevecreviston@hotmail.com

**ELEVATIONS**

Project Information  
CHIPPEWA RIVER DISTILLERY AND BREWERY

402 RIVER STREET CHIPPewa FALLS, WI

Client: Distillery  
15000  
Project: Design  
5022  
Contractor: Goodville  
Sheet Number

A3



PREPARED BY: T. L. LEE, INC. (PHOTOGRAPHY)  
 THIS DRAWING IS THE PROPERTY OF T. L. LEE, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.  
 UNINSPECTED TOLERANCES

INCHES	FRACTIONS	MILLIMETERS
1/8"	1/16"	3.0
1/4"	1/8"	6.35
3/8"	3/16"	9.525
1/2"	1/4"	12.7
5/8"	5/16"	15.875
3/4"	3/8"	19.05
7/8"	7/16"	21.975
1"	1/2"	25.4

**BREWSTER BUILDING ASSEMBLY**

DESIGNED BY: T. L. LEE, INC.  
 CHECKED BY: T. L. LEE, INC.  
 DATE: 11/17/2014  
 DRAWING NUMBER: 11111111  
 BUILDING ASSEM: 5 OF 5  
 SHEET: D









**CITY OF CHIPPEWA FALLS PLAN COMMISSION  
RESOLUTION NO. 2015- 01 FOR A PLANNED DEVELOPMENT  
CONDITIONAL USE PERMIT TO CONSTRUCT SEVEN DUPLEXES  
LOCATED ON CITY OWNED LOTS ON BLOCK 6 OF ZIELIE'S  
ADDITION, CITY OF CHIPPEWA FALLS**

**WHEREAS**, at its' December 8, 2014 meeting, the City of Chippewa Falls Plan Commission heard a request from Developers Mark and Barb Mueller hereafter known as the developer to construct seven duplexes on city owned lots on Block six of Zielie's Addition. This proposal is named the Aspen Woods Duplex Homes; and

**WHEREAS**, Happy Tails Dog Park (HTDP) presently occupies 0.41 acres of the city owned lots south of the proposed development; and

**WHEREAS**, the proposed development on Block 6 of Zielie's Addition is presently zoned R-1C Single Family Residential District; and

**WHEREAS**, the developer has included in his PD CUP application petition a request to rezone the development parcel to R2-Two Family Residential District; and

**WHEREAS**, the developer has proposed to relocate (pay for the relocation including three inches of topsoil) the existing small dog area, the access gate and fenced entry/exit area and provide a sixty foot by sixty foot area south of the proposed development for future HTDP potential building area; and

**WHEREAS**, the Plan Commission evaluated the development proposal in accordance with Municipal Code Section 17.26(3)(a) which directs such evaluation as a conditional use permit under section 17.47; and

**WHEREAS**, on January 12, 2015 the Plan Commission conducted a public hearing to consider PD CUP Resolution #2015-01 after publication and mailing of all required notices and hearing all concerns and comments

**NOW, THEREFORE BE IT RESOLVED**, that the Plan Commission of the City of Chippewa Falls, Wisconsin finds;

1) That the submitted General Development Plan, site plan, building details and elevations, screening, lighting and utility details satisfy the requirements of chapters 17.26 PD Planned Development and 17.47 Conditional Use of the City of Chippewa Falls Municipal Code.

**NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLAN  
COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN:**

1) That conclusions based on the previous finding of fact and pursuant to Chapters 17.26 and 17.47 of the Code of Ordinances of the City of Chippewa Falls, that Planned Development Conditional Use Permit Resolution 2015-01 is approved contingent on the following conditions:

- a) Completion, submission and approval of a Storm Water Management Plan, (SWMP) and a revision to the Certified Survey Map and site plan if necessitated by the approval of the SWMP.
- b) Completion and City Council approval of a Developers Agreement and financial securities for the proposed development.
- c) Submission and Common Council approval of a certified survey map of the proposed development on lots 1-6, 12-18 and parts of lots 7, 10 and 11 Block 6, Zielie's Addition, City of Chippewa Falls.
- d) The Common Council conduct a public hearing to consider rezoning the development parcel to R2 Two Family residential zone and approve such a rezoning.
- e) Approval of the attached Agreement between Developers Mark and Barb Mueller, Happy Tails Dog Park Board, and the City of Chippewa Falls for the small dog park area.
- f) Submission and Common Council approval of an agreement document that defines sale of the proposed development parcel.
- g) Common Council approval of resolutions discontinuing Alexander Street between Garden Street and South Avenue and the alley in block six of Zielie's Addition and the recording of said discontinuance resolutions.
- h) The attached general development plan in combination with changes made by the Plan Commission becomes the Final Development Plan and is available for inspection in the offices of the City Engineer and the City Inspector.
- i) The attached site plan provides a replacement location area for the existing small dog area and the fenced entrance/exit access area and provides a 60'x60' footprint for a future Happy Tails Dog Park storage and maintenance building.
- j) The developers, Mark and Barbara Mueller will relocate the small dog area and entrance/exit access area to the place shown on the attached to scale site plan to the dimensions shown.
- k) Duplex units will be allowed reduced and zero setbacks from adjacent right of way lines as shown on the attached site plan.



**Planned Development  
C.U.P. Resolution No. 15-01**

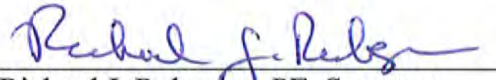
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- l) The sanitary sewer and water utilities shall be clearly labeled public and private on project plans submitted with the Developers Agreement and record draw plans.
- m) Chapter 17.47(13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two (2) year period.
- n) Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Tzanakis

SECONDED: Varga

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on January 12, 2015, by a vote of 11 ayes, 0 nays and 0 abstentions.



Richard J. Rubenzer, PE, Secretary  
Plan Commission

## Aspen Woods Duplex Homes Phase I and 2, Preliminary Plat Narrative

### General Development Plan

#### *CONCEPT AND CHARACTER OF THE DEVELOPMENT*

- Aspen Woods Duplex homes concept of development would consist of construction of 7 duplex buildings on undeveloped land adjacent to Happy Tails Dog Park. The character and planning for this development would be duplex homes being build on this 2.56 acre plus or minus parcel which is currently part overgrown grass and part weed trees.
- The development would allow 7 individual duplex lots off of Chippewa Crossing Blvd. Lots with driveway easements to all lots will be recorded with the Chippewa County Register of Deeds. Our intent is to place the buildings in such a manner that would allow minimal resident exposure to the dog park.
- Sewer and Water would be accessed to each unit on separate meters with a standard 30 foot easement on the main sewer and water line, and shall be recorded with the Chippewa County Register of Deeds.
- Aspen Woods Duplex Homes will consist of 7 duplexes with varying lot sizes depending upon the lot. During phase 1 of development, plat lots and be developed into 2 duplexes during 2015 utilizing lots numbered 3 and 4, duplexes will be developed during 2016 utilizing lots numbered 2 and 5. During phase lots numbered 6 and 7 will be developed into duplexes during 2017 and lot numbered 7 will be developed into a duplex during 2018. These dates are approximate and development will be contingent on market demand or other extenuating circumstances, however development is planned to begin this spring.
- Aspen Woods Duplex Homes development offers green space and affords privacy for our tenants by a spacious separation of our buildings. The open areas and green space is not open to the public.
- Aspen Woods will be owned and financed by our LLP through the initial phase of construction. Our initial intent is to transfer the completed duplexes to our family members.
- Each duplex unit will have a double car attached garage and one stall on each side for parking in the garage, and additional parking in front of each stall for visitor parking.
- Pedestrian traffic is consistent with the neighborhood. No additional perimeter sidewalks are planned. The nearest sidewalk is on Veronica and South Avenue. No further sidewalk additions are planned.
- We have plans in place to work with the Dog Park Board to relocate the small dog area, entrance fence and sidewalk to the new proposed location.
- The outside of the duplexes will be aluminum siding with some stone on the front. The roofs will be shingled. Please see the photos and floor plans attached. Colors will be carefully chosen to blend in with the current site and offer a well designed development where residents will be proud to live.
- Driveways will be completed with black top offering enough space to turn around at each unit.
- We are proposing the completion of these duplexes in the phases as described above . These dates of completion are approximate and development will be contingent on market demand and other extenuating circumstances. We do plan to begin construction on the first two duplexes in the spring of 2015.
- We need to have this area rezoned from R-1 To R-2 in order to begin this project.
- Our anticipated number of duplexes is 7.
- The yards will be seeded, and planted with arbivtaes and spruce trees for privacy and shade.
- Construction will begin in the Spring of 2015 with Landscaping to follow the construction.
- Along the chain link fence at the dog park boarder we will plant arbivtaes, spruce and possibly other trees to buffer the dog park entrance and parking.
- On the south side of the property we will put up 4 foot chain link fence.
- Earth Bank: NA
- Lights: Non glare lights attached to the garages and front doors will be installed per uniform dwelling codes.
- Signs: We may install one sign in accordance with city of Chippewa Falls specifications indicating the property is Aspen Woods Duplexes.
- We shall have a storm sewer per city requirements and DNR Requirements.

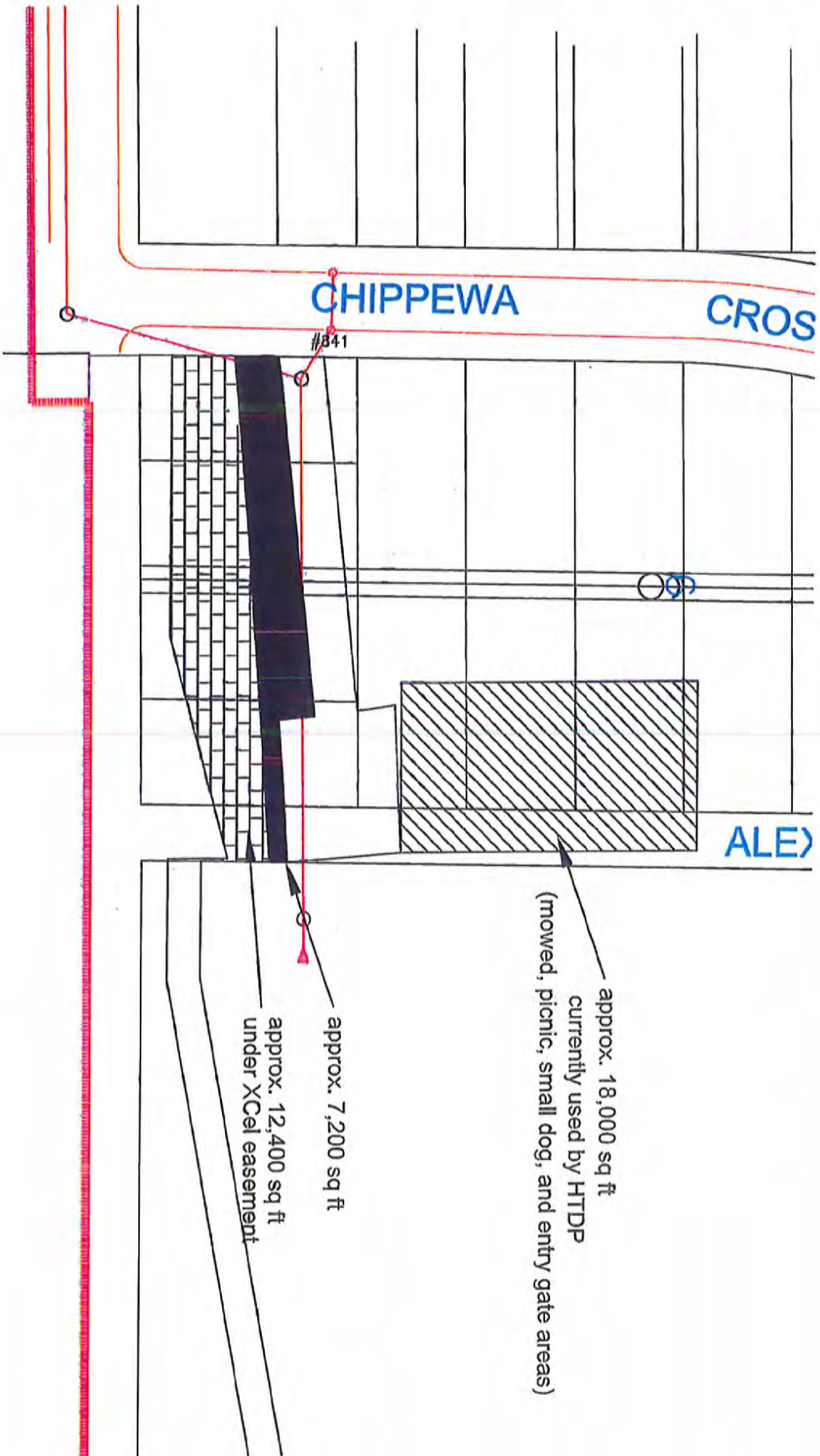


Proposal Agreement between Developers Mark and Barb Mueller and Happy Tails Dog Park Board

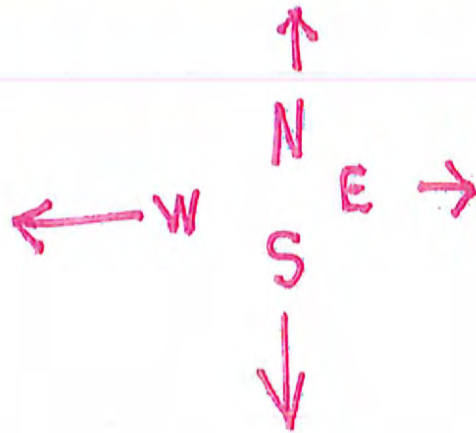
1. Developer will construct new small dog park enclosure and new entry way as per attached plan at developers expense. Developer will utilize existing gates and keep disruption to a minimum.
2. Developer agrees to clear trees and stumps from proposed new small dog park at developers expense, provided it can be done at the same time as clearing and stump removal is being done on adjacent property.
3. Developers agree to rough grade new small dog park area cleared of trees and stumps so long as this can be done when adjacent development is being rough graded.
4. Finish grading of new small dog park area to be completed by Dog Park Board. All work completed by Dog Park Board will be done as soon as rough grading is done as not to hold up the development. If work by Dog Park Board is not completed in a timely fashion, work will be done by developer at the Dog Park Board's expense. <sup>3</sup> Black dirt and fill if needed to be provided by ~~Dog Park Board~~. Seeding will be paid for and completed by Dog Park Board.  
*the Developer  
as per Jan. 12, 2015 amendment. RDR*
5. City of Chippewa Falls agrees to acquire State DOT surplus land affecting new proposed small dog area and entryway. We anticipate there will be no cost for the said land. If there is a charge for this land the developer agrees to pay a reasonable price for the land, and give it to the city for the purpose of the new small dog area. The State DOT land will be acquired as soon as possible to allow development to proceed in a timely fashion. If property is not available for use by the Dog Park the new small dog area will be more rectangular, but remain the same square footage on the south side of the driveway.
6. Developer will construct new sidewalk in entry way per the same as the existing entry way at the developers expense.
7. Developer will utilize existing small dog park entry fence and posts to construct new boundary line fence to separate dog park from proposed development as soon as the grass in the new small dog area is reasonably established.

MM 1-5-2015  
Mark Mueller Date

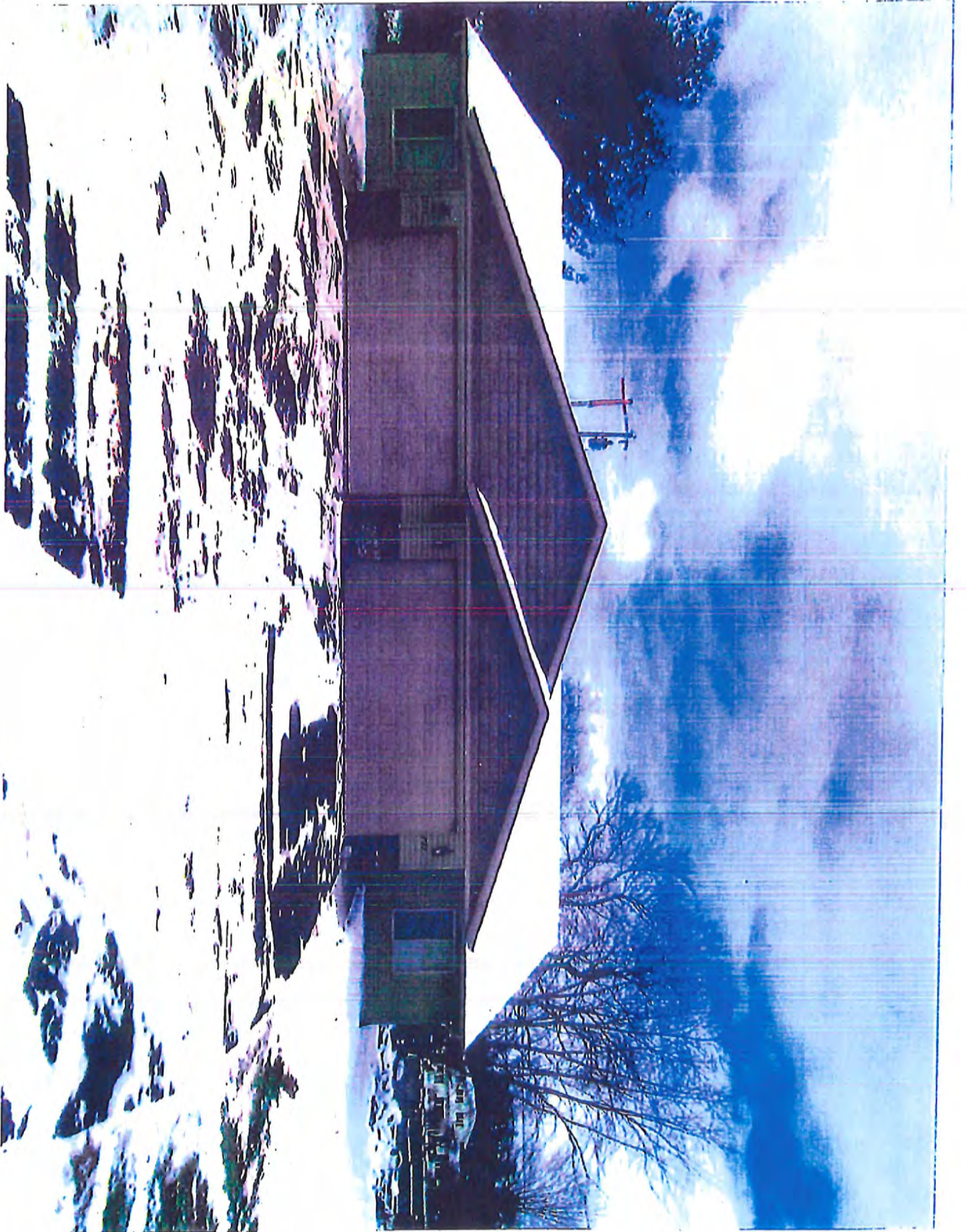
Barb Mueller 1-5-15  
Barb Mueller Date



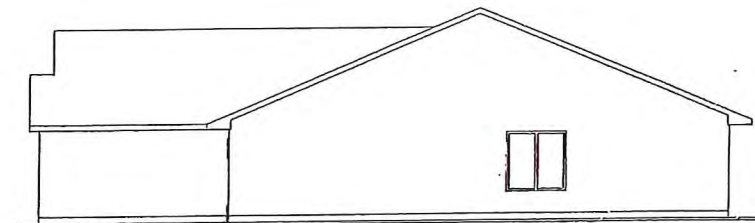




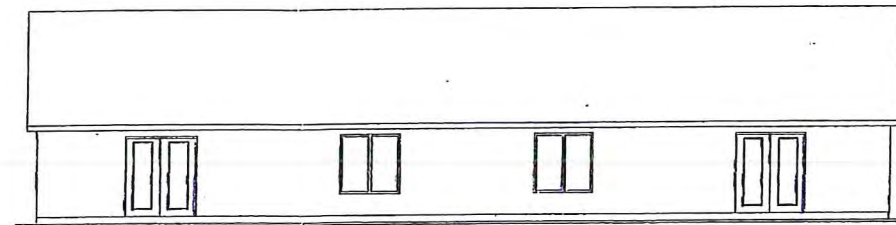




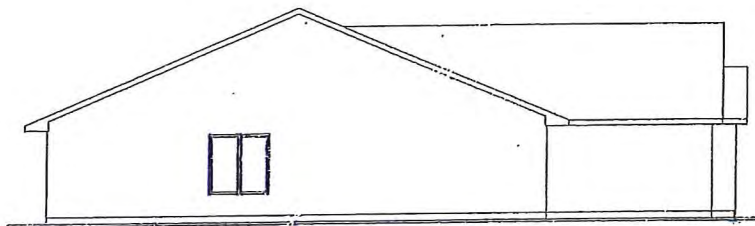




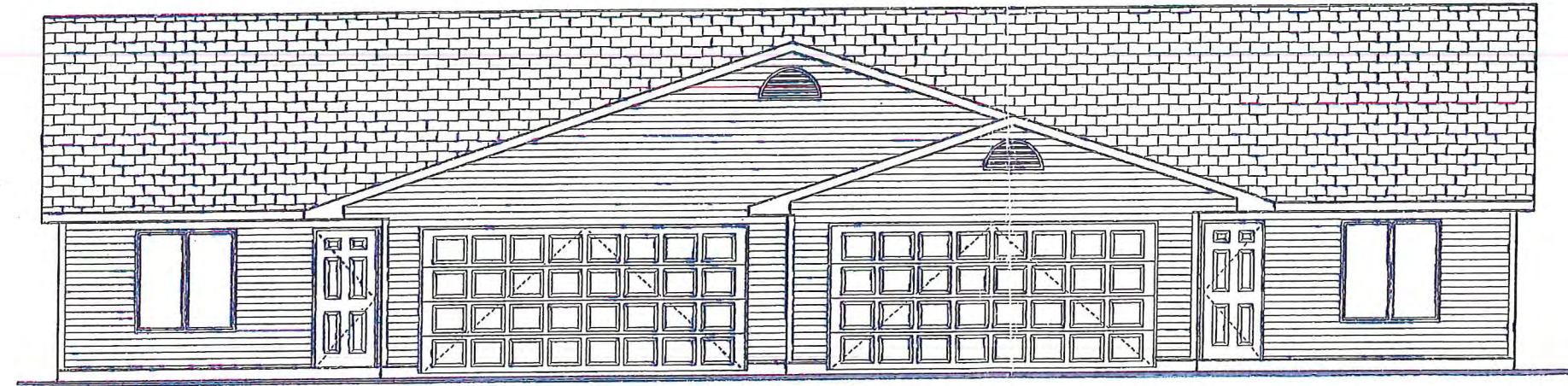
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



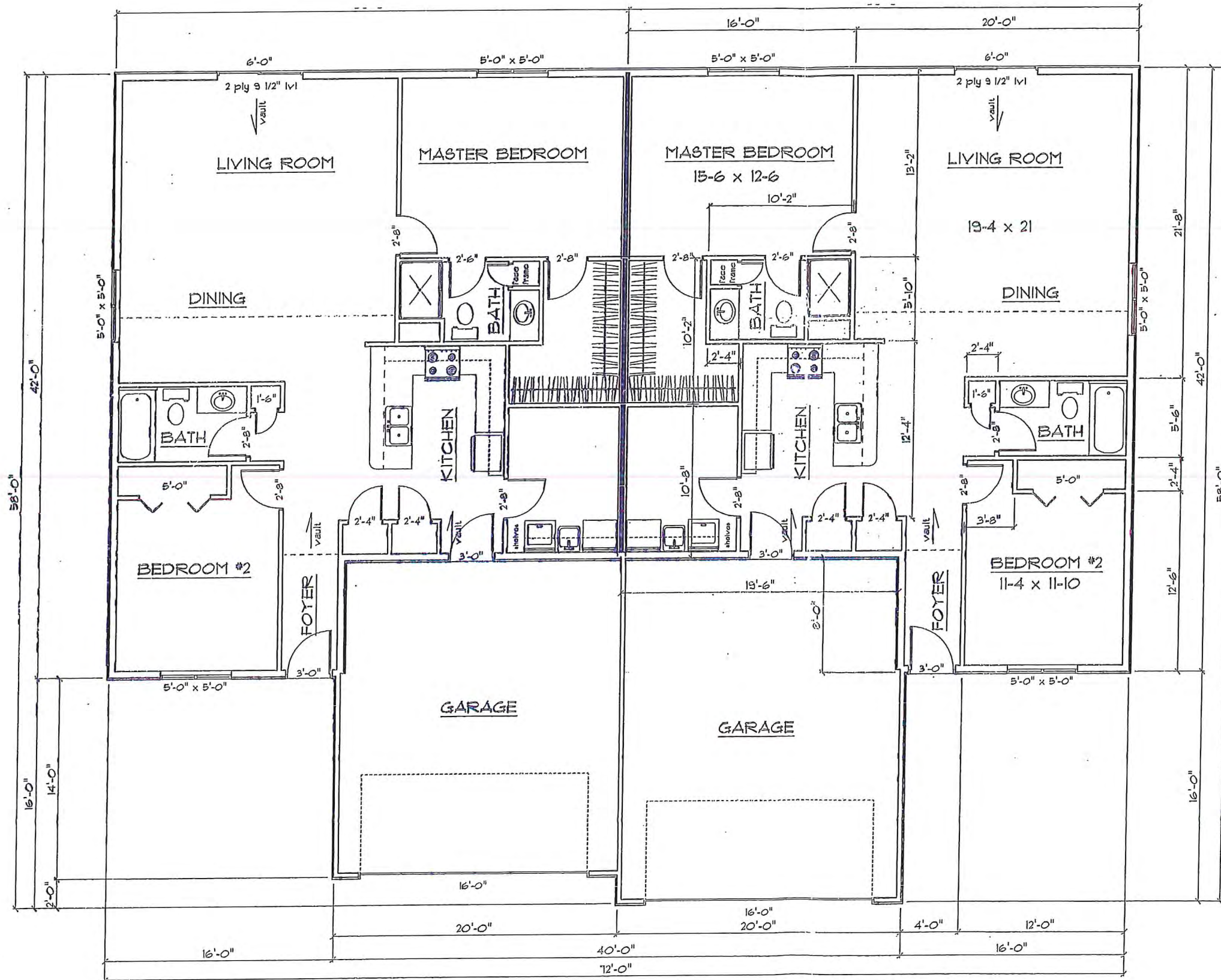
LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

<b>R Voetmann Building &amp; Design</b>	
Sheet No. 1 of 2 Date: 4-28-14 Revisions: 5-6-14	Designed For: Mark Mueller  Location: Chippewa Falls, WI
These plans are a design guide only. Verification of all dimensions and structural requirements is the responsibility of the contractor	8401 Schumacher Rd. Fall Creek, WI 54742 715-834-0529 715-563-5305 vmann@att.net rvoetmannbuilding.weebly.com





Window r.o. by contractor

unless noted all bearing headers to be 2 ply 2x10

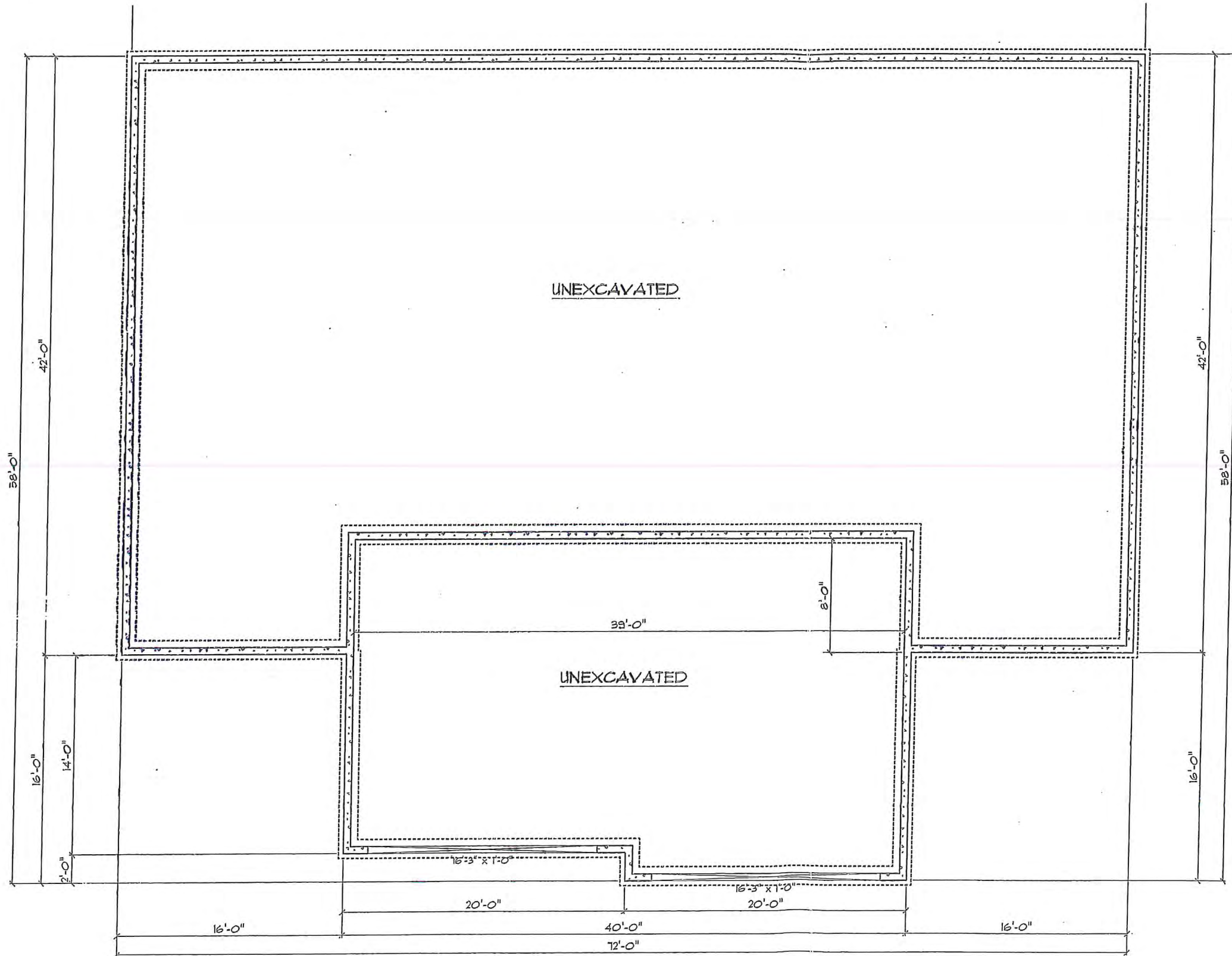
**MAIN FLOOR PLAN**

SCALE: 1/4" = 1'-0"

1356 sq ft per side

<b>R Voetmann Building &amp; Design</b>	
Sheet No. 2 of 3 Date: 4-28-14 Revisions:	Designed For: Mark Mueller
	Location: Chippewa Falls, WI
These plans are a design guide only. Verification of all dimensions and structural requirements is the responsibility of the contractor.	8401 Schumacher Rd. Fall Creek, WI 54742 715-834-0529 715-563-53 vmann@att.net rvoetmannbuilding.weebly.





FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

<b>R Voetmann Building &amp; Design</b>	
Sheet No. 3 of 3 Date: 4-28-14 Revisions:	Designed For: Mark Mueller  Location: Chippewa Falls, WI
These plans are a design guide only. Verification of all dimensions and structural requirements is the responsibility of the contractor.	8401 Schumacner Rd. Fall Creek, WI 54742 715-834-0523 715-563-5111 vmann@att.net rvoetmannbuilding.weebly





CHIPPEWA FALLS HAPPY TRAILS DOG PARK / STORM WATER FACILITY



**CHIPPEWA PARKSIDE DEVELOPMENT**

**SITE DATA**

**EXISTING ZONING:**  
R-1C SINGLE FAMILY

**PROPOSED ZONING:**  
R-2 PD TWO FAMILY

**LOTS:** 7  
MINIMUM LOT SIZE PROVIDED: 17,335 S.F.  
AVERAGE LOT SIZE: 18,685 S.F.

**IMPERVIOUS AREA**

TOTAL SITE:	130,745 S.F. (3.00 ACRES)
ROOFTOP:	25,928 S.F. (0.60 ACRES)
PAVEMENT:	17,792 S.F. (0.41 ACRES)
TOTAL IMPERVIOUS:	43,720 S.F. (1.00 ACRES)
PERCENT IMPERVIOUS:	33.4 %
OPEN SPACE:	87,025 S.F. (2.00 ACRES)

**BUILDINGS**  
7 DUPLEXES: 3,704 S.F EACH  
14 UNITS TOTAL.

**PROVIDED PARKING:**  
2 GARAGE STALLS PER UNIT

**PROPOSED SETBACKS (R-2 PD):**  
FRONT YARD: 25'  
SIDE YARD: 8'  
REAR YARD: 20'

**SCREENING:**  
TRASH RECEPTACLES WILL BE STORED IN EACH GARAGE.

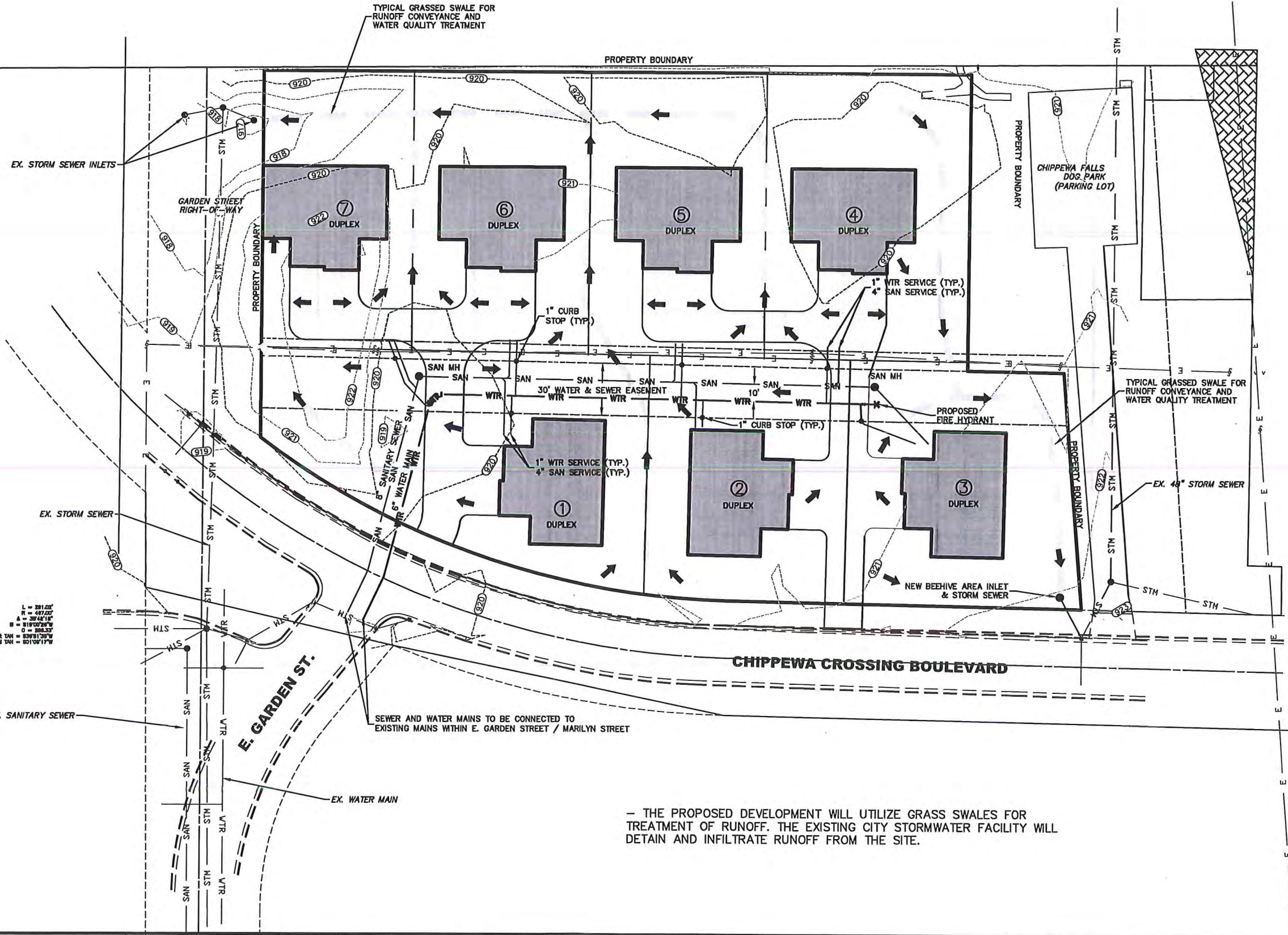
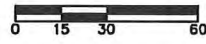
**PRIVATE UTILITIES:**  
EASEMENTS AND ROUTING WILL BE PROVIDED TO ACCOMMODATE ELECTRIC, GAS, DATA, AND PHONE UTILITIES.

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 14287	 ADVANCED ENGINEERING CONCEPTS	635 FAIRFAX ST ALTOONA, WI 54720 PH 715-552-0330 COPYRIGHT 2014 AEC LLC.	SITE PLAN	CHIPPEWA PARKSIDE DEVELOPMENT CHIPPEWA CROSSING BOULEVARD MARK MUELLER CHIPPEWA FALLS, WI	DWG NAME 14287 PG3 SITE	1
DATE 12/2014					2	

50TH AVE. (A.K.A. STILSON ROAD)





L = 381.25'  
 R = 447.25'  
 Δ = 38°52'18"  
 Δ = 81°07'42"  
 Δ = 90°00'00"  
 1st TAN = 83°08'13.97"  
 2nd TAN = 81°03'11.74"

LEGEND	
	FINISHED GRADE CONTOUR-MJR
	FINISHED GRADE CONTOUR-MNR
	EXISTING GRADE CONTOUR-MJR
	EXISTING GRADE CONTOUR-MNR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED DRAINAGE DIRECTION
	GARAGE FLOOR ELEVATION

- THE PROPOSED DEVELOPMENT WILL UTILIZE GRASS SWALES FOR TREATMENT OF RUNOFF. THE EXISTING CITY STORMWATER FACILITY WILL DETAIN AND INFILTRATE RUNOFF FROM THE SITE.

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 14287	ADVANCED ENGINEERING CONCEPTS	635 FAIRFAX ST ALTOONA, WI 54720 PH 715-552-0330 COPYRIGHT 2014 AEC LLC.	GRADING & UTILITY PLAN	CHIPPEWA PARKSIDE DEVELOPMENT CHIPPEWA CROSSING BOULEVARD MARK MUELLER CHIPPEWA FALLS, WI	DWG NAME 14287 PG3 GRADE	2
DATE 12/2014					2	2

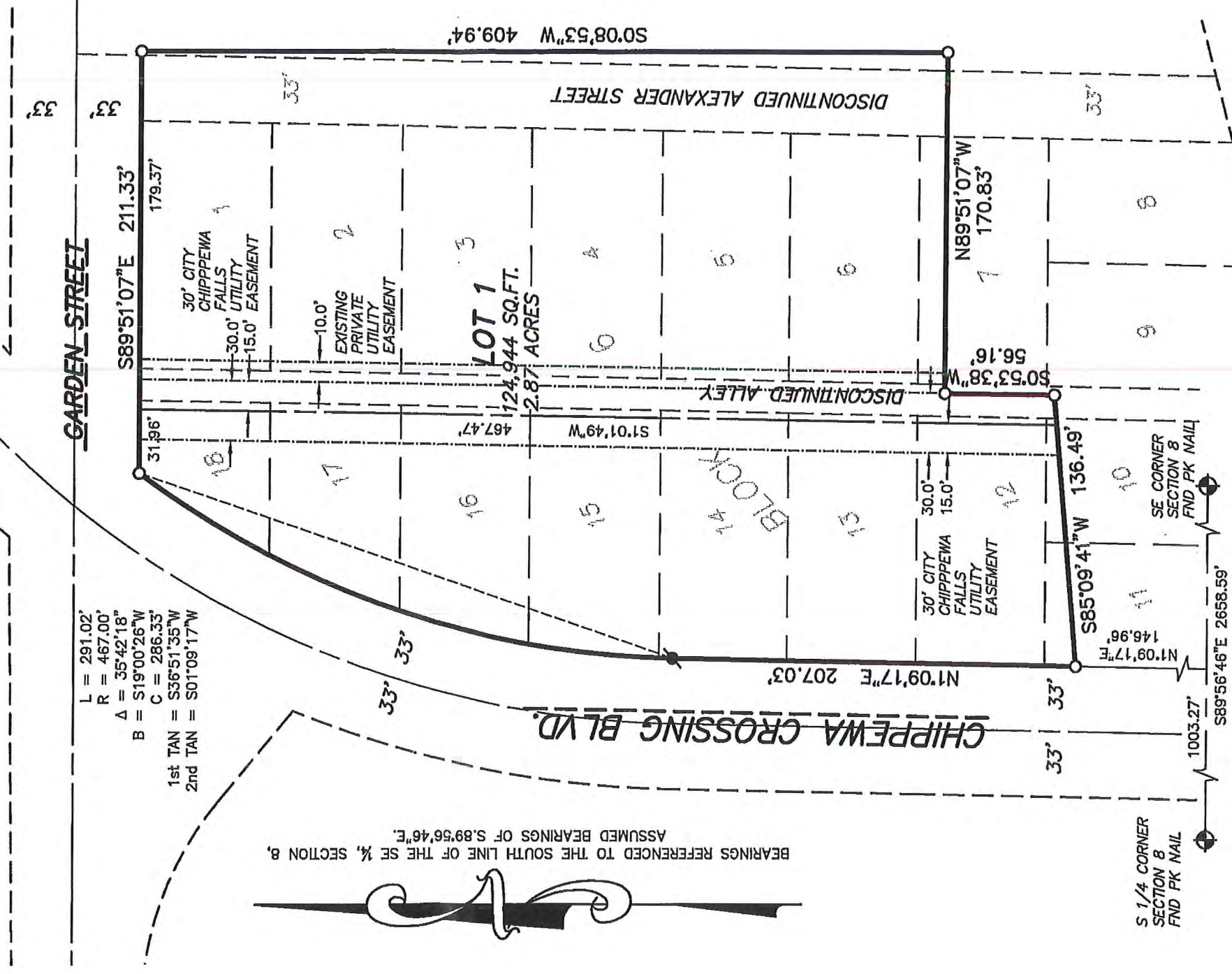


**CHIPPEWA CO. CERTIFIED SURVEY  
MAP No. \_\_\_\_\_**

RECORDED IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

**PART OF LOTS 1-7, 10-18, PART OF THE DISCONTINUED ALLEY, BLOCK 6,  
ZIELIE ADDITION TO THE CITY OF CHIPPEWA FALLS  
PART OF DISCONTINUED ALEXANDER STREET  
IN THE SW 1/4 OF THE SE 1/4,  
SECTION 8, T28N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN**



L = 291.02'  
R = 467.00'  
Δ = 35°42'18"  
B = S19°00'26"W  
C = 286.33'  
1st TAN = S36°51'35"W  
2nd TAN = S01°09'17"W

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4, SECTION 8,  
ASSUMED BEARINGS OF S.89°56'46"E.



**LEGEND**  
○ --- SET 1" O.D. x 18" IRON PIPE  
WEIGHING 1.13 LBS./LIN.FT.  
● --- FOUND 3/4" IRON REBAR

DATE APPROVED \_\_\_\_\_  
CHIPPEWA COUNTY PLANNING AGENCY

BY \_\_\_\_\_

REAL LAND SURVEYING  
635 FAIRFAX ST.  
ALTOONA, WI 54720  
(715) 514-4116  
CADD No. 14287



# CHIPPEWA CO. CERTIFIED SURVEY MAP NO.

RECORDED IN VOL. \_\_\_\_\_  
OF THE CERTIFIED SURVEY MAPS  
PAGE \_\_\_\_\_

INDEXED

REGISTER

BEING PART OF LOTS 1-7, 10-18, PART OF DISCONTINUED ALLEY, BLOCK 6, ZIELIE ADDITION TO THE CITY OF CHIPPEWA FALLS, PART OF DISCONTINUED ALEXANDER STREET, IN THE SW 1/4 OF THE SE 1/4, SECTION 8, T28N, R08W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF THE CITY OF CHIPPEWA FALLS AND MARK MUELLER, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: BEING PART OF LOTS 1-7, 10-18, PART OF DISCONTINUED ALLEY, BLOCK 6, ZIELIE ADDITION TO THE CITY OF CHIPPEWA FALLS, PART OF DISCONTINUED ALEXANDER STREET, IN THE SW 1/4 OF THE SE 1/4, SECTION 8, T28N, R08W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 8; THENCE S.89°56'46"E., ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 8, A DISTANCE OF 1003.27 FEET;
- THENCE N.01°09'17"E., A DISTANCE OF 146.96 FEET TO THE POINT OF BEGINNING;
- THENCE N.01°09'17"E., A DISTANCE OF 207.03 FEET;
- THENCE 291.02 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 467.00 FEET; CENTRAL ANGLE OF 35°42'18" AND A CHORD BEARING AND DISTANCE OF N19°00'26"E 286.33 FEET;
- THENCE S.89°51'07"E., A DISTANCE OF 211.33 FEET;
- THENCE S.00°08'53"W., A DISTANCE OF 409.94 FEET;
- THENCE N.89°51'07"W., A DISTANCE OF 170.83 FEET;
- THENCE S.00°53'38"W., A DISTANCE OF 56.16 FEET;
- THENCE S.85°09'41"W., A DISTANCE OF 136.49 FEET TO THE POINT OF BEGINNING.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE SUBDIVISION THEREOF.

THAT THE 30' CITY OF CHIPPEWA FALLS UTILITY EASEMENT IS DEDICATED TO THE CITY OF CHIPPEWA FALLS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS AND CHAPTER 38, LAND DIVISION ORDINANCE OF THE GENERAL CODE OF CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

PETER J. GARTMANN, P.L.S. 2279 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

## CITY COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED, AND THE 30' CITY UTILITY EASEMENT IS DEDICATED AS SHOWN BY THE CITY COUNCIL

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHIPPEWA FALLS

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

REAL LAND SURVEYING  
635 FAIRFAX ST.  
ALTOONA, WI 54720

SHEET 2 OF 2

Attachment:

Amend 17.27.5 (7) Conditional Uses to add:

(f) Community living arrangements, community based residential facilities, and residential care apartment complexes, subject to State of Wisconsin licensing requirements.