

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, October 10, 2016** at **6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the August 8, 2016 Plan Commission Meeting. *(Attachment)*
2. Consider Certified Survey Map from Pete Gartman for Lot #1 and Lot #3 on Old Eau Claire Road. Make recommendation to the Common Council. *(Attachment)*
3. Consider request from Star Blends for a temporary waiver from hard surfacing requirement. *(Attachment)*
4. Adjournment

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Tuesday, October 4, 2016 at 11:30 A.M. by Mary Bowe.


**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



8 0 8 0 7 0 9

Tx: 4063174

859639

RECORDED ON

09/13/2016

2:06 PM

MARGE L. GEISSLER

REGISTER OF DEEDS

REC FEE: 30.00

FEE EXEMPT:

CHIPPEWA COUNTY, WI

PAGES: 2

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER 4611

RECORDED IN VOLUME 31 OF CERTIFIED SURVEY MAPS PAGE 140-141

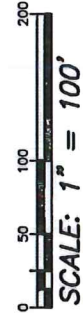
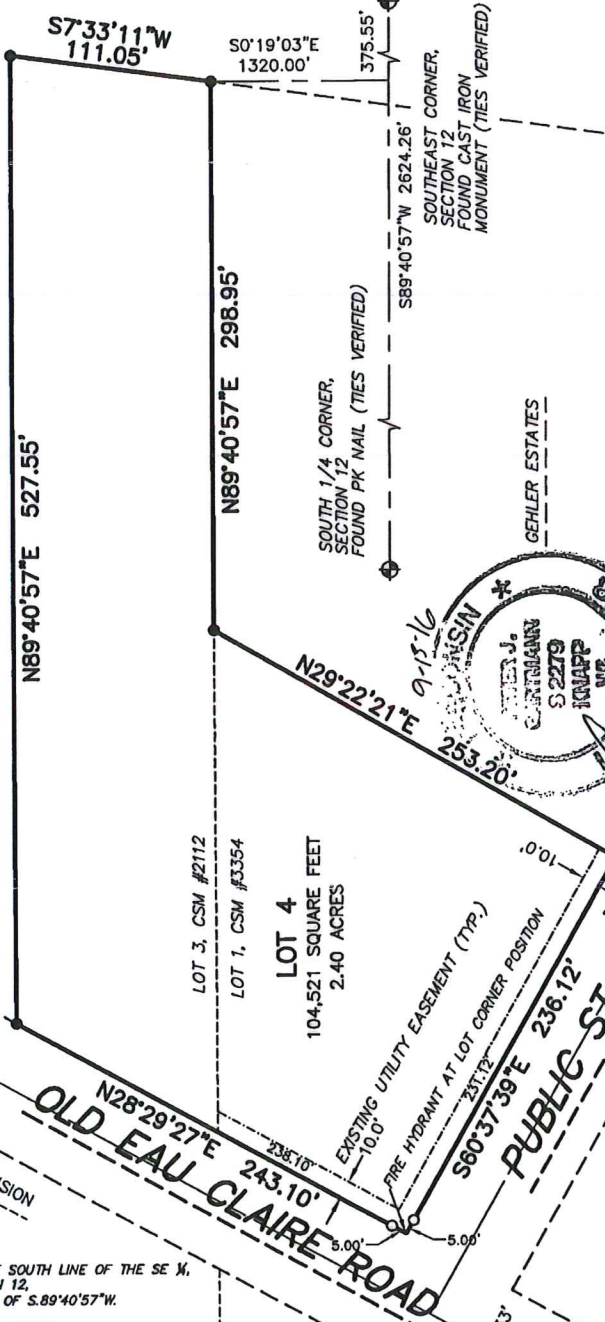
Marge L. Geissler
REGISTER

IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, NORTHEAST 1/4
OF THE SOUTHEAST 1/4
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

BEING ALL OF LOT 3,
CERTIFIED SURVEY MAP
NUMBER 2112,
RECORDED IN VOLUME 9
OF CERTIFIED SURVEY
MAPS, PAGE 143 AND
LOT 1, CERTIFIED
SURVEY MAP NUMBER
3354, RECORDED IN
VOLUME 15 OF CERTIFIED
SURVEY MAP, PAGE 217

LEGEND
● FOUND 1" OUTSIDE DIAMETER IRON PIPE
○ SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
WEIGHING 1.13 POUNDS PER LINEAR FOOT

LOT 2, CSM #2112,
VOLUME 9, PAGE 143



SURVEY WAS PREPARED FOR:
ANGELA SCHLAGETER
735 HARDING STREET
CHIPPEWA FALLS WI. 54729



BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4,
SECTION 12,
ASSUMED BEARINGS OF S.89°40'57\"/>

FIELD WORK WAS COMPLETED ON 9/13/2016
THIS CERTIFIED SURVEY MAP IS A LOT CONSOLIDATION OF EXISTING,
PREVIOUSLY CREATED LOTS AND NO NEW LOTS WERE CREATED. NO REVIEW
BY ANY GOVERNING AGENCIES IS REQUIRED AS NO SUBDIVISION WAS
PERFORMED.

REAL LAND SURVEYING
635 FAIRFAX ST.
ALTOONA, WI 54720
(715) 514-4118
CADD #16257

SHEET 1 OF 2 SHEETS

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**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 4611**

INDEXED

RECORDED IN VOL. 21
OF THE CERTIFIED SURVEY MAPS
PAGE 143 & 217

REGISTER

LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼
AND THE NORTHEAST ¼ OF THE SOUTHEAST ¼. SECTION 12,
TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA
COUNTY, WISCONSIN

BEING ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 2112, RECORDED IN VOLUME 9 OF
CERTIFIED SURVEY MAPS, PAGE 143 AND LOT 1, CERTIFIED SURVEY MAP NUMBER 3354,
RECORDED IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGE 217

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT BY THE DIRECTION OF ANGELA SCHLAGETER, 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: A PARCEL OF LAND LOCATED IN THE LOCATED IN THE SOUTHEAST ¼ OF
THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHEAST ¼. SECTION 12,

TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY,
WISCONSIN

BEING ALL OF LOT 3, CERTIFIED SURVEY MAP NUMBER 2112, RECORDED IN VOLUME 9 OF
CERTIFIED SURVEY MAPS, PAGE 143 AND LOT 1, CERTIFIED SURVEY MAP NUMBER 3354,
RECORDED IN VOLUME 15 OF CERTIFIED SURVEY MAPS, PAGE 217, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

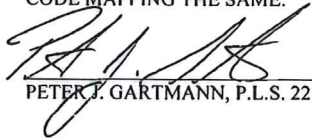
DESCRIPTION:

LOT 3, CERTIFIED SURVEY MAP NUMBER 2112, RECORDED IN VOLUME 9 OF CERTIFIED SURVEY
MAPS, PAGE 143, DOCUMENT NUMBER 623609.

LOT 1, CERTIFIED SURVEY MAP NUMBER 3354, RECORDED IN VOLUME 15 OF CERTIFIED SURVEY
MAPS, PAGE 217, DOCUMENT NUMBER 736624.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE
WISCONSIN STATUTES, AE-7 OF THE ADMINISTRATIVE CODE AND THE CITY OF CHIPPEWA FALLS
CODE MAPPING THE SAME.

 DATED THIS 13th DAY OF Sept, 2016
PETER J. GARTMANN, P.L.S. 2279

REAL LAND SURVEYING
635 FAIRFAX ST.
ALTOONA, WI 54720



SHEET 2 OF 2

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- 17(8)

SURFACING. (Am. #05-26) Any off-street parking area, other than that provided for single-family and two-family dwelling units, having a capacity for more than 4 vehicles shall be hard surfaced and maintained in a reasonable dustless condition, except that, subject to Plan Commission approval, this requirement may be waived temporarily or permanently as provided for in subs. (a) and (b) below. The Plan Commission shall find that if a waiver is approved for an unimproved surface that it will not result in a public nuisance or pose a potential danger to adjacent properties or the public right-of-way due to erosion, blowing dirt or dust, or ponding of water. The Plan Commission may require conditions for approval.

(a)

Temporary waivers may be allowed by the Plan Commission where it finds that future development or change in use of the property would remove or change the parking planned for paving.

(b)

Permanent waivers may be allowed by the Plan Commission where it finds the limited use of the parking area does not warrant the need for a hard surface, such as special event parking or seasonal parking, or the parking area is not required parking or is a storage yard area.