

City of Black River Falls
PLAN COMMISSION – AGENDA

Wednesday – July 2, 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/82800745565?pwd=uRniV58msakkbXp98XZJLStbAHXM38.1>

Or Dial: 1-312-626-6799 Meeting ID: 828 0074 5565 Passcode: cityhall

1. Call to Order
2. Roll Call
3. Consider Certified Survey Map (CSM) prepared by James R. Osborne on behalf of Robin & Leah Warden for land located on Melrose Street and S. 11th Street – Action
4. Open public hearing regarding the petition of Wisconsin Housing Preservation Corp requesting a variance/exception to Section 17.29 of the Code of Ordinances of the City of Black River Falls to allow the construction of a sign in an R-3 Multi-Family Residential District
5. Close public hearing – Action
6. Consider the petition of Wisconsin Housing Preservation Corp requesting a variance/exception to Section 17.29 of the Code of Ordinances of the City of Black River Falls to allow the construction of a sign in an R-3 Multi-Family Residential District –
Action
7. Adjourn

Posted: June 11, 2025



BLACK RIVER FALLS, WISCONSIN

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



MEETING NOTICE

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Wednesday, July 2, 2025 at 5:30 P.M.** at City Hall in the City of Black River Falls to review a proposed Certified Survey Map (CSM) prepared by James R. Osborne on behalf of Robin and Leah Warden for the following described land:

LAND DESCRIBED AS FOLLOWS:

THAT PART OF OUTLOTS 2, 2-A AND 3 OF THE PLAT OF OUTLOTS OF THE CITY OF BLACK RIVER FALLS AND LOT 1 OF CERTIFIED SURVEY MAP NUMBER 1057 LOCATED IN THE SW $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 15, T21N-R4W; CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN.

The land is located on Melrose Street and S. 11th Street, and the proposed Certified Survey Map is available at City Hall.

All interested persons are urged to attend.

Alex B. Chown
City Clerk
City of Black River Falls

Posted: June 10, 2025

CERTIFIED SURVEY MAP

LOT 1, CSM NO. 1057 AND PART OF OUTLOTS 2, 2-A, AND 3 OF THE PLAT OF
OUTLOTS OF THE CITY OF BLACK RIVER FALLS, ALL LOCATED IN THE SW 1/4
OF THE SW 1/4 OF SEC. 15, TWP. 21N, RGE. 4W, CITY OF BLACK RIVER FALLS,
JACKSON COUNTY, WISCONSIN.

LEGEND

FOUND 1' IRON PIPE
(UNLESS OTHERWISE NOTED)

SET 3/4" DIA. x 24" LONG IRON ROD
1.47 LBS/LINEAL FOOT

FENCE LINE

DENOTES RECORDED
BEARINGS/DISTANCES

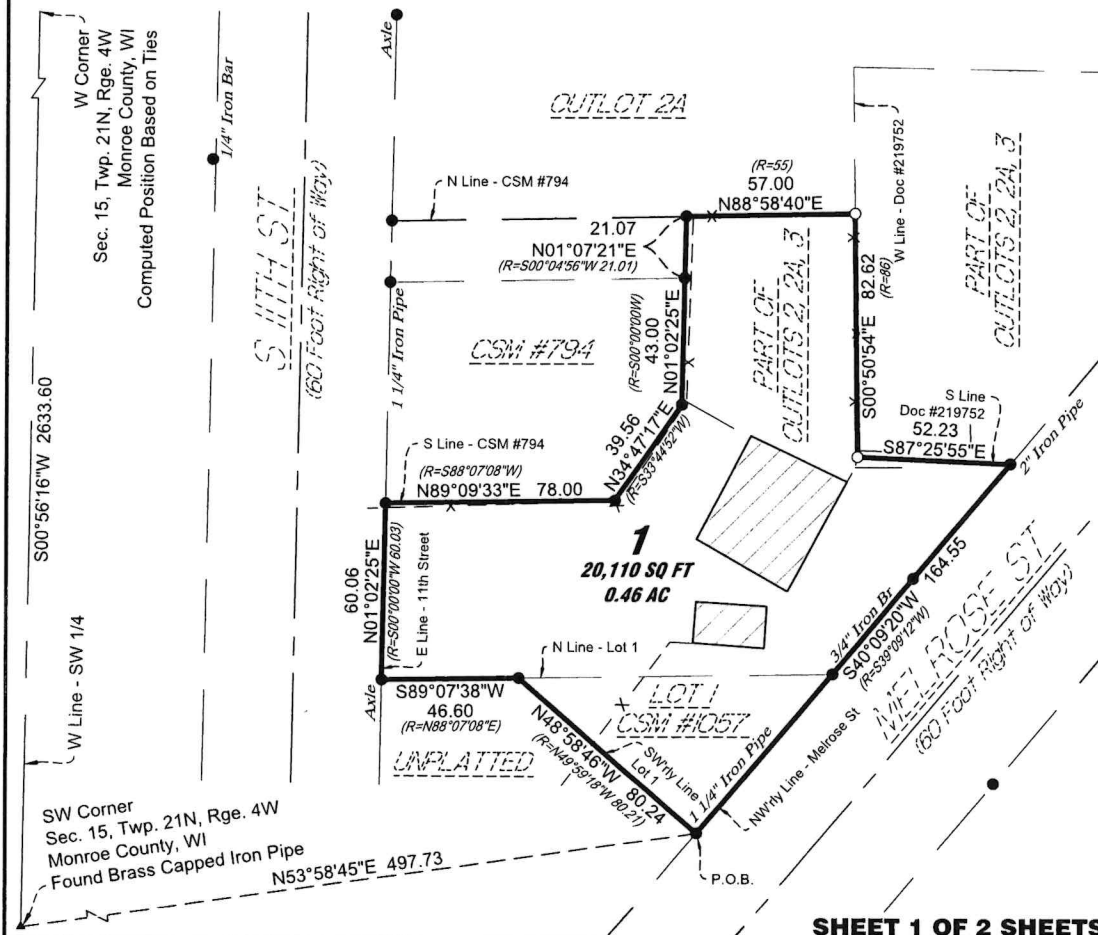
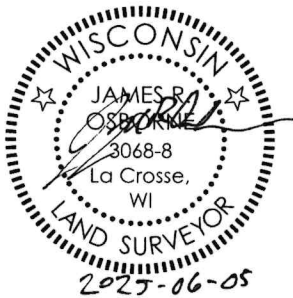
EXISTING BUILDING

N



BEARING BASIS

The orientation of this bearing system is based upon the west line of the Southwest Quarter of Sec. 15, Twp. 21N, Rge. 4W. Said line bears South 00 degrees 56 minutes 16 seconds West.





CERTIFIED SURVEY MAP

LOT 1, CSM NO. 1057 AND PART OF OUTLOTS 2, 2-A, AND 3 OF THE PLAT
OF OUTLOTS OF THE CITY OF BLACK RIVER FALLS, ALL LOCATED IN THE
SW 1/4 OF THE SW 1/4 OF SEC. 15, TWP. 21N, RGE. 4W, CITY OF BLACK
RIVER FALLS, JACKSON COUNTY, WISCONSIN.

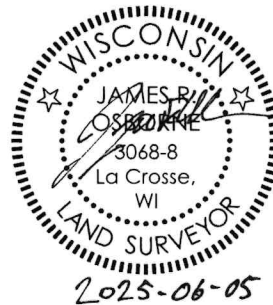
LAND DESCRIPTION

That part of Outlots 2, 2-A and 3 of the Plat of Outlots of the City of Black River Falls and Lot 1 of Certified Survey Map Number 1057 recorded as document number 257706, all located in the Southwest Quarter of the Southwest Quarter of Section 15, Township 21 North, Range 04 West, City of Black River Falls, Jackson County, Wisconsin, described as follows;

Commencing at the west corner of said Section 15; thence South 00 degrees 56 minutes 16 seconds West, assumed bearing, on the west line of said Southwest Quarter, 2633.60 feet to the southwest corner of said Section 15; thence North 53 degrees 58 minutes 45 seconds East, 497.73 feet to the northwesterly right of way line of Melrose Street, said point being the southernmost corner of said Lot 1 and the point of beginning; thence North 48 degrees 58 minutes 46 seconds West on the southwesterly line of said Lot 1, 80.24 feet to the north line of said Lot 1; thence South 89 degrees 07 minutes 38 seconds West on the westerly extension of said north line of Lot 1, 46.60 feet to the east right of way line of South Eleventh Street; thence North 01 degrees 02 minutes 25 seconds East on said east right of way line, 60.06 feet to the south line of Certified Survey Map number 794, Jackson County, Wisconsin; thence easterly and northerly along said Certified Survey Map number 794 on the following four courses; (1) thence North 89 degrees 09 minutes 33 seconds East, 78.00 feet; (2) thence North 34 degrees 47 minutes 17 seconds East, 39.56 feet; (3) thence North 01 degrees 02 minutes 25 seconds East, 43.00 feet; (4) thence North 01 degrees 07 minutes 21 seconds East, 21.07 feet to the north line of Certified Survey Map number 794; thence North 88 degrees 58 minutes 40 seconds East on the easterly extension of said north line of Certified Survey Map number 794, 57.00 feet to the west line of the land described in document number 219752; thence South 00 degrees 50 minutes 54 seconds East on said west line, 82.62 feet to the south line of said land; thence South 87 degrees 25 minutes 55 seconds East on said south line, 52.23 feet to said northwesterly right of way line of Melrose Street; thence South 40 degrees 09 minutes 20 seconds West on said northwesterly right of way line, 164.55 feet to the point of beginning.

CERTIFICATION

I, James R Osborne, Professional Land Surveyor, hereby certify that I have surveyed and mapped the lands described hereon, and that this map is a representation thereof, to the best of my knowledge and that I have complied with Chapter 19 Subdivision and Platting, per Black River Falls and Chapter 236.34 of the Wisconsin State Statutes as per agreement with Leah Warden, who has requested such survey.



CITY OF BLACK RIVER FALLS CERTIFICATE

Resolved that this Certified Survey Map, in the City of Black River Falls, is hereby approved by the City of Black River Falls.

Dated this ____ day of _____, 20__.

Mayor



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, July 2, 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 Wisconsin Housing Preservation Corp requesting a variance/exception to Section 17.29 of the Code of Ordinances of the City of Black River Falls to allow the construction of a sign in an R-3 Multi-Family Residential District.

Tax Parcel No. 206-1181.0000. – Located at 200 North 14th Street.

The variance/exception would allow Wisconsin Housing Preservation Corp to construct a 67”H x 80”W sign on the property located at 200 N 14th Street.

All interested persons are urged to attend.

Alex B. Chown
City Clerk
City of Black River Falls

Posted: June 11, 2025

PETITION FOR A PLAN COMMISSION HEARING

Type of Petition:

- ☐ Rezone
☒ Variance
☐ Conditional Use

Date of Hearing: July 2, 2025

Dates of Publication: June 18 & 25, 2025

Property Owner(s): Wisconsin Housing Preservation Corp

Legal Description of Property:

Apartment Complex.

Tax Parcel 206-1181.0000
200 N. 14th Street

Intended Use of Property:

Apartment Complex

To Construct a 67'H x 80'W Sign

Current Zoning: R-3 New Zoning: R-3

Owner(s):

Signature: Lisa McDonald Date: 6-11-25

Signature: _____ Date: _____

FOR INSPECTIONS CALL: _____		GENERAL BUILDING PERMIT APPLICATION GENERAL ENGINEERING COMPANY OFFICE: (608) 745-4070 FAX: (608) 745-5763				PERMIT # EXPIRATION DATE:		
Parcel Number:		Property is Located in ☐ Town of ☐ Village of ☐ City of Name:				Municipality Number _____		
PROJECT DESCRIPTION (Submit Building Plans & Site Plan) Replacing existing sign with new updated information and style						Does this project require any additional approvals or permits? ☐ yes ☐ no		
Building Project Address: 200 N 14th Street						Finished Project Value \$ \$4,500		
Zoning District(s):	Zoning Permit No.:	Corner Lot ☐ yes ☐ no	Bldg. Height Ft.	Setbacks:	Front	Rear	Left	Right
Owner's Name(s) Wisconsin Housing Preservation Corp		Mailing Address 150 E Gilman Street Site 1500 Madison, WI 53703				Telephone 608-807-1430		
Contractor Name & Type		Licen. / Cert #	Exp. Date	Mailing Address		Telephone & Email		
Construction Contractor westphal				921 Kings drive PO Box 400 brownsville, WI 53006		Tel. 920-960-1710 Email greg@westphals.com		
Dwelling Contractor Qualifier				The Dwelling Contr. Qualifier shall be an owner, CEO, COB or employee of the Dwelling Contr.		Tel. Email		
HVAC Contractor						Tel. Email		
Electrical Contractor						Tel. Email		
Master Electrician						Tel. Email		
Plumbing Contractor						Tel. Email		
RESIDENTIAL Single Family/Duplex	Addition: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction _____ sq. ft. ☐ Erosion Control							
	Detached Accessory Building: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction _____ sq. ft							
	Remodel: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction _____ sq. ft.							
	Other: ☐ Fence ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction _____ sq. ft. ☐ Erosion Control ☐ Electrical Service Upgrade (Amp____) ☐ Removal of Structure (Raze) ☐ _____							
COMMERCIAL	New Commercial Building: _____ Bldg. Sq. Ft. ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction ☐ Erosion Control							
	Commercial Addition/Alteration: ☐ Electrical ☐ Plumbing ☐ HVAC ☐ Construction ☐ Erosion Control _____ Building Sq. Ft. ☐ Electrical Service (Amp____) ☐ Fence ☒ Sign ☐ Removal of Structure (Raze)							
	State of Wisconsin Plan Approval Needed: ☐ yes ☐ no (Approved plans must be submitted with permit application)							
Zoning – When applicable, owner shall research setback information regarding height, lot coverage, etc. prior to submittal of this application.								
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side of the last ply of this application. I expressly grant the building inspector or the inspector's authorized agent permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. It is the Owner/Contractors Responsibility to Call in ALL INSPECTIONS to the Inspector.								
APPLICANT'S SIGNATURE <u>Greg Holz</u>						DATE SIGNED <u>6-4-25</u>		
APPROVAL CONDITIONS This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☐ See attached for conditions of approval.								
BELOW SECTION FOR OFFICE USE ONLY								
FEES:		PERMIT(S) ISSUED			PERMIT ISSUED BY:			
Construction \$ _____ Plumbing \$ _____ Electrical \$ _____ HVAC \$ _____ Zoning \$ _____ Other \$ _____ Administrative \$ _____ Total Permit Fee \$ _____		☐ Construction ☐ HVAC ☐ Electrical ☐ Plumbing ☐ Erosion Control ☐ Other _____			Name _____ Date _____ Telephone _____ Cert No. _____ Census Code _____ www.generalengineering.net VER. 1/3/2018			



FRONT



BACK