

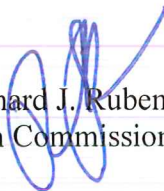
**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, AUGUST 8, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, August 8, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Dennis Doughty, Dan Varga, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Beth Arneberg, Greg Misfeldt and Mike Tzanakis. Also attending was Attorney Anthony Schmoldt.

1. **Motion** by Varga, seconded by Hubbard to approve the minutes of the July 11, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Anthony Schmoldt presented the attached Certified Survey Map for the resubdivision of Lots 1-3, Block #19, Allen's Addition in the City of Chippewa Falls into four new lots. Mr. Schmoldt stated that the proposed survey was to clean up property line discussions and questions among adjacent neighbors. Secretary Rubenzer noted two changes had been made to the Certified Survey Map that was handed out at the meeting versus the Certified Survey Map attached to the agenda.
Motion by Hubbard, seconded by Smith to recommend the Common Council approve the attached Certified Survey Map submitted by Vreeland Associate Land Surveying on behalf of Anthony Schmoldt that subdivided Lots 1-3, Block #19, Allen's Addition in the City of Chippewa Falls into four lots upon:
 - 1) receipt of the \$100 Certified Survey Map review fee.Secretary Rubenzer noted that Vreeland Associate Land Surveying should provide the City with an original for signing and then upon approval of the Common Council, provide a copy of the recorded Certified Survey Map to the Engineering Department. **All present voting aye. Motion carried.**

3. **Motion** by Cihasky, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:40 P.M.


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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JULY 11, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, July 11, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, 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 Alderperson John Monarski, City Planner Jayson Smith and Doug Clary, Director of Chippewa County Planning and Zoning.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the June 13, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Doug Clary presented the attached Certified Survey Map for Lot #1, creating a 9.59 acre parcel in the Lake Wissota Business Park at the Southeast corner of County Hwy “S” and Commerce Parkway. He noted that the potential developer of the lot requested a temporary driveway onto Commerce Parkway at the South edge of their lot so as not to have truck conflicts or access shutdowns in the future when the future road, (Lakeland Drive), south of Lot #1 was constructed. Secretary Rubenzer stated that a five hundred foot buffer length from County Hwy “S” is recommended due to the right turn, (east) lane for northbound traffic onto County Hwy “S” from Commerce Parkway. The merge lane and right turn lane are about 510 feet long. The Plan Commission discussed the option of constructing the West approximately five hundred feet of Lakeland Drive at the time of the proposed development. Mr. Clary noted that option was expensive and not in the County’s budget. It was noted that any temporary entrance/exit to Commerce Parkway on the West edge of and near the south side of the proposed Lot #1 would have to be removed when Lakeland Drive was constructed, as would the temporary driveway in future Lakeland Drive right-of-way. Secretary Rubenzer noted it could be written into the future Lakeland Drive specifications that business access to the proposed Lot #1 must be maintained at all times during construction.
Motion by Cihasky, seconded by Smith to recommend the Common Council approve the attached Certified Survey Map for Lot #1, creating a 9.59 acre parcel in the Lake Wissota Business Park at the Southeast corner of County Hwy “S” and Commerce Parkway upon receipt of the \$100 Certified Survey Map review fee and that the City work with the County for a proper driveway ingress/egress onto future Lakeland Drive then to Commerce Parkway for the said proposed Lot #1. **All present voting aye. Motion carried.**

3. City Planner Jayson Smith presented and explained the attached Project Plan for the Territory and Project Plan Amendment of Tax Incremental District No. 14 in the City of Chippewa Falls, Wisconsin. Mr. Smith mentioned three or four potential developments in Lake Wissota Business Park that precipitated the proposed amendment to Tax Incremental District No. 14. He stated that total equalized value of Tax Increment Finance Districts cannot exceed 12% of the total equalized value of the City and expected this would happen when Tax Increment Finance District values came out in August of

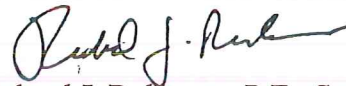
Please note, these are draft minutes and may be amended until approved by the Common Council.

2016. He noted that Lake Wissota Business Park and the City/County were competing with the State of Minnesota for incentives for businesses to locate here. He outlined the Tax Incremental District No. 14 proposed boundary, briefly explained the but/for clause, gave a general description of the project(s), outlined existing uses, conditions and zoning. He continued by listing potential projects and cost estimates, financing options, increment revenue projections and cash flow projections. Following Mr. Smith's summary and conclusion,

Mayor Hoffman opened a public hearing to consider the attached Plan Commission Tax Incremental District Resolution No. 2016-01 designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 14, in the City of Chippewa Falls, Wisconsin. No one spoke for or against the resolution. Mayor Hoffman closed the public hearing.

Motion by Hubbard, seconded by Misfeldt to approve the attached Plan Commission Tax Incremental District Resolution No. 2016-01 designating proposed amended boundaries and approving a project plan amendment for Tax Incremental District No. 14, in the City of Chippewa Falls, Wisconsin. **All present voting aye. Motion carried.**

4. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:10 P.M.



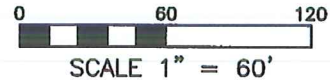
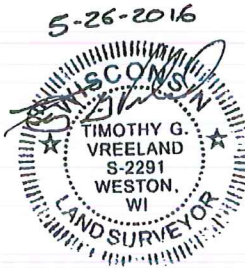
Richard J. Rubenzer, P.E., Secretary
Plan Commission

CERTIFIED SURVEY MAP

CHIPPEWA COUNTY NO. _____

PART OF LOTS 1, 2, AND 3 OF BLOCK 19 OF ALLEN'S ADDITION TO CHIPPEWA FALLS, LOCATED IN THE NE1/4 OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SHEET 1 OF 2 SHEETS



LEGEND

- Ⓐ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 3/4" x 24" REBAR 1.502lbs/ft. SET
- = 1.315" OD IRON PIPE FOUND IN PLACE
- ⊙ = CHISLED CROSS IN CONCRETE SET
- ⓪ = 3/4" REBAR FOUND IN PLACE
- ⊙ = 1 1/4" IRON ROD FOUND IN PLACE
- △ = MAG SPIKE FOUND IN PLACE
- ▲ = CHISLED CROSS FOUND IN PLACE

BEARINGS REFERENCED TO THE EAST-WEST QUARTER LINE BEARING N 89°41'43" W PER WCCS(CHIPPEWA) NAD83 (2011)

CURVE 1 INFO
 ARC = 45.59'
 RADIUS = 37.75'
 CENTRAL ANGLE = 69°11'24"
 CHORD = N 72°26'22" W 42.87'

LINE TABLE

L1	= S 0°08'29" W 24.31'
L2	= S 49°14'23" W 7.07'
L3	= S 74°07'21" W 50.70'

LOT AREAS

LOT 1	6,610 SQ.FT.
LOT 2	3,495 SQ.FT.
LOT 3	8,078 SQ.FT.
LOT 4	4,197 SQ.FT.

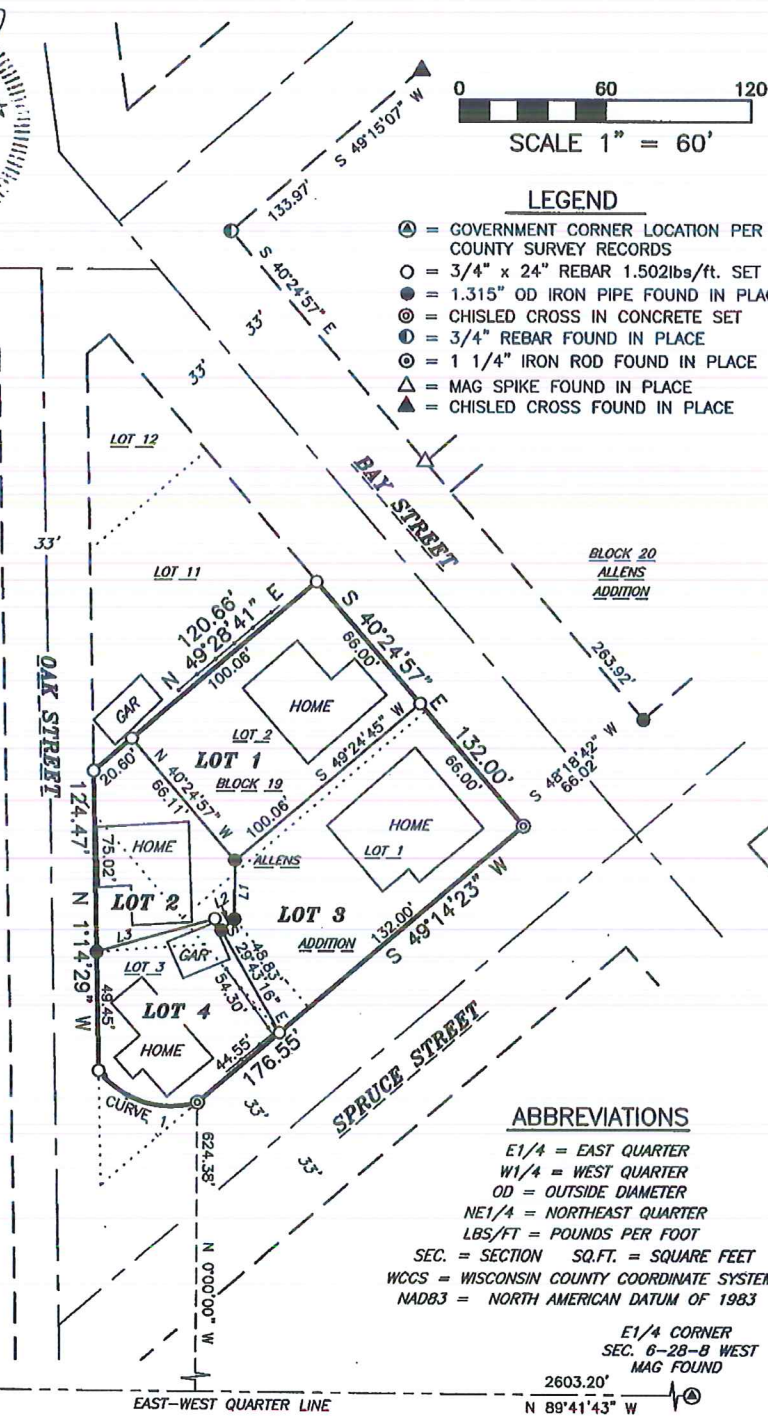
W1/4 CORNER SEC. 6-28-B WEST MAG FOUND

ABBREVIATIONS

E1/4 = EAST QUARTER
 W1/4 = WEST QUARTER
 OD = OUTSIDE DIAMETER
 NE1/4 = NORTHEAST QUARTER
 LBS/FT = POUNDS PER FOOT
 SEC. = SECTION SQ.FT. = SQUARE FEET
 WCCS = WISCONSIN COUNTY COORDINATE SYSTEM
 NAD83 = NORTH AMERICAN DATUM OF 1983

E1/4 CORNER SEC. 6-28-B WEST MAG FOUND

5006.30' EAST-WEST QUARTER LINE 2603.20' N 89°41'43" W



CERTIFIED SURVEY MAP

CHIPPEWA COUNTY NO. _____ VOL. _____ PAGE _____

PART OF LOTS 1, 2, AND 3 OF BLOCK 19 OF ALLEN'S ADDITION TO CHIPPEWA FALLS, LOCATED IN THE NE1/4 OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: ANTHONY SCHMOLDT
FILE #: S-1 SCHMOLDT	DRAFTED BY: TIMOTHY G. VREELAND DRAWN BY: TIMOTHY G. VREELAND

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF ANTHONY SCHMOLDT, I SURVEYED, MAPPED AND DIVIDED PART OF LOTS 1, 2, AND 3 OF BLOCK 19 OF ALLEN'S ADDITION, LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE N 89°41'43" W ALONG THE EAST-WEST QUARTER LINE 2603.20 FEET; THENCE N 0°00'00" W 624.38 FEET TO THE POINT OF BEGINNING; THENCE 45.59 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WHOSE RADIUS IS 37.75 FEET, CENTRAL ANGLE IS 69°11'24" AND CHORD BEARS N 72°26'22" W 42.87 FEET; THENCE N 1°14'29" W ALONG THE EAST LINE OF OAK STREET 124.47 FEET; THENCE N 49°28'41" E 120.66 FEET TO THE WEST LINE OF BAY STREET; THENCE S 40°24'57" E 132.00 FEET TO THE NORTH LINE OF SPRUCE STREET; THENCE S 49°14'23" W ALONG THE NORTH LINE OF SPRUCE STREET 176.55 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF CHIPPEWA COUNTY AND THE CITY OF CHIPPEWA FALLS, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 26TH DAY OF MAY, 2016

TIMOTHY G. VREELAND

P.L.S. 2291



CITY COUNCIL RESOLUTION

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