



1303 Lynn Avenue, Altoona, WI 54720

**NOTICE OF PUBLIC HEARING
City of Altoona
Certified Survey Map**

NOTICE IS HEREBY GIVEN that on **Thursday, September 23, 2021 at 6:00 p.m.** (or as soon thereafter as is practical) there will be a public hearing before the Common Council **via Zoom Teleconference/Video Conference** regarding a Certified Survey Map (CSM) to combine parcel 201239907000 with adjoining WI DOT excess right-of-way.

Due to Coronavirus COVID-19 Residents are encouraged to attend the Council Meeting via the application Zoom until further notice. Visit the City's website at www.ci.altoona.wi.us for more information and agendas for all meetings.

A copy of the proposed CSM is available upon request from the City Clerk's Office. All interested parties are invited to attend or submit your comment in writing prior to the public hearing to cityhall@ci.altoona.wi.us or mail to Altoona City Hall, 1303 Lynn Avenue, Altoona, WI 54720. If you have any questions, please call Altoona City Hall at 715-839-6092.

The Plan Commission will be making a recommendation at its **Tuesday, September 14, 2021** meeting starting at 5:30 p.m.

Dated this 7th Day of September, 2021.

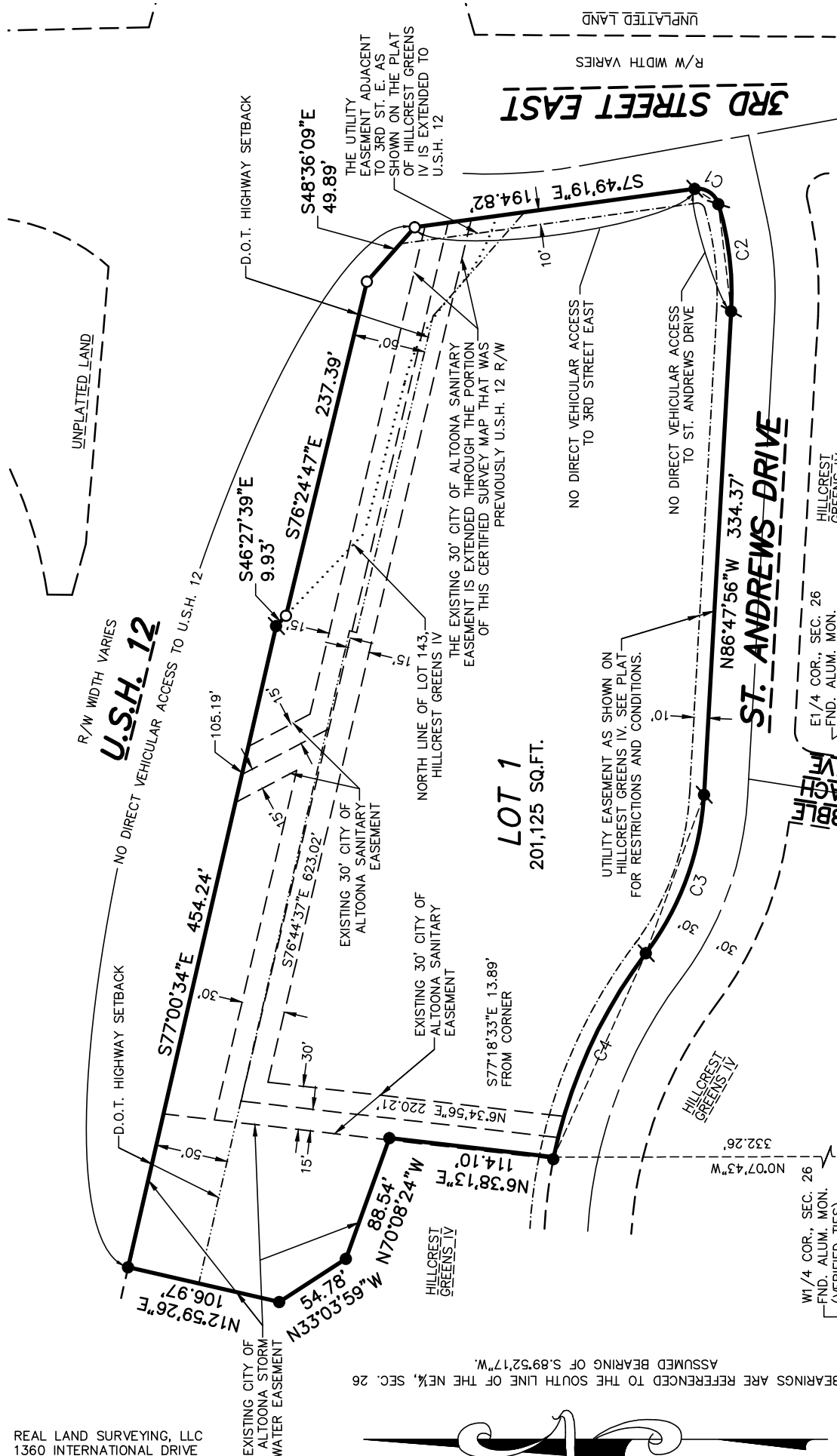
Cindy Bauer
City Clerk

Published: Thursday, September 9 and Wednesday, Sept. 15, 2021

FirstName LastName	Address	City State Zip
ACRE MANAGEMENT LLC	6 HAWTHORNE RD	HOPKINS MN 55343-8508
C & M PROPERTIES AND CONSTRUCTION INC	6176 SANDSTONE RD	EAU CLAIRE WI 54701-5138
OVERGARD PROPERTIES II LLC	5575 NORTH SHORE DR	EAU CLAIRE WI 54703-2075
RYKEY PROPERTIES LLC	1596 SOUTHERN HILLS CT	ALTOONA WI 54720-2227
SUPERIOR COMPANIES INC	1420 N HILLCREST PKWY	ALTOONA WI 54720-2571
WEST RIVERSIDE LLP	E2303 QUAIL RUN RD	EAU CLAIRE WI 54701-9662
BENJAMIN A TRACHSEL	1396 ST ANDREWS DR	ALTOONA WI 54720-2909
CAROL SOLBERG	1445 ST ANDREWS DR	ALTOONA WI 54720
CLINT HEIMAN	3452 MAYER RD	EAU CLAIRE WI 54701-8211
DEAN G & MIRIAM S GEHLER	1112 WINDSOR FOREST DR	ALTOONA WI 54720-2773
DENNIS SCHATTIE	1308 ST ANDREWS DR	ALTOONA WI 54720-2909
DHIMITER KAPBARDHI	1208 WINDSOR FOREST DR	ALTOONA WI 54720-2724
ELMER STEINMETZ	927 LORING ST STE 2	ALTOONA WI 54720-1195
JASON F BISCHER	1359 ST ANDREWS DR	ALTOONA WI 54720
JASON M JOHNSON	1340 ST ANDREWS DR	ALTOONA WI 54720-2909
JESSE VENROOY	1120 WINDSOR FOREST DR	ALTOONA WI 54720-2773
LOCAL 139 INTL UN OF OPERATING ENG	1003 S HILLCREST PKWY	ALTOONA WI 54720-2777
MARCUS D FAZZARI	1241 ST ANDREWS DR	ALTOONA WI 54720-2873
ROBIN BOLLINGER	1380 ST ANDREWS DR	ALTOONA WI 54720

CERTIFIED SURVEY MAP, No. _____

IN THE SE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ AND SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$,
SECTION 26, T27N, R9W,
CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN
INCLUDING ALL OF LOT 143, HILLCREST GREENS IV



CURVE TABLE

LOT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	1ST TANGENT	2ND TANGENT
C1	21.21'	15.00'	081°01'37"	19.49'	N32°41'30"E	N73°12'19"E	N07°49'19"W
C2	74.88'	214.56'	019°59'45"	74.50'	N83°12'11"E	S86°47'56"E	N73°12'19"E
C3	118.20'	200.00'	033°51'39"	116.48'	S69°52'07"E	S52°56'17"E	S86°47'56"E
C4	155.82'	350.00'	025°30'28"	154.53'	N65°41'31"W	N52°56'17"W	N78°26'45"W

LEGEND

- FND. 1 1/4" REBAR
- FND. 1" OD IRON PIPE
- SET 1" OD X 18" IRON PIPE WEIGHING 1.13 LBS/LF



REAL LAND SURVEYING, LLC
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715)514-4116
CADD No. 21290 CSM

FIELD WORK COMPLETED:

CERTIFIED SURVEY MAP, No. _____

IN THE SE¼ OF THE NE¼ AND SW¼ OF THE NE¼, SECTION 26, T27N, R9W,
CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN
INCLUDING ALL OF LOT 143, HILLCREST GREENS IV

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE CERTIFIED SURVEY MAP LOCATED IN THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW¼-NE¼) AND THE SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER (SE¼-NE¼), SECTION 26, TOWNSHIP 27 NORTH (T27N), RANGE 9 WEST
(R9W), CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN INCLUDING ALL OF LOT 143, HILLCREST
GREENS IV AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26;
- THENCE S.89°52'17"W., ALONG THE EAST-WEST QUARTER LINE, 1535.45 FEET;
- THENCE N.00°07'43"W. 332.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 143 AND THE POINT OF BEGINNING;
- THENCE N.06°38'13"E. 114.10 FEET TO A CORNER OF SAID LOT;
- THENCE N.70°08'24"W. 88.54 FEET TO A CORNER OF SAID LOT;
- THENCE N.33°03'59"W. 54.78 FEET TO A CORNER OF SAID LOT;
- THENCE N.12°59'26"E. 106.97 FEET TO THE SOUTH LINE OF U.S.H. 12;
- THENCE S.77°00'34"E., ALONG SAID SOUTH LINE, 454.24 FEET;
- THENCE S.46°27'39"E., ALONG SAID SOUTH LINE, 9.93;
- THENCE S.76°24'47"E., ALONG SAID SOUTH LINE, 237.39 FEET;
- THENCE S.48°36'09"E., ALONG SAID SOUTH LINE, 49.89 FEET TO THE WEST LINE OF 3RD STREET EAST;
- THENCE S.07°49'19"E., ALONG SAID WEST LINE, 194.82 FEET;
- THENCE SOUTHWESTERLY 21.21 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, THE LONG CHORD WHICH BEARS S.32°41'30"W. 19.49 FEET AND HAVING A RADIUS OF 15.00 FEET;
- THENCE WESTERLY 74.88 FEET, ALONG THE NORTH LINE OF ST. ANDREWS DRIVE AND ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, THE LONG CHORD WHICH BEARS S.83°12'11"W. 74.50 FEET AND HAVING A RADIUS OF 214.56 FEET;
- THENCE N.86°47'56"W., ALONG SAID NORTH LINE, 334.37 FEET;
- THENCE NORTHWESTERLY 118.20 FEET, ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, THE LONG CHORD WHICH BEARS N.69°52'07"W. 116.48 FEET AND HAVING A RADIUS OF 200.00 FEET;
- THENCE NORTHWESTERLY 155.82 FEET, ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS N.65°41'31"W. 154.53 FEET AND HAVING A RADIUS OF 350.00 FEET TO THE POINT OF BEGINNING.

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID CERTIFIED SURVEY MAP BY THE
DIRECTION OF CODY FILIPCZAK OF C & M PROPERTIES AND CONSTRUCTION INC., OWNER OF SAID
LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN
STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF ALTOONA IN SURVEYING, DIVIDING
AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2021
PETER J. GARTMANN, P.L.S. No. 2279

ABBREVIATIONS:
ALUM. - ALUMINIUM
COR. - CORNER
CSM NO. - CERTIFIED SURVEY MAP NUMBER
D.O.T. - DEPARTMENT OF TRANSPORTATION
DR - DRIVE
E. - EAST
FND. - FOUND
LBS/LF - POUNDS PER LINEAR FOOT
MON. - MONUMENT
N. - NORTH
NE - NORTHEAST
NW - NORTHWEST
O.D. - OUTSIDE DIAMETER
P.L.S. - PROFESSIONAL LAND SURVEYOR
R/W - RIGHT OF WAY

R#W - RANGE # WEST
S. - SOUTH
SE - SOUTHEAST
SEC. - SECTION
SQ.FT. - SQUARE FEET
ST. - STREET
SW - SOUTHWEST
T##N - TOWNSHIP ## NORTH
U.S.H. - UNITED STATES HIGHWAY
W. - WEST

R#W - RANGE # WEST

CERTIFIED SURVEY MAP, No. _____

IN THE SE¼ OF THE NE¼ AND SW¼ OF THE NE¼, SECTION 26, T27N, R9W,
CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN
INCLUDING ALL OF LOT 143, HILLCREST GREENS IV

OWNER'S CERTIFICATE OF DEDICATION:

C & M PROPERTIES AND CONSTRUCTION INC., AS OWNER, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

IT ALSO CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

----CITY OF ALTOONA

WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF _____, 2021

CODY FILIPCZAK

STATE OF WISCONSIN
COUNTY OF EAU CLAIRE^{SS}

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2021, THE ABOVE NAMED CODY FILIPCZAK, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COMMON COUNCIL RESOLUTION:

RESOLVED, THAT THIS THE CERTIFIED SURVEY MAP, IN THE CITY OF ALTOONA, IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE APPROVED: _____ APPROVED: _____
BRENDAN PRATT, CITY OF ALTOONA MAYOR

DATED THIS ____ DAY OF _____, 2021

BRENDAN PRATT, CITY OF ALTOONA MAYOR

CERTIFIED SURVEY MAP, No. _____

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CITY OF ALTOONA, EAU CLAIRE COUNTY, WISCONSIN
INCLUDING ALL OF LOT 143, HILLCREST GREENS IV

CONSENT OF CORPORATE MORTGAGEE:

FRANSEN BANK AND TRUST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MINNISOTA, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS THE CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF C & M PROPERTIES AND CONSTRUCTION INC., OWNER OF SAID LAND.

IN WITNESS THEREOF, THE SAID FRANSEN BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) _____ AND (PRINT NAME) _____

AT (CITY, STATE) _____, AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS

_____ DAY OF _____ 2021

(SIGNATURE) _____

(PRINT NAME AND TITLE) _____

(SIGNATURE) _____

(PRINT NAME AND TITLE) _____

STATE OF _____
COUNTY OF _____ ss

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____ 2021,
THE ABOVE NAMED

(PRINT NAME) _____ AND (PRINT NAME) _____ TO ME
KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED
THE SAME TO BE THEIR OWN FREE ACT AND DEED.

_____, NOTARY PUBLIC