

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, OCTOBER 10, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, October 10, 2016 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Dennis Doughty, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice Chairman Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Mike Tzanakis. Also attending were Paul and Karla Hansen.

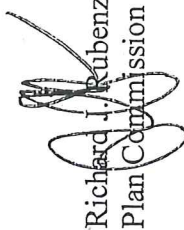
1. **Motion** by Hubbard, seconded by Doughty to approve the minutes of the August 8, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered the attached Certified Survey Map which combined Lot #3 of Certified Survey Map #2112 with Lot #1 of Certified Survey Map #3354 into one Lot #4 of Certified Survey Map #4611.  
**Motion** by Hubbard, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map #4611 upon:
  - 1) Receipt of the \$100 Certified Survey Map review fee.
  - 2) The property owner or the surveyor record the Certified Survey Map and provide the Engineering Department with a recorded copy.**All present voting aye. Motion carried.**
  
3. Paul Hansen appeared to request a temporary waiver of the requirement to hard surface the parking and drive areas around the proposed Star Blend facility. Mr. Hansen stated that future municipal water and sewer service locations from the street were unknown and he didn't want to remove "new" blacktop. Secretary Rubenzer noted that municipal water and sewer main installation would probably be years away but that the water and sewer locations in the building are known so a forty or fifty foot wide strip could be left out of the paving. Mr. Hansen requested a year waiver after building completion and giving Star Blends a chance to observe the traffic flow around the building. Commissioner Arneberg asked about dust control. Mr. Hansen explained that he didn't believe there would be a large volume of traffic and not much dust production.  
**Motion** by Smith, seconded by Varga to grant Star Blends a temporary waiver of the requirement to hard surface the parking lots and drive areas around their proposed building until November 30, 2018. **All present voting aye. Motion carried.**
  
3. **Motion** by Hubbard, seconded by Doughty to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:48 P.M.

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

**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 21 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

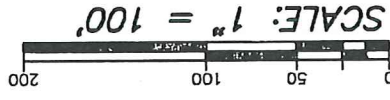
○ FOUND 1" OUTSIDE DIAMETER IRON PIPE  
○ SET 1" OUTSIDE DIAMETER x 18" IRON PIPE  
○ WEIGHING 1.13 POUNDS PER LINEAR FOOT

## LEGEND

LOT 2 CSM #2112  
VOLUME 9, PAGE 143

SOUTH 1/4 CORNER,  
SECTION 12  
FOUND PK NAIL (TES VERIFIED)  
S89°40'57"W 2624.26'  
SOUTHEAST CORNER,  
SECTION 12  
FOUND CAST IRON  
MONUMENT (TES VERIFIED)

S77°33'11"W  
1111.05'  
S0°19'03"E  
1320.00'  
N89°40'57"E 298.95'



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

GEHLER ESTATES



LOT 3, CSM #2112  
LOT 1, CSM #3354  
2.40 ACRES  
104,521 SQUARE FEET  
LOT 4

EXISTING UTILITY EASEMENT (TYP.)  
10.0'  
FIRE HYDRANT AT LOT CORNER POSITION  
231.72'  
560°37'39"E 236.12'

RAILROAD JUNCTION  
OLD EAU CLAIRE ROAD  
N28°29'27"E 243.10'  
5.00'

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



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) 514-4116  
CADD #16257

C.S.M. #3354  
VOLUME 15, PAGE 217

SHEET 1 OF 2 SHEETS

PAGE 140

# CHIPPEWA CO. CERTIFIED SURVEY

## MAP NO. 4611

INDEXED

RECORDED IN VOL. 21  
OF THE CERTIFIED SURVEY MAPS  
PAGE 1 of 2 *W. J. Gartmann*

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.

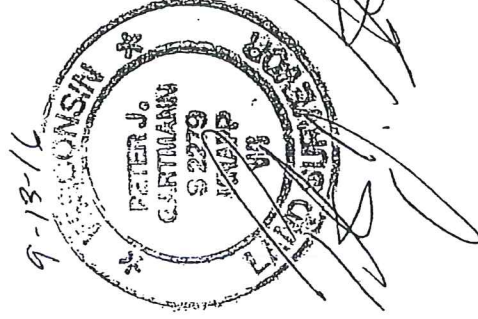
LOT 1, CERTIFIED SURVEY MAP NUMBER 3354, RECORDED IN VOLUME 15 OF CERTIFIED SURVEY  
MAPS, PAGE 217, DOCUMENT NUMBER 736624.

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.

*P. J. Gartmann*  
PETER J. GARTMANN, P.L.S. 2279

DATED THIS 13<sup>th</sup> DAY OF Sept, 2016



REAL LAND SURVEYING  
635 FAIRFAX ST.  
ALTOONA, WI 54720



• 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.