

THE CITY of *Altoona*

NOTICE OF HEARING

City of Altoona Preliminary Plat

NOTICE IS HEREBY GIVEN that on **Tuesday, May 11, 2021 at 5:30 p.m.** (or as soon thereafter as is practical) there will be a public hearing before the Plan Commission on Zoom Teleconference/Video Conference regarding a proposed Preliminary Plat as submitted by Craig Wurzer for parcels 201103703220 and 201103703230 located in Prairie View Ridge Subdivision.

Due to Coronavirus COVID-19 residents are encouraged to attend the Plan Commission Meeting via the application Zoom until further notice. Visit the City's website at www.ci.altoona.wi.us for more information. A copy of the proposed Plat is available upon request from the City Clerk's Office, City Hall, 1303 Lynn Avenue, Altoona. Public input regarding the proposed Plat is invited.

[Click here to view the proposed preliminary plat >>](#)

All interested parties and their representatives 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 715-839-6092.

The Altoona Common Council may take action upon the proposed plat at its May 13, 2021 Meeting starting at 6:00 p.m.

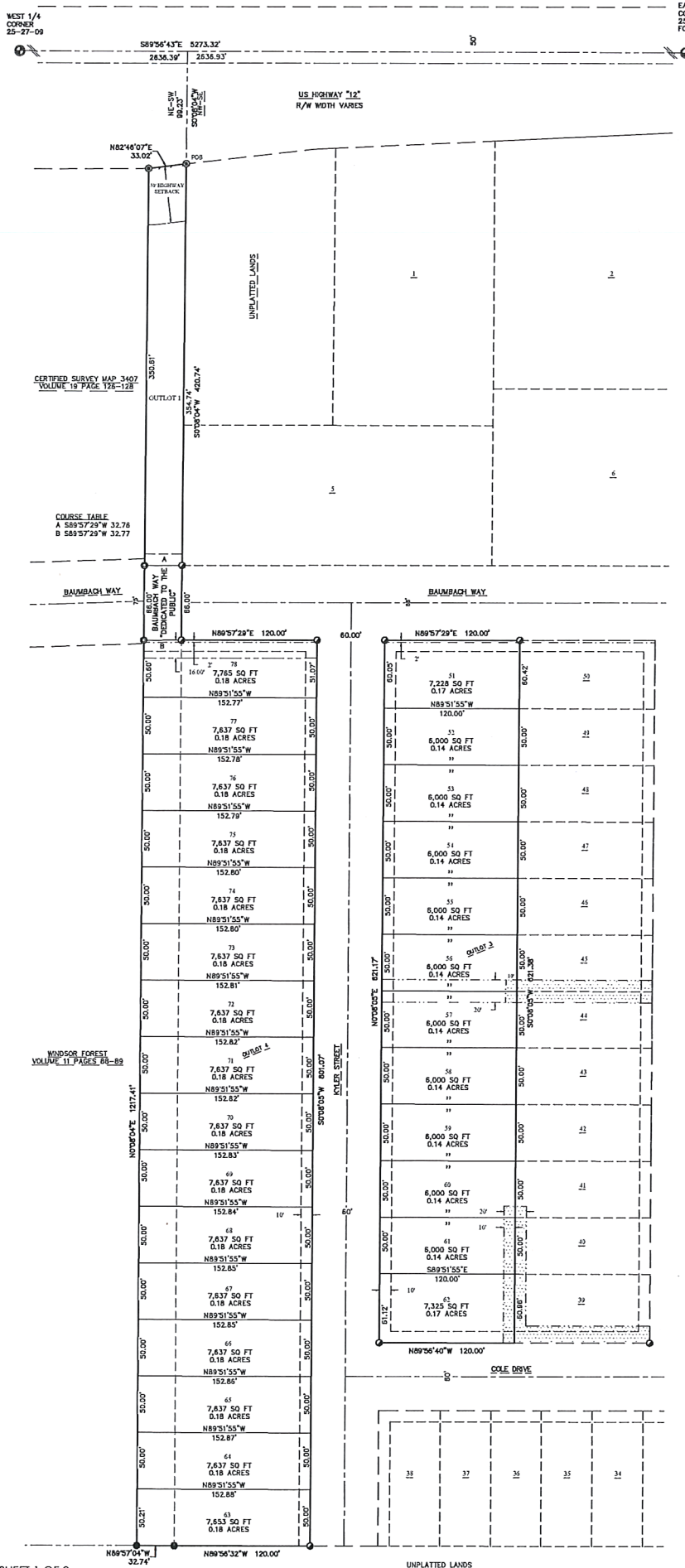
Dated this 21st day of April 2021.



Cindy Bauer
City Clerk

Published: Monday, April 26 and Monday, May 3, 2021

[Click here to view the list of property owners receiving this notice delivered by U.S.P.S. >>](#)

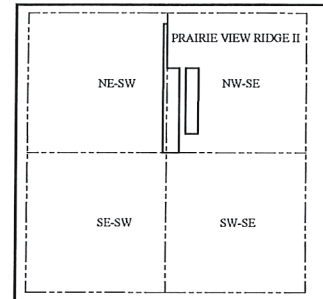


PRELIMINARY PLAT OF PRAIRIE VIEW RIDGE II

Part of the Northeast Quarter of the Southwest Quarter and all of Outlot 3 and Outlot 4, Prairie View Ridge recorded in Volume 13 of Plats on Page 93A as Document Number 1192647, located in part of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin.

LOCATION SKETCH

NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4, SECTION 25, TOWNSHIP 27 NORTH RANGE 9 WEST



BEARINGS ARE REFERENCED TO THE EAST-NORTH LINE OF SECTION 25 ASSUMED TO BEAR S89°59'43"E.

- LEGEND
- FOUND HARRISON MONUMENT (UNLESS NOTED)
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- SET 1 1/4" X 18" IRON BAR, 430 POUNDS / LINEAR FOOT
- FOUND 2 1/2" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" IRON BAR
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 133 POUNDS / LINEAR FOOT AT ALL OTHER LOT AND OUTLOT CORNERS
- POB: POINT OF BEGINNING
- SQ FT: SQUARE FEET
- EXISTING 10 FOOT UTILITY EASEMENT
- EXISTING 2 FOOT PEDESTRIAN EASEMENT
- 4.5' FOOT PEDESTRIAN EASEMENT
- EXISTING STORM WATER DRAINAGE & UTILITY EASEMENT
- ACCESS RESTRICTION

Notes:

All lands shown within this plat are subject to Eau Claire Electric Cooperative easement recorded in Volume 495 of Records Page 298 as Document #467676.

The East 33 feet of the Northwest Quarter of the Southeast Quarter is subject to Eau Claire Electric Cooperative easement recorded as Document #457793.

The East 1 acre of the Northwest Quarter of the Southeast Quarter is subject to Eau Claire Electric Cooperative easement recorded as Document #555955.

233.105(1) - NOISE NOTE
The lots of this land division may experience noise at levels exceeding the levels in s.Trns 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways. In the absence of any increase by the department to the highway's through-lane capacity.

233.105(3) - DRAINAGE
The owner of land that directly or indirectly discharges stormwater upon a state trunk highway or connecting highway shall submit to the department a drainage analysis and drainage plan that ensures to a reasonable degree, appropriate to the circumstances, that the anticipated discharge of stormwater upon a state trunk highway or connecting highway following the development of the land is less than or equal to the discharge preceding the development and that the anticipated discharge will not endanger or harm the traveling public, downstream properties or transportation facilities. Various methods of hydrologic and hydraulic analysis consistent with sound engineering judgment and experience and suitably tailored to the extent of the possible drainage problem are acceptable. Land owners are not required by this subsection to accept legal responsibility for unforeseen acts of nature or forces beyond their control. Nothing in this subsection relieves owners or users of land from their obligations under s. 88.87 (3) (b), Stats.

233.05 - ACCESS RESTRICTION
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. 12. It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.593, Stats., and shall be enforceable by the department or its designee. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.

233.08 - SETBACK REQUIREMENTS
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.593, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its designee. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

OWNER:
CE Landmark Properties, LLC
1750 Huber Road
Chippewa Falls, WI 54729

EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE
EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESLLC.CO



SURVEYOR'S CERTIFICATE

I, Jeffrey C. Stockburger, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the plat of Prairie View Ridge II including part of the Northeast Quarter of the Southwest Quarter and all of Outlot 3 and Outlot 4, Prairie View Ridge recorded in Volume 13 of Plats on Page 93A as Document Number 1192647, located in part of the Northeast Quarter of the Southwest Quarter, and part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin Bounded by a line described as follows:

Commencing at the West Quarter Corner of said Section 25,
Thence S89°50'00"E, 2065.39 feet along the East/West Quarter line of said section 25,
Thence S00°00'00"W, 99.23 feet to the southerly right-of-way line of United States Highway 12 and the point of beginning,
Thence S00°00'00"W, 420.74 feet to the northwest corner of said Outlot 4 and the North right-of-way line of Burnbach Way,
Thence N39°57'29"E, 120.00 feet to the northeast corner of said Outlot 4,
Thence N39°57'29"E, 60.00 feet to the northeast corner of said Outlot 3,
Thence S00°00'00"W, 631.37 feet to the southeast corner of said Outlot 3,
Thence N39°58'01"W, 120.00 feet to the southeast corner of said Outlot 3,
Thence N00°00'00"E, 631.17 feet to the northeast corner of said Outlot 3,
Thence S00°00'00"W, 60.00 feet to the northeast corner of said Outlot 4,
Thence S00°00'00"W, 801.07 feet to the southeast corner of said Outlot 4,
Thence N39°59'30"W, 120.00 feet to the southeast corner of said Outlot 4,
Thence N39°57'04"W, 32.74 feet,
Thence N00°00'00"E, 121.41 feet to the southerly right-of-way line of United States Highway 12,
Thence N32°40'07"E, 33.05 feet along said right-of-way line to the point of beginning.

Said parcel contains 210,602 square feet or 4.83 total acres, more or less.

That I have made such survey, land division and plat by the direction of CE Lighthouse Properties, LLC, owner of said lands.

That such plat is a correct representation of all the 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 City of Altoona Subdivision Ordinance, in surveying, dividing and mapping the same.

On this _____ day of _____, 2021.

Jeffrey C. Stockburger S-2743

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

CE Lighthouse Properties, LLC, a corporation organized and existing under and by virtue of the laws of the State of Wisconsin, as verified do hereby certify that said company owned the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. CE Lighthouse Properties, LLC does further certify that this plat is required by S.236.10 or 236.12 to be submitted to the following for approval or objection.

____ City of Altoona
____ Department of Administration
____ Department of Transportation

In witness hereof, the said CE Lighthouse Properties, LLC has caused this document to be signed by Craig Wurzer its member.

On this _____ day of _____, 2021.

Craig Wurzer, Member
CE Lighthouse Properties, LLC

State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____, 2021. The above named Craig Wurzer. To me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin

County of _____ SS

I, Glenda Lyons, being the duly elected, qualified, and acting treasurer of the County of Eau Claire, do hereby certify that the records in my office show no unpaid taxes and no unpaid taxes or special assessments on any of the land included in this plat of Prairie View Ridge II.

Dated this _____ day of _____, 2021.

Glenda Lyons, County Treasurer

CITY TREASURER'S CERTIFICATE

State of Wisconsin

County of _____ SS

I, Tina Nelson, City Treasurer, being the duly qualified and acting city treasurer of the City of Altoona, do hereby certify that the records in my office show no unpaid taxes and no unpaid taxes or special assessments on any of the land included in this plat of Prairie View Ridge II.

Dated this _____ day of _____, 2021.

Tina Nelson, City Treasurer

COMMON COUNCIL RESOLUTION

Resolved that the plat of Prairie View Ridge II, located in the City of Altoona is hereby approved by the City of Altoona.

Approved this _____ day of _____, 2021.

Brenda Pratt, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the City of Altoona.

Claudy Bhaer, City Clerk

PRELIMINARY PLAT OF PRAIRIE VIEW RIDGE II

Part of the Northeast Quarter of the Southwest Quarter and all of Outlot 3 and Outlot 4, Prairie View Ridge recorded in Volume 13 of Plats on Page 93A as Document Number 1192647, located in part of the Northwest Quarter of the Southeast Quarter, and part of the Northeast Quarter of the Southwest Quarter, Section 25, Township 27 North, Range 9 West, City of Altoona, Eau Claire County, Wisconsin.

CONSENT OF MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Craig Wurzer, owner.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____ its _____,

and countersigned by _____ its _____,

_____, its _____, and in corporate seal to be

hereto affixed this _____ day of _____, 2021.

State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____, 2021. The above named corporation to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE
EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@KLDJ.NET



Winchester Way Suites – 2
1405 Winchester Way, Ste 2
Altoona, WI 54720

Winchester Way Suites – 2
1405 Winchester Way, Ste 2
Altoona, WI 54720

C & E Wurzer Builders LLC/
CE Lighthouse Properties LLC.
1750 Hallie Rd Ste 1
Chippewa Falls, WI 54729-6725

S&T Investments LLC
W21077 Sylvan Rd
Strum, WI 54770-9321

Patricia Mayer
2922 Mayer Road
Eau Claire, WI 54701-8211

Daniel & Kathy Gillespie
311 Ravenswood Ct
Altoona, WI 54720-2744

Michael Linstedt
311 Saxonwood Road
Altoona, WI 54720-2770

Robert Hintz
311 US Hwy 12
Altoona, WI 54720-5012

Jeffrey & Sheila Anderson
319 Ravenswood Ct
Altoona, WI 54720-2744

Bronson Cardinal
319 Saxonwood Rd
Altoona, WI 54702-2770

Carl & Julianne Nyberg
320 Ravenswood Ct
Altoona, WI 54720-2744

Nathan & Diana Kalepp
324 Ravenswood Ct
Altoona, WI 54720-2744

Casey Koenig
327 Ravenswood Ct
Altoona, WI 54720-2744

Jason Schwellenbach
327 Saxonwood Rd
Altoona, WI 54720-2770

Jeffrey Schmid
328 Ravenswood Ct
Altoona, WI 54720-2744

Thomas/Dorothy Schwellenbach
328 Saxonwood Rd
Altoona, WI 54720-2752

Peter & Vicki Score
336 Saxonwood Rd
Altoona, WI 54720-2752

PB & J LLC
3420 Mall Dr Ste 4
Eau Claire, WI 54701-8147

George Metropulos
344 Saxonwood Rd
Altoona, WI 54720-2752

Seth & Ashley Short
403 Saxonwood Rd
Altoona, WI 54720-2708

Daniel & Richard Welke
c/o Rosemary Leslie
6024 US Hwy 12
Eau Claire, WI 54701-8315

Rosemary Leslie
6024 US Hwy 12
Eau Claire, WI 54701-8315

Ava Properties
3612 W. Country Club Ln
Altoona, WI 54720-1056

Amanda Hopkins
1669 Keanan Ln
Altoona, WI 54720

HTI Properties LLC
1830 Brackett Ave
Eau Claire, WI 54701