

City of Black River Falls
PLAN COMMISSION – AGENDA

Wednesday – August 26, 2020 – 5:30 PM
City Hall – 101 S. Second Street, Black River Falls, WI

To participate remotely, join Zoom meeting:

<https://us02web.zoom.us/j/83111700013>

or Dial: 1-312-626-6799

Meeting ID: 831 1170 0013 Passcode: 082620

1. Call to Order
2. Roll Call
3. Open Public Hearing for Petition from Elm Estates, LLC to Rezone 650 Elm Street from R-2 Single-Family Residential District to R-4 Mobile Home Park District.
4. Close Public Hearing – Action
5. Consider the Petition from Elm Estates, LLC to Rezone 650 Elm Street from R-2 Single-Family Residential District to R-4 Mobile Home Park District – Action
6. Certified Survey Map (CSM) Submitted by Norman Hurlburt on Behalf of Michael E. Millis for 852 Golf Road – Action
7. Certified Survey Map (CSM) Submitted by Cody Brommerich on Behalf of Jackson County for Parking Lot Located North of 108 N Water Street – Action
8. Adjourn

Posted: July 29, 2020

City of

BLACK RIVER FALLS, WISCONSIN

A Fine Place to Raise Your Family • A Dynamic Location for Your Business



MEETING NOTICE

Please take notice that a public hearing will be held before the Plan Commission of the City of Black River Falls on **Wednesday, August 26, 2020 at 5:30 P.M.** at City Hall located at 101 S. Second Street in the City of Black River Falls to hear the petition of Elm Estates, LLC to rezone properties listed below from R-2 Single-Family Residential District to R-4 Mobile Home Park District:

JACKSON COUNTY TAX PARCEL NO. 206-2228.0000 / 650 ELM STREET

A map is available at City Hall.

All interested persons are urged to attend.

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Alex B. Chown
City Clerk
City of Black River Falls

Posted: July 29, 2020

PETITION FOR A PLAN COMMISSION HEARING

Type of Petition:

- Rezone
- Variance
- Conditional Use

Date of Hearing: August 26, 2020

Dates of Publication: August 5 & August 12, 2020

Property Owner(s): ELM ESTATES, LLC

Legal Description of Property: 650 ELM STREET
PARCEL # 206-2228.0000

Intended Use of Property: MAINTAINING THE EXISTING USE AS A MOBILE HOME PARK. WE MERELY WANT THE ZONING TO MATCH THE CURRENT USE.

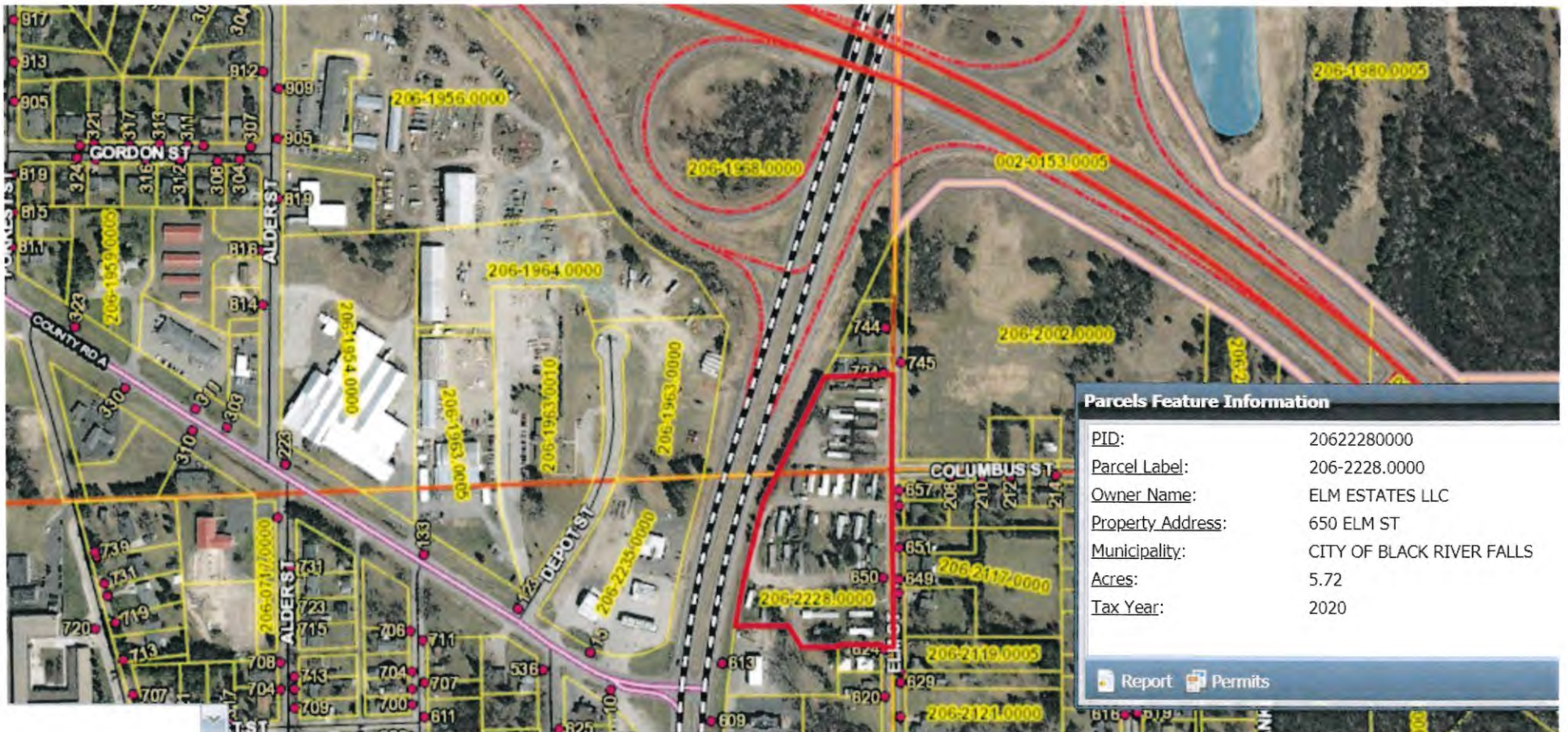
Current Zoning: R-2 New Zoning: R-4

Owner(s):
Signature: 

Date: 7/28/20

Signature: _____

Date: _____



650 Elm Street

City of

BLACK RIVER FALLS, WISCONSIN

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MEETING NOTICE

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Wednesday, August 26, 2020 at 5:30 P.M.** at City Hall in the City of Black River Falls to review a proposed Certified Survey Map (CSM) submitted by Norman Hurlburt on behalf of Michael E. Millis for the following described land:

Land located at and south of 852 Golf Road and described as follows:
LOT 7 & 8 OF CSM 3731, LYING IN THE SW1/4-NW1/4 SEC. 15, T21N, R4W, CITY
OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN.

The proposed Certified Survey Map is available at City Hall.

All interested persons are urged to attend.

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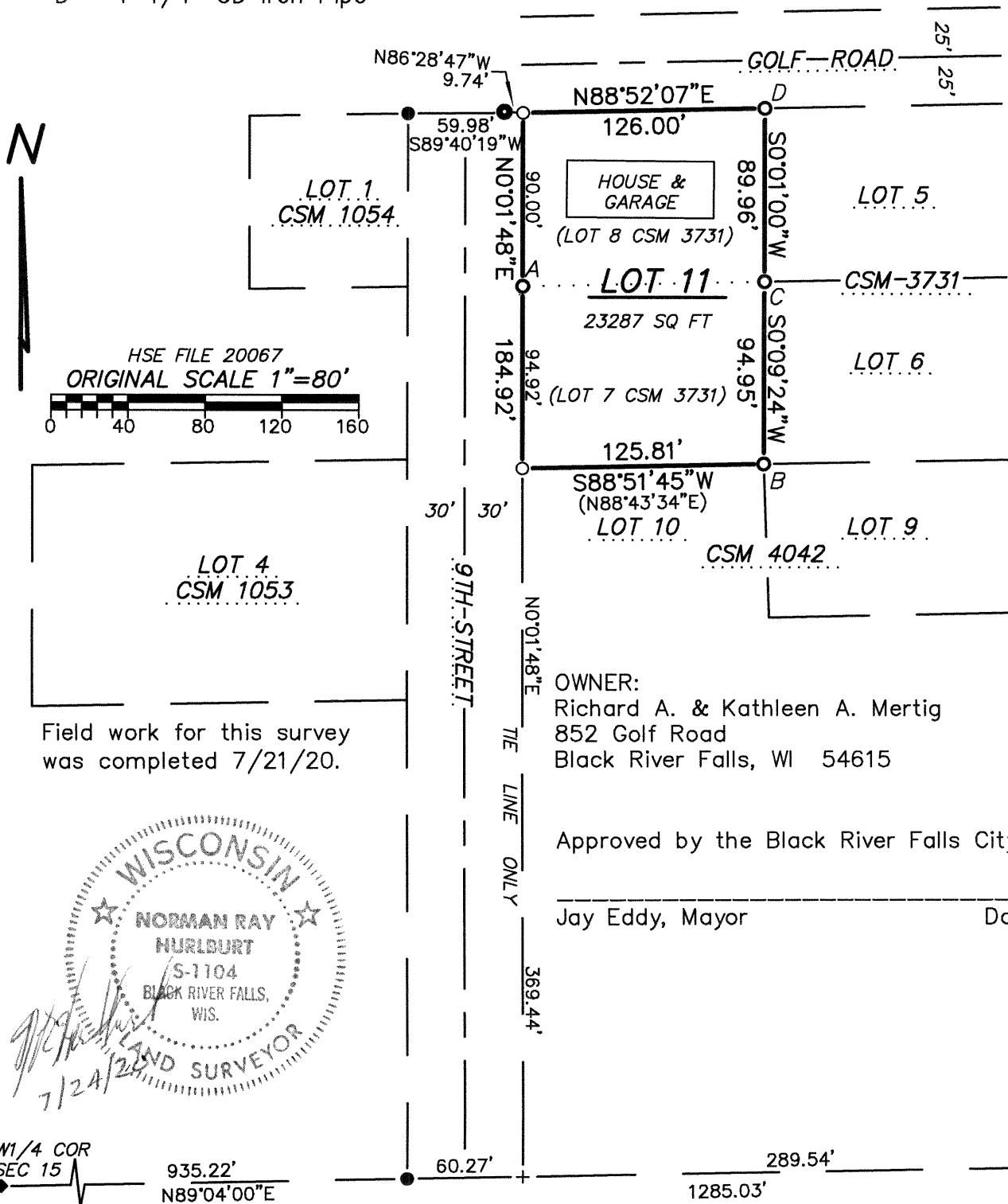
JACKSON COUNTY CERTIFIED SURVEY MAP NO. _____

Lots 7 & 8 of CSM 3731, lying in the SW1/4-NW1/4 Sec. 15, T21N, R4W, City of Black River Falls, Jackson County, Wisconsin, for Michael E. Millis

BEARINGS in this survey are based on the south line of the SW1/4-NW1/4, which is assumed to bear N 89°04'00"E.

LEGEND

- ◆ - Existing Cotton Gin Spike set in CSM 3731
- - Existing 1-1/4" OD Iron Pipe set in CSM 1053 or 1054
- ⊙ - Existing 1-1/4" Iron Bar set in CSM 2213
- - Existing 1-1/4" OD Iron Pipe set in CSM 3731
- + - Unmarked Point
- ⊙ - Existing Iron Stake noted in CSM 3731 but of unknown origin
 - A - 1-1/4" OD Iron Pipe
 - B - 1-1/4" OD Iron Pipe
 - C - 1" Iron Bar
 - D - 1-1/4" OD Iron Pipe



Field work for this survey was completed 7/21/20.



OWNER:
 Richard A. & Kathleen A. Mertig
 852 Golf Road
 Black River Falls, WI 54615

Approved by the Black River Falls City Council

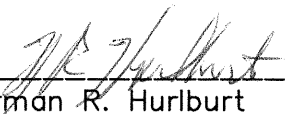
Jay Eddy, Mayor _____ Date _____

W1/4 COR SEC 15 935.22' N89°04'00"E 60.27' 1285.03' 289.54' 1/16 COR

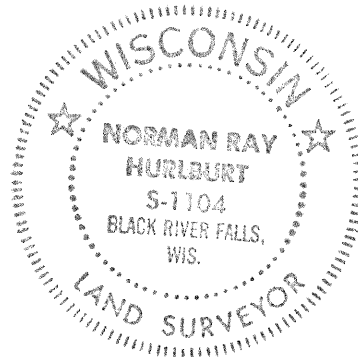
SURVEYOR'S CERTIFICATE

I, Norman R. Hurlburt, Professional Land Surveyor, hereby certify that, by the order and under the direction of Michael E. Millis, I have surveyed and mapped Lots 7 and 8 of Certified Survey Map (CSM) No. 3731, recorded in Volume 16 of CSM's on Page 15 as Document No. 370432, and located in the Southwest quarter of the Northwest quarter of Section 15 in Township 21 North of Range 4 West, City of Black River Falls, Jackson County, Wisconsin, and that this CSM is a true and correct representation of the exterior boundaries of the land surveyed and that I have complied fully with the provisions of Section 236.34 of Wisconsin Statutes and Chapter 19 of the City of Black River Falls Subdivision and Platting Ordinance, to the best of my knowledge and belief.

Dated this 29th day of July, 2020



Norman R. Hurlburt S-1104
Hurlburt & Remus Surveying, Inc.
W12300 Robbins Road
Black River Falls, Wisconsin 54615





BLACK RIVER FALLS, WISCONSIN

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MEETING NOTICE

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Wednesday, August 26, 2020 at 5:30 P.M.** at City Hall in the City of Black River Falls to review a proposed Certified Survey Map (CSM) submitted by Cody Brommerich on behalf of Jackson County for the following described land:

Parking lot located north of 108 N Water Street and described as follows:
LOT 1 OF CSM 915, BEING PART OF LOTS 4, 5, 6, AND 9 OF BLOCK 11 OF D.J.
SPAULDING'S PLAT OF THE VILLAGE (CITY) OF BLACK RIVER FALLS,
JACKSON COUNTY, WISCONSIN.

The proposed Certified Survey Map is available at City Hall.

All interested persons are urged to attend.

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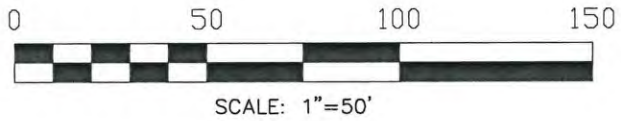
PRELIMINARY

JACKSON COUNTY CERTIFIED SURVEY MAP NO. _____

Lot 1 of CSM 915, being a part of Lots 4, 5, 6, and 9 of Block 11 of D.J. Spaulding's Plat of the Village (now City) of Black River Falls, Jackson County, Wisconsin. For Jackson County.

BEARINGS in this survey are based on WisCRS, Jackson County Zone, NAD83(91) Datum, in which the North-South Quarter line of Section 15, T21N-R4W, bears S00°22'01"E.

Field work for this survey was completed on June 10, 2020.



- = Found Monument
- = Set Monument
- () = Record Measurement

Monuments

- 1 - Northeast corner of Lot 3, Block 8, K&W Plat. 'G' of CSR No. 1436. 'A' of Certified Survey Map (CSM) No. 915. '15' of Certified Survey Map (CSM) No. 4097. Found 1-3/8" O.D. iron pipe, about 2' NW'ly of a power pole, down 8" below ground.
- 11 - Northeast corner of Lot 6, Block 8, K&W Plat. 'B' of CSR No. 1432. '5' of Certified Survey Map (CSM) No. 4097. Found 1-1/4" O.D. iron pipe with identification plug, flush.
- 10 - We found 'N' of Certified Survey Map (CSM) No. 915, but Ellingson did not find 'B' of CSR No. 1432, which we did find in CSM 4097. We previously found Blencoe's drive shaft housing, which solidified the West line of the block. Therefore, the iron pipe at 'N' of CSM No. 915 was not considered as it was too far off-line to accept. We left the pipe in place. Ellingson's pipe is N71°59'03"W, 0.36' from our location.
- 2, 3, 4, 5, 6, 7, 8, 9 - These points all fall in concrete.

The East line of Block 11 was determined by finding the SE corner of Block 11, which is an iron pipe with cap at corner of Federation Coop building, as depicted in CSR 2391. We found this in good condition. Further monumentation was searched for running north along the east line of the block, but none found. We continued north to the east line of Block 10, and found '10', '11', and '13' of CSR 1150 in very good condition. These all lined up very well, therefore the east line of Block 11 was determined to run from the SE corner of Block 11 with a best-fit line through the three found monuments, which fit very well.

Surveyor's Certificate

I, Cody J. Brommerich, Professional Land Surveyor, hereby certify that, by the order and under the direction of Jackson County, I have surveyed and mapped Lot 1 of CSM 915, being a part of Lots 4, 5, 6, and 9 of Block 11 of D.J. Spaulding's Plat of the Village (now City) of Black River Falls, Jackson County, Wisconsin.

I further certify that this Certified Survey Map is a true and correct representation of the exterior boundaries of the land surveyed and the subdivisions thereof made and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, Chapter AE-7 of the Wisconsin Administrative Code, and Chapter 19, City of Black River Falls Subdivision and Platting Ordinance, to the best of my knowledge and belief.

Parcel is subject to all easements and restrictions of record.

Dated this 25th day of June, 2020

Cody Brommerich
 Cody J. Brommerich
 Jackson County Surveyor
 Courthouse, 307 Main Street
 Black River Falls, Wisconsin 54615
 (715) 284-0221

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	1178.91'	37.67'	37.67'	N 23°54'33" E	1°49'51"

(S23°35'06"W)

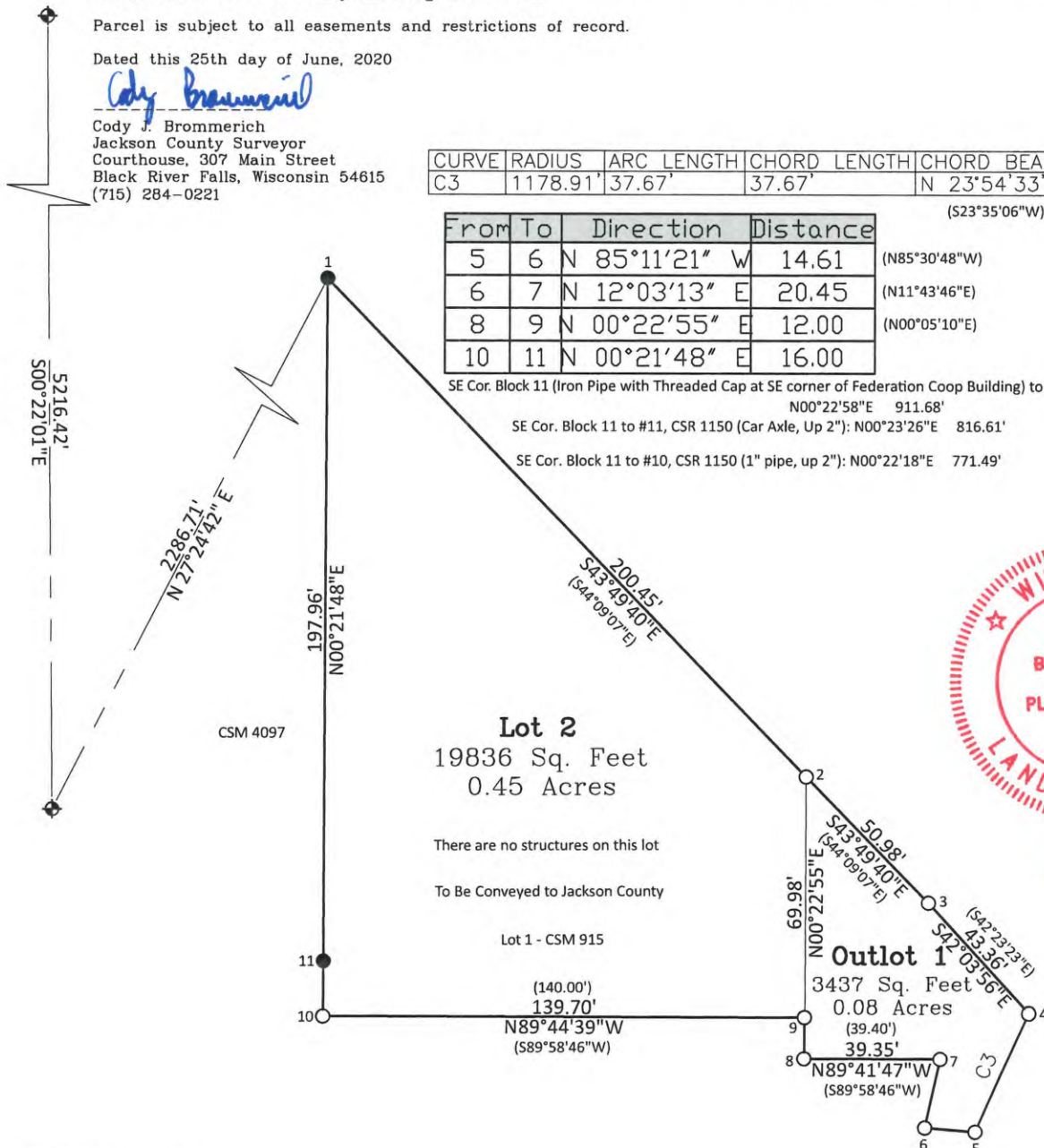
From	To	Direction	Distance
5	6	N 85°11'21" W	14.61
6	7	N 12°03'13" E	20.45
8	9	N 00°22'55" E	12.00
10	11	N 00°21'48" E	16.00

(N85°30'48"W)

(N11°43'46"E)

(N00°05'10"E)

- SE Cor. Block 11 (Iron Pipe with Threaded Cap at SE corner of Federation Coop Building) to #13, CSR 1150 (1" pipe, down 2", plumb): N00°22'58"E 911.68'
- SE Cor. Block 11 to #11, CSR 1150 (Car Axle, Up 2"): N00°23'26"E 816.61'
- SE Cor. Block 11 to #10, CSR 1150 (1" pipe, up 2"): N00°22'18"E 771.49'



Cody Brommerich