

City of Black River Falls
PLAN COMMISSION – AGENDA

Thursday – March 27, 2025 – 5:30 PM
City Hall – 101 S. Second Street, Black River Falls, WI

To participate remotely, join Zoom meeting:

<https://us02web.zoom.us/j/83475763898?pwd=WKhyNomiblHvVRpRceqSP7j0robb1B.1>

Or Dial: 1-312-626-6799 Meeting ID: 834 7576 3898 Passcode: cityhall

1. Call to Order
2. Roll Call
3. Public Hearing on proposed 2025-2045 Comprehensive Plan
4. Close public hearing – Action
5. Consider recommendation for proposed 2025-2045 Comprehensive Plan – Action
6. Consider petition from Jeriah J. Rave, Jr. to rezone Parcel 206-1257.0000 to R-Duplex
– Action
7. Consider petition from Jeriah J. Rave, Jr. for a Conditional Use Permit for Parcel 206-1257.0000 to allow agricultural uses – Action
8. Consider Certified Survey Map submitted by Ethan Remus on behalf of the City of Black River Falls for property in the Industrial Park – Action
9. Adjourn

Posted: March 6, 2025

NOTICE OF PUBLIC HEARING

CITY OF BLACK RIVER FALLS 2025-2045 COMPREHENSIVE PLAN

CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN

Please take notice that a Public Hearing and Consideration of recommendations for the City of Black River Falls 2025-2045 Comprehensive Plan will be held on **March 27, 2025** beginning at **5:30pm** at City Hall Located at 101 S. Second Street, Black River Falls, WI. The proposed Comprehensive Plan is an update to the City of Black River Falls' comprehensive plan that was adopted September 7, 2010.

Updates include changes to all required sections of the plan including the Future Land Use Map. A public survey, series of public hearings, and Plan Commission meetings were utilized to create the 2025-2045 Comprehensive Plan.

A copy of the DRAFT Black River Falls 2025-2045 Comprehensive Plan is available for review at City Hall located at 101 S. Second Street, Black River Falls, WI 54615. The DRAFT Comprehensive Plan is also available on the City of Black River Falls's website at <https://blackriverfallswi.gov/economic-development/>.

The Black River Falls Plan Commission invites the public to speak on the proposed Comprehensive Plan at the Public Hearing. Written comments may be submitted prior to, or at the public hearing. Any questions, written comments, or requests for a copy of the proposed update should be directed to the City Administrator, A. Brad Chown, email: city.admin@blackriverfallswi.gov. Written comments will be given the same weight as oral testimony and be part of the public record. Written comments need to be received by Noon on March 27, 2025.

The Black River Falls Plan Commission will review the comments received following the public hearing and may take action to recommend adoption of the plan by the Black River Falls Common Council, with or without changes to the draft.

Dated this 4th day of February, 2025.

A. Brad Chown
City Administrator / Clerk
City of Black River Falls



BLACK RIVER FALLS, WISCONSIN

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MEETING NOTICE

Please take notice that a public hearing will be held before the Plan Commission of the City of Black River Falls on **Thursday, March 27, 2025 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 Jeriah J. Rave, Jr. to rezone the property listed below from R-1 Single-Family Residential District to R-Duplex Two-Family Residential District:

Tax Parcel No. 206-1257.0000.

This is an 18.9 acre parcel located north of the termination of Alder Street.

A map is available at City Hall.

The rezoning would allow Jeriah J. Rave, Jr. to construct a single or two family residential building on the property, and apply for a Conditional Use Permit to continue using the land for agricultural uses.

All interested persons are urged to attend.

Alex B. Chown
City Clerk
City of Black River Falls

Posted: February 14, 2025

PETITION FOR A PLAN COMMISSION HEARING

Type of Petition:

- ☒ Rezone
☐ Variance
☐ Conditional Use

Date of Hearing: March 27, 2025

Dates of Publication: March 5 + March 12, 2025

Property Owner(s): JERIAH JAMES RAVE JR

Legal Description of Property: PLEASE SEE ATTACHED FORM

Intended Use of Property: AGRICULTURAL, SINGLE FAMILY HOME

Current Zoning: R-1 New Zoning: R-Duplex

Owner(s): [Signature]
Signature: [Signature]

Date: 13-FEB-2025

Signature: _____

Date: _____

Jackson County, WI

Summary

Parcel Number 206-1257.0000

Property Address
Legal Description
PT OF SWNE AND NWSE SEC 10 T21N R4W DESCR: COMM AT N 1/4 CORN SEC 10; TH S0-33-40W ALONG W LINE NE 1/4 1926.66' TO SW CORN LOT 1 CSM 1645 AND POB; TH ALONG S BOUNDARY OF LOT 1 FOR NEXT 7 COURSES: S89-26-20E 326'; TH S0-33-40W 17.71'; TH S62-24-24E 263.31'; TH SELY CURVE TO LEFT; TH S74-26-54E 130.16 FT; TH SELY ON A CURVE; TH S89-15-46E 163.95FT TO NW CORN OF LOT 21 SANDBERGEN HEIGHTS PLAT; TH S0-44-14E ON CL OF VACATED ALDER STREET, 40.92' TO THE EXTENSION OF THE N LINE OF LOT 85 CSM 4144; TH N89-15-46W ON SAID N LINE AND EXTENSION THEREOF 313FT TO NW CORN OF LOT 85 AND E LINE OF LOT 65 OF AFO ESAID PLAT; TH N0-44-14E 66.18' TO INTERSECTION OF E LINE OF LOT 65 WITH SWLY LINE OF VACATED STEVEN CT; TH NWLY ON CL ON CURVE TO RIGHT; TH S 72-33-48W 33' TO INTERSECTION OF N LINE OF SAID LOT 65 W SWLY LINE OF VACATED STEVEN CT; TH N89-25-21W ON N LINE OF LOT 65 AND EXTENSION THEREOF, 430.14FT TO
(Note: Not to be used on legal documents)

Sec-Twp-Rng 10-21N-04W

PLS/Tract 10-21N-04W SW NE

Acres 18.9

Municipality Class CITY OF BLACK RIVER FALLS
AGRICULTURAL FOREST; AGRICULTURAL; UNDEVELOPED;

[View Map](#)

Owner

JERIAH J RAVE JR
924 MONROE ST
BLACK RIVER FALLS, WI 54615

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$14,300.00	\$100.00	\$100.00	\$100.00	\$100.00
Building Value	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Value	\$14,300.00	\$100.00	\$100.00	\$100.00	\$100.00
Estimated Fair Market Value	\$0.00	\$100.00	\$100.00	\$100.00	\$100.00

Sales

Document Number	Type	Date	Vol / Page	Sale Amount
418783	WD	12/19/2024	/	\$162,500
415194	QCD	12/18/2023	/	\$0
413812	ORDER	8/7/2023	/	\$0
378765	QCD - QUIT CLAIM DEED	7/2/2015	603 / 898	\$0
378767	WD - WARRANTY DEED	7/2/2015	603 / 902	\$0
316795	WD - UNAVAILABLE	6/16/2003	432 / 112	\$0
285205	WD - WARRANTY DEED	10/20/1997	357 / 482	\$0
235155	LC - LAND CONTRACT	9/14/1984	269 / 70	\$0

Zoning

Zoning	Acres	Zoning Ordinance
R1	18.9	Zoning Ordinance

BRIAN K. FERRIES
822 MAIN ST
BLACK RIVER FALLS, WI 54615

TIM W BODEEN
STEPHANIE A STUVE-BODEEN
1040 PINE ST
BLACK RIVER FALLS, WI 54615

CHARLES D WAUGHTAL
1036 PINE ST
BLACK RIVER FALLS, WI 54615

JAN V BOHAC
DALE ANN BOHAC
W11353 SPAULDING RD
BLACK RIVER FALLS, WI 54615

ADAM E ROSS
1028 PINE ST
BLACK RIVER FALLS, WI 54615

WILLIAM F ROEVER JR
KELLY L ROEVER
2561 LAKEVIEW RD
OROFINO, ID 83544

CORY A MYHER
1020 PINE ST
BLACK RIVER FALLS, WI 54615

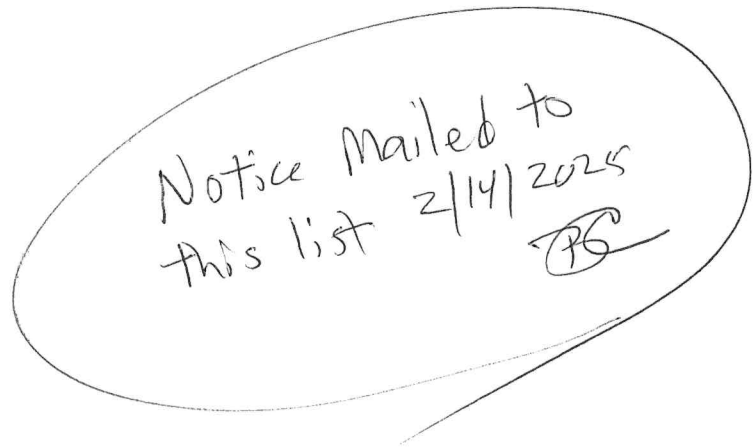
KRISTINA A GILBERG
1016 PINE ST
BLACK RIVER FALLS, WI 54615

WESTERN DAIRYLAND EOC INC
P O BOX 125
INDEPENDENCE, WI 54747

TORREY D NYMAN
ANDREW J NYMAN
1008 PINE ST
BLACK RIVER FALLS, WI 54615

ROBIN J BJERKE
305 ANNE DR
BLACK RIVER FALLS, WI 54615

DUANE D WELDON
309 ANNE DR
BLACK RIVER FALLS, WI 54615



~~DUANE D WELDON
309 ANNE DR
BLACK RIVER FALLS, WI 54615~~

Duplicate

HALEY R DEXTER
DANIEL J PRZYBYLSKI
1004 ALDER ST
BLACK RIVER FALLS, WI 54615

DIANN M ZALEWSKI-WILMING
321 ANNE DR
BLACK RIVER FALLS, WI 54615

MEGAN E MCPETERS
117 CHESTNUT ST
WINONA, MN 55987

~~STEVEN J MCNULTY
N7013 COUNTY RD A
BLACK RIVER FALLS, WI 54615~~

Duplicate

STEVEN J MCNULTY
N7013 COUNTY RD A
BLACK RIVER FALLS, WI 54615



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MEETING NOTICE

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Tax Parcel No. 206-1257.0000.

This is an 18.9 acre parcel located north of the termination of Alder Street.

A map is available at City Hall.

The Conditional Use Permit would allow Jeriah J. Rave, Jr. to continue using the land for agricultural uses.

All interested persons are urged to attend.

Alex B. Chown
City Clerk
City of Black River Falls

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Current Zoning: _____ New Zoning: _____

Owner(s): 

Signature: _____

Date: 13-FEB-2025

Signature: _____

Date: _____

Jackson County, WI

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R1	18.9	Zoning Ordinance

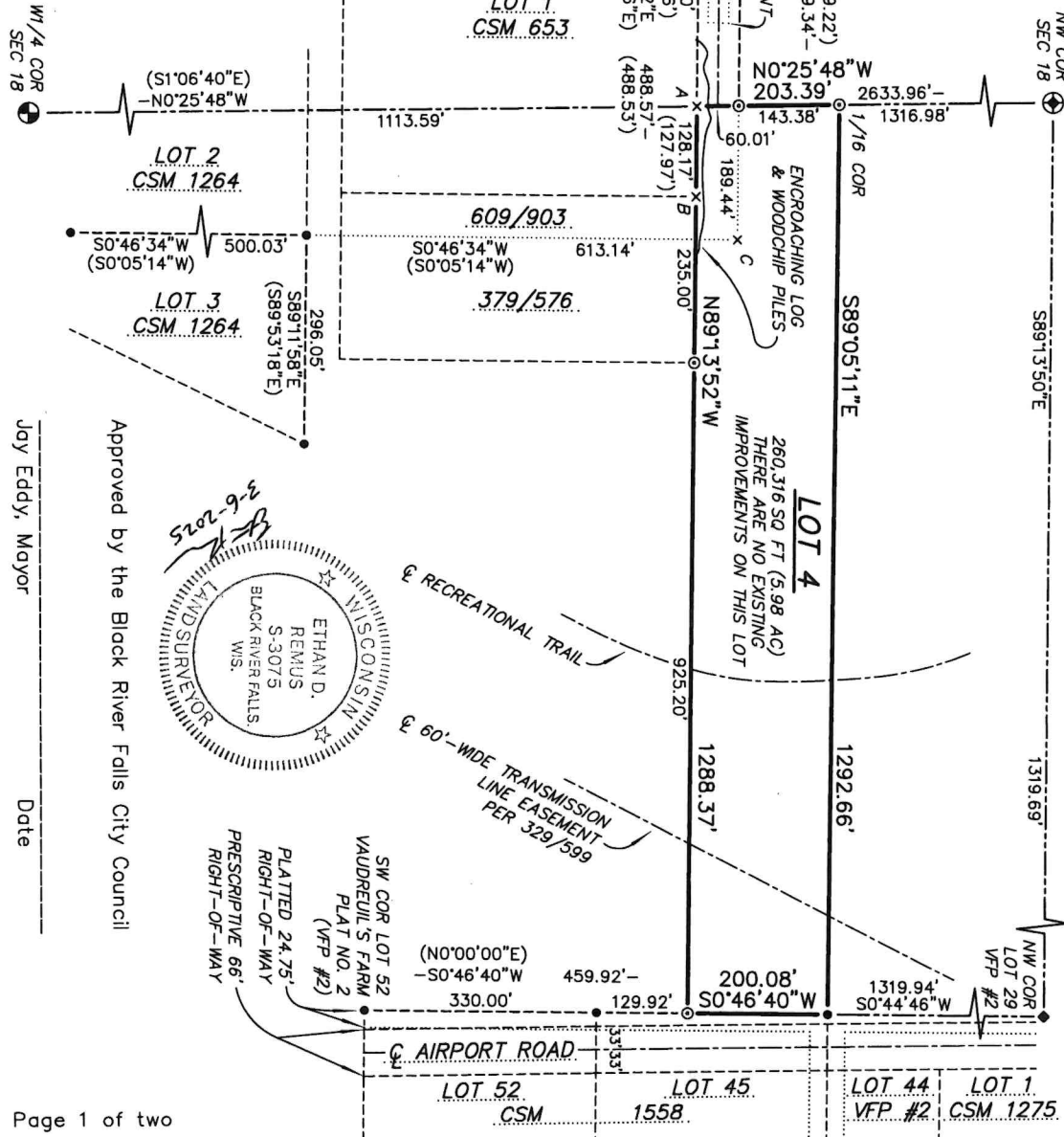
JACKSON COUNTY CERTIFIED SURVEY MAP NO. _____

Part of the SW1/4-NW1/4 Sec. 18, T21N, R3W, including part of vacated Lots 9-12 in Block 61 and Lots 1-4 in Block 80 and the adjacent vacated streets and alleys of the Village of Vaudreuil Plat, City of Black River Falls, Jackson County, Wisconsin, for the City of Black River Falls.

BEARINGS in this survey are based on WisCRS, Jackson County Zone [NAD83(91)], in which the west line of the NW1/4 of Sec. 18 bears N0°25'48"W.

OWNER:
City of Black River Falls
101 S Second Street
Black River Falls, WI 54615

HRS FILE 25010
ORIGINAL SCALE 1"=200'
FIELD WORK COMPLETED
MARCH 3, 2025



Legend

- ⊕ - Existing Brass Capped Iron Pipe
- ⊕ - Existing Cotton Gin Spike set over 1-1/4" Iron Bar in CSR 3366
- ◆ - Existing Cotton Gin Spike set over Stone in CSM 4197
- - Existing 1" OD Iron Pipe set in CSM 653, 1134, 1264 or 1558
- ◉ - Existing 1" OD Pinched Iron Pipe set in CSR 2772
- ⊙ - Drove 1-1/4" OD x 30" Iron Pipe, 1.68 lb/ft, with identification plug
- x - Unmarked Point () - Recorded Measurement

Comments

Block 80 and the adjacent streets and alleys of the Village of Vaudreuil Plat were vacated in 1977 by Vol 227/Pg 471. Block 61 and the adjacent streets and alleys were vacated in 1992 by Vol 319/Pg 113.

Vaudreuil's Farm Plat No. 2 indicates a 3-rod R/W centered on the west edge of the plat, but the legal description of what was platted follows the centerline, therefore I do not believe the west half of the R/W was truly dedicated. Airport Road was not built within the area dedicated on the plat. It is presumed that a 66' wide prescriptive easement has been established, centered on the traveled road centerline. I have found nothing to indicate that the dedicated R/W on the west edge of the plat was ever vacated, so it is believed to still exist. This dedicated strip overlaps the prescriptive easement in the area of this survey, providing legal access to Airport Road.

The description of the City property in Vol 498/Pg 313 does not except the Vaudreuil Farm Plat No. 2. Being that it was previously platted and conveyed, it could not possibly be included. The east line of the SW-NW lies east of the west edge of the plat, which was intentionally laid out by right angles off a base line, independent of the subdivisional lines of the section.

A - Not marked. This point lies under a pile of logs and can not be accessed at this time.

B - NE Corner Lot 1 of CSM 653. This point lies under a large woodchip pile. The old stake may still be there but it can not be accessed at this time. I computed its location at 60' south of the north line of Timber Road and 60' west of the east line of the industrial park.

C - Not marked. This point lies near a hydrant and water valve and was probably destroyed during construction. I computed a location by projecting the west line of Lot 3 CSM 1264 north the recorded distance. The line from C to the SE and SW Corners of CSM 1134 comes precisely 60.00' north of the NW Corner of CSM 653, at a right angle.

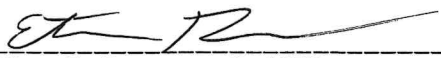
Surveyor's Certificate

I, Ethan D. Remus, Professional Land Surveyor, hereby certify that, by the order of Brad Chown, City Administrator, I have surveyed and mapped part of the Southwest quarter of the Northwest quarter of Section 18 in Township 21 North of Range 3 West, including part of vacated Lots 9, 10, 11 and 12 in Block 61 and part of vacated Lots 1, 2, 3 and 4 in Block 80, and the adjacent vacated streets and alleys of the Village of Vaudreuil Plat, in the City of Black River Falls, Jackson County, Wisconsin, described as follows:

Beginning at the Northwest corner of the aforesaid quarter-quarter which lies N0°25'48"W 1316.98 feet from the Southwest corner thereof; thence S89°05'11"E 1292.66 feet, to the Northwest corner of Lot 45 of Certified Survey Map (CSM) No. 1558, recorded in Volume 7 of CSM's on Page 93 as Document No. 280295; thence S0°46'40"W, on the west line thereof, 200.08 feet; thence N89°13'52"W 1288.37 feet, to the west line of the aforesaid quarter-quarter; thence N0°25'48"W 203.39 feet, to the point of beginning.

I further certify that this CSM is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 19, City of Black River Falls Subdivision and Platting Ordinance, to the best of my knowledge and belief.

Dated this 6th day of March, 2025


 Ethan D. Remus S-3075
 Hurlburt & Remus Surveying, Inc.
 W15324 Ellingson Road
 Hixton, Wisconsin 54635

