

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, August 10, 2020 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. The Mayor and Plan Commission members may not be physically present at the meeting but may attend remotely. The meeting may be viewed via livestream at the www.chippewafalls-wi.gov live stream link. **The meeting will be conducted via Webex. The meeting number is 133 608 4593 and the Meeting Password is Chippewa1. To participate by phone, please call 1 415 655 0002.** 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 June 8, 2020 Plan Commission Meetings. *(Attachment)*
2. Consider Certified Survey Map of part of Lot 1, Riverside Industrial Park, V 7, P 16, DOC 419688, located in Government Lot 2, Section 5, T28N, R8W, along Technology Way. Make recommendation to the Common Council. *(Attachment)*
3. Consider plat of Stelter subdivision located at Bluffview Circle West extended south in the Town of Wheaton. Make recommendation to the Common Council. *(Handout)*
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, August 4, 2020 at 11:30 A.M. by Mary Bowe.

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, July 13, 2020 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, The Mayor and Plan Commission members may not be physically present at the meeting but may attend remotely. The meeting may be viewed via livestream at the www.chippewafalls-wi.gov live stream link. **To participate in this meeting, please call 715-726-2762.** 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.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, JULY 13, 2020

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

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, July 7, 2020 at 1:30 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 8, 2020 – 6:30 PM**

The Plan Commission met in City Hall on Monday, June 8, 2020 at 6:30 P.M. Attending remotely via Webex were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Dennis Doughty attended by phone. Absent were Commissioners Dan Varga and Jerry Smith

1. **Motion** by Tzanakis, seconded by Hubbard to approve the minutes of the May 11, 2020 and May 18, 2020 Plan Commission meeting. **All present voting aye. Motion carried.**

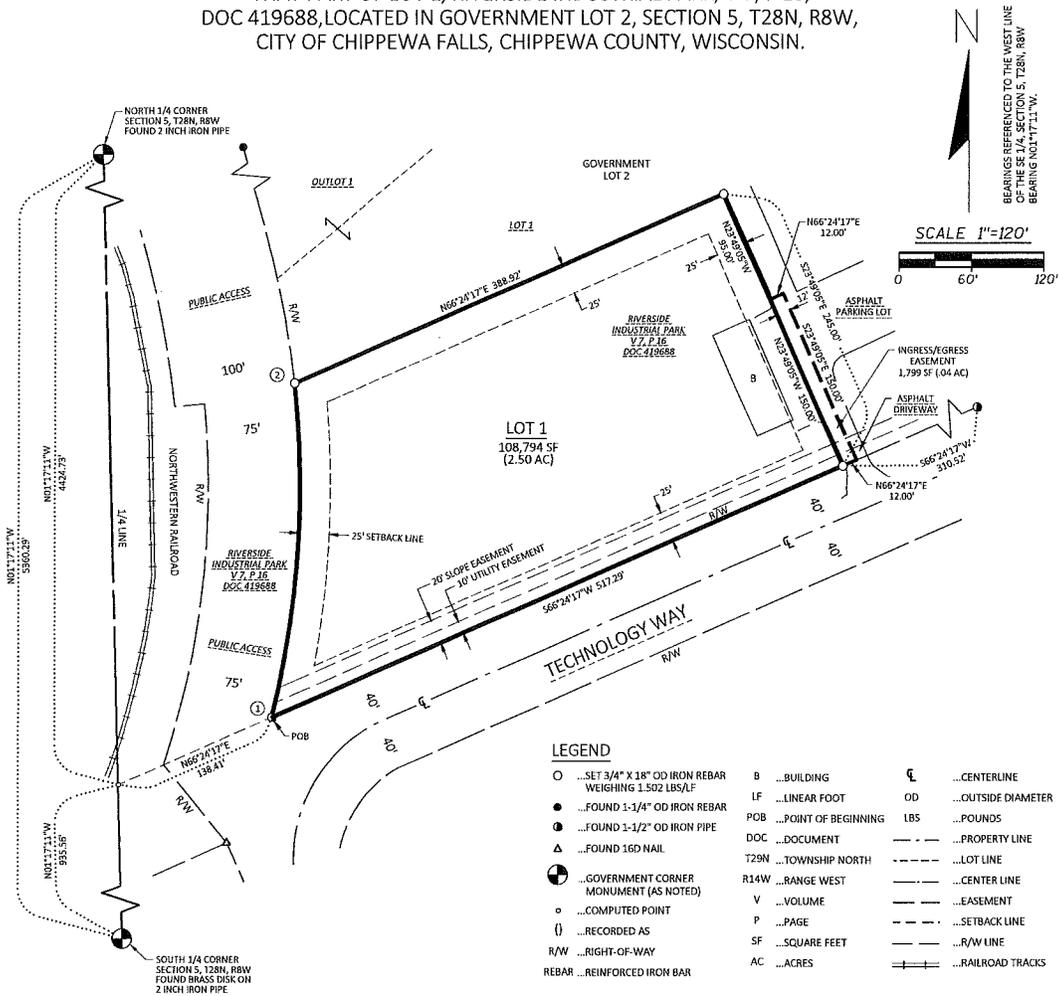
2. The Plan Commission considered the attached Certified Survey Map combining existing parcels into a single parcel for the Chippewa History Center. The Certified Survey Map was submitted on behalf of the Chippewa History Center by Chippewa Surveying. Commissioner Arneberg asked if the survey was including any new property from Irvine Park and Director of Public Works Rubenzer replied that it did not, that it combined existing parcels but that he would confirm it again. Stormwater was discussed. **Motion** by Hubbard, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map combining existing parcels into a single parcel for the Chippewa History Center contingent on:
 - 1) Receipt of Certified Survey Map review fees.
 - 2) Submittal and approval of any necessary stormwater management plan.**All present voting aye except Misfeldt who recused himself and abstained from the vote. Motion carried.**

3. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:36 P.M.


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

CHIPPEWA COUNTY CERTIFIED SURVEY MAP MAP NO. _____

THAT PART OF LOT 1, RIVERSIDE INDUSTRIAL PARK, V 7, P 16,
DOC 419688, LOCATED IN GOVERNMENT LOT 2, SECTION 5, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



LEGEND

- ...SET 3/4" X 18" OD IRON REBAR WEIGHING 1.502 LBS/LF
- ...FOUND 1-1/4" OD IRON REBAR
- ⊙ ...FOUND 1-1/2" OD IRON PIPE
- ▲ ...FOUND 16D NAIL
- ⊕ ...GOVERNMENT CORNER MONUMENT (AS NOTED)
- ...COMPUTED POINT
- () ...RECORDED AS
- R/W ...RIGHT-OF-WAY
- REBAR ...REINFORCED IRON BAR
- B ...BUILDING
- LF ...LINEAR FOOT
- PCB ...POINT OF BEGINNING
- DOC ...DOCUMENT
- T28N ...TOWNSHIP NORTH
- R14W ...RANGE WEST
- V ...VOLUME
- P ...PAGE
- SF ...SQUARE FEET
- AC ...ACRES
- ℄ ...CENTERLINE
- OD ...OUTSIDE DIAMETER
- LBS ...POUNDS
- ...PROPERTY LINE
- ...LOT LINE
- ...CENTER LINE
- ...EASEMENT
- ...SETBACK LINE
- ...R/W LINE
- ...RAILROAD TRACKS

CURVE TABLE									
CURVE	LOT	RADIUS	LONG CHORD	LONG CHORD BEARING	CENTRAL ANGLE	TANGENT	ARC LENGTH	TANGENT BACK	TANGENT AHEAD
1-2	LOT 1	799.07'	276.15'	N 03° 52' 59" E	7° 10' 13"	140.19'	277.55'	N 33° 50' 01" E	N 06° 04' 02" W

NOTES

THE INGRESS/EGRESS EASEMENT IS FOR BENEFIT OF LOT 1.
AN ABSTRACT OF TITLE WAS COMPLETED BY CHIPPEWA COUNTY ABSTRACT & TITLE CO., INC. NO. 39464.
LOT 1 IS OUTSIDE OF FLOOD ZONE SHOWN ON FEMA'S FIRM PANEL 55017C0567E EFFECTIVE 3/2/2010.
THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED TO COMPLETE A LAND TRANSFER.
PARCEL IS ZONED I-2 LIGHT INDUSTRIAL DISTRICT. FOR ADDITIONAL INFORMATION ON I-2 ZONING SEE CHAPTER 17 - ZONING CODE, CITY OF CHIPPEWA FALLS CODE OF ORDINANCES.
FIELD SURVEY COMPLETED: 6/22/20

ENGINEERS - SURVEYORS - ARCHITECTS
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729
PHONE: 715.861.5226
www.cbsquaredinc.com

PREPARED FOR:
CBS SQUARED INC., LLC
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

PREPARED BY: _____ DATE: _____
NEIL C. BOWE, PLS 2827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729 SIGNED: _____

CHIPPEWA COUNTY CERTIFIED
SURVEY MAP MAP NO. _____

THAT PART OF LOT 1, RIVERSIDE INDUSTRIAL PARK, V 7, P 16,
DOC 419688, LOCATED IN GOVERNMENT LOT 2, SECTION 5, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOT 1, RIVERSIDE INDUSTRIAL PARK, V 7, P 16, DOC 419688, LOCATED IN GOVERNMENT LOT 2, SECTION 5, T28N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5; THENCE N01°17'11"W, ALONG THE 1/4 LINE OF SAID SECTION 5, A DISTANCE OF 935.56 FEET; THENCE N66°24'17"E, 138.41 FEET TO THE POINT OF BEGINNING; THENCE 277.55 FEET, ALONG THE WESTERLY LINE OF LOT 1 AND THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 799.07 FEET, THE LONG CHORD OF WHICH BEARS N03°52'59"E, 276.15 FEET; THENCE N66°24'17"E, 388.92 FEET; THENCE S23°49'05"E, 245.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY WAY; THENCE S66°24'17"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY WAY, A DISTANCE OF 517.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 108,794 SQUARE FEET (2.50 ACRES), MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND WATER LAWS THAT EXIST THROUGH UNRECORDED MEANS OR BY RECORD.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF CBS SQUARED INC. LLC., OWNER.

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

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF s.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION AND PLATTING ORDINANCE OF THE CITY OF CHIPPEWA FALLS, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 26TH DAY OF JUNE, 2020.

NEIL C. BOWE
S-2827

COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED AND THE DEDICATION HEREBY ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

GREG HOFFMAN, MAYOR

DATE

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

BRIDGET GIVENS, CITY CLERK

DATE



PREPARED FOR:
CBS SQUARED INC., LLC.
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

PREPARED BY:
NEIL C. BOWE, PLS 2827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729