

City of Black River Falls
PLAN COMMISSION – AGENDA

Wednesday – May 13, 2026 – 5:30 PM
City Hall – 101 S. Second Street, Black River Falls, WI

To participate remotely, join Zoom meeting:
<https://us02web.zoom.us/j/84037942320?pwd=AfFDy6fpsrMSCaPAI6SyfPgy8A6yaa.1>
Or Dial: 1-312-626-6799 Meeting ID: 840 3794 2320 Passcode: cityhall

1. Call to Order
2. Roll Call
3. Consider Certified Survey Map submitted by Ethan Remus on behalf of April Riley for property located at 1114 Pierce Street – Action
4. Consider Certified Survey Map submitted by Badger-Land Survey, LLC on behalf of PO Properties, LLC for property located at 1005 & 1007 Spruce Street – Action
5. Consider petition from Black River Storage, LLC D/B/A KO Storage of Black River Falls for a Conditional Use Permit for Parcel 206-1959.0030 to allow self-service rental storage units – Action
6. Adjourn

Posted: April 15, 2026



101 South Second Street
Black River Falls, WI 54615
www.blackriverfallswi.gov
P: 715-284-5514 / F: 715-284-1777

MEETING NOTICE

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Wednesday, May 13, 2026 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 Ethan Remus on behalf of April Riley for the following described land:

LAND DESCRIBED AS FOLLOWS:

PART OF OUTLOT 5 OF 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 AT 1114 Pierce Street, and the proposed Certified Survey Map is available at City Hall.

All interested persons are urged to attend.

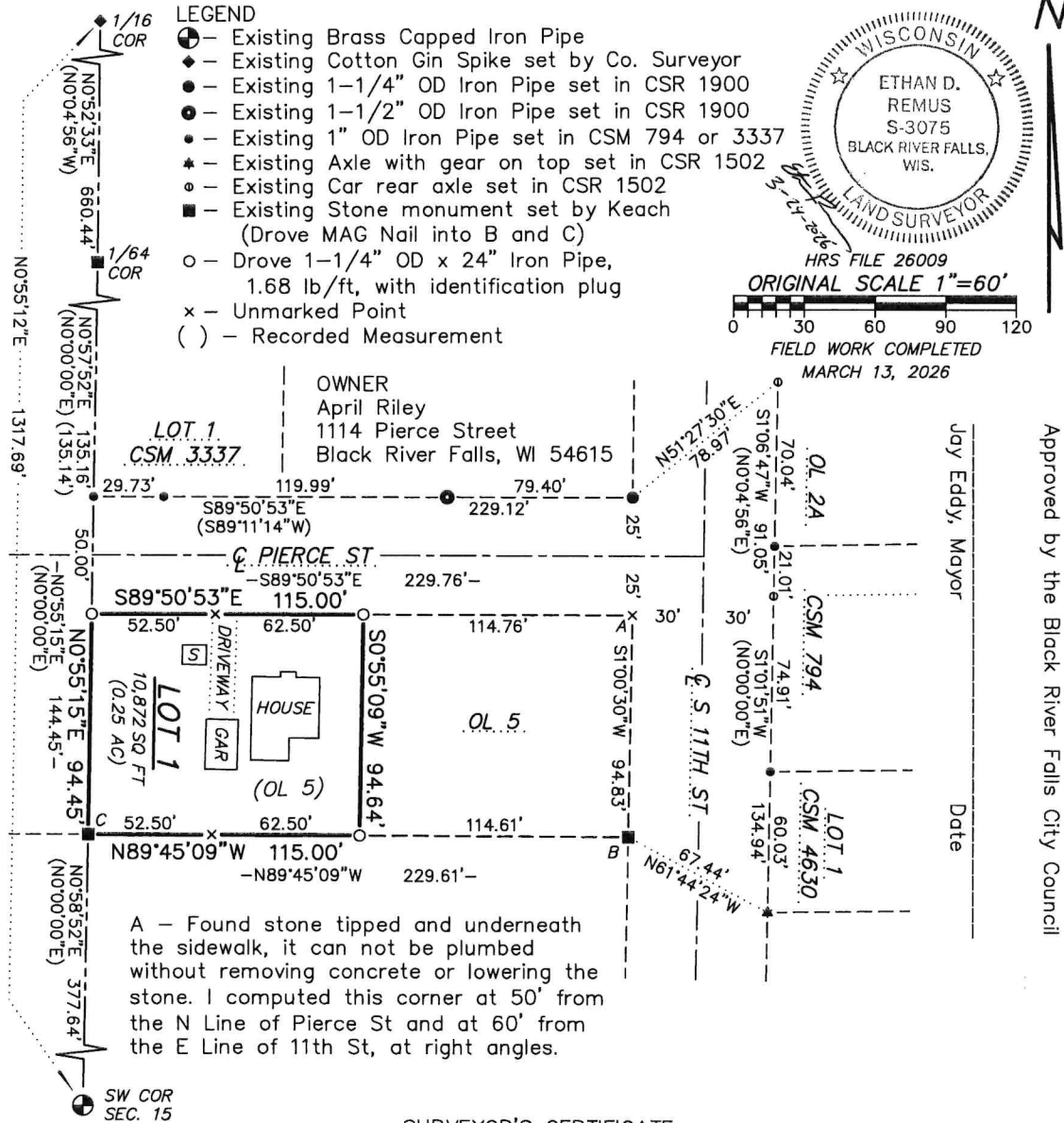
Alex B. Chown
City Clerk
City of Black River Falls

Posted: April 15, 2026

JACKSON COUNTY CERTIFIED SURVEY MAP NO. _____

Part of OL 5 of the SW1/4-SW1/4 Sec. 15, T21N, R4W, City of Black River Falls, Jackson County, Wisconsin, for April Riley.

BEARINGS based on WisCRS, Jackson County Zone [NAD83(91)], in which a straight line between the SW and NW Cor's of the SW1/4-SW1/4 of Sec. 15 bears N0°55'12"E.



SURVEYOR'S CERTIFICATE

I, Ethan D. Remus, Professional Land Surveyor, hereby certify that, by the order of April Riley, I have surveyed and mapped part of Outlot 5 of the SW1/4-SW1/4 of Section 15, T21N, R4W, City of Black River Falls, Jackson County, Wisconsin, described as follows:

Commencing at the Southwest corner of the aforesaid 1/4-1/4; thence N0°58'52"E 377.64 feet, to the Southwest corner of the aforesaid Outlot 5 and the point of beginning; thence N0°55'15"E 94.45 feet, to the Northwest corner of said Outlot; thence S89°50'53"E, on the North line thereof, 115.00 feet; thence S0°55'09"W 94.64 feet, to the South line thereof; thence N89°45'09"W 115.00 feet, to the point of beginning.

I further certify that this Certified Survey Map 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.



101 South Second Street
Black River Falls, WI 54615
www.blackriverfallswi.gov
P: 715-284-5514 / F: 715-284-1777

MEETING NOTICE

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Wednesday, May 13, 2026 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 Badger-Land Survey, LLC on behalf of PO Properties, LLC for the following described land:

LAND DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 45 AND LOT 46 OF LALLAPALOOZA ESTATES, LOCATED IN PART OF THE NE1/4, SE1/4, OF SECTION 10, T21N, R4W; CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN.

The land is located at 1005 & 1007 Spruce 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: April 15, 2026

This map DOES NOT transfer property ownership. Sale or transfer of property requires a recorded deed.

JACKSON COUNTY CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 45 AND LOT 46 OF LALLAPALOOZA ESTATES,
LOCATED IN PART OF THE NE1/4 SE1/4 OF SECTION 10, TOWNSHIP 21
NORTH, RANGE 4 WEST, CITY OF BLACK RIVER FALLS, JACKSON
COUNTY, WISCONSIN.

PREPARED FOR:

PO PROPERTIES LLC
6640 HWY 13 SOUTH
WISCONSIN RAPIDS, WI 54494

SURVEYOR'S CERTIFICATE:

I, KEVIN M. WHIPPLE, PROFESSIONAL LAND SURVEYOR, hereby certify;

That I have surveyed, divided and mapped this Certified Survey Map being all of Lot 45 and Lot 46 of Lallapalooza Estates, located in part of the NE1/4 SE1/4 of Section 10, Township 21 North, Range 4 West, City of Black River Falls, Jackson County, Wisconsin. subject to right-of-ways, easements, restrictions and reservations of record, IF ANY.

That I have made such survey at the direction of **PO PROPERTIES LLC**
6640 HWY 13 SOUTH
WISCONSIN RAPIDS, WI 54494

That such map is a correct representation of the exterior boundaries of the land surveyed and the subdivision thereof made; That I have complied fully with the provisions of Chapter 236.34 Wisconsin Statutes and the City of Black River Falls Municipal Code in surveying and mapping the same to the best of my knowledge and belief.

Kevin M. Whipple 1-26-26
KEVIN M. WHIPPLE P.L.S. 2444
Drafted By: Erin Whipple
Field work completed on 1/5/26



CITY OF BLACK RIVER FALLS APPROVAL

Resolved, that this CERTIFIED SURVEY MAP located in the CITY OF BLACK RIVER FALLS is hereby approved by the City of Black River Falls, Jackson County, Wisconsin.

DATE _____ SIGNED _____
MAYOR

SHEET 1 OF 2

BADGER - LAND SURVEY, LLC

 2610 WEST GRAND AVE.
 WISCONSIN RAPIDS, WI. 54495
 PHONE: (715) 424 - 5900
 E-MAIL: blsurvey@wctc.net
 www.badgerlandsurvey.com
SERVING CENTRAL WISCONSIN FOR OVER 50 YEARS!

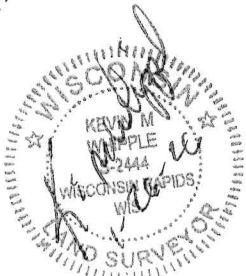
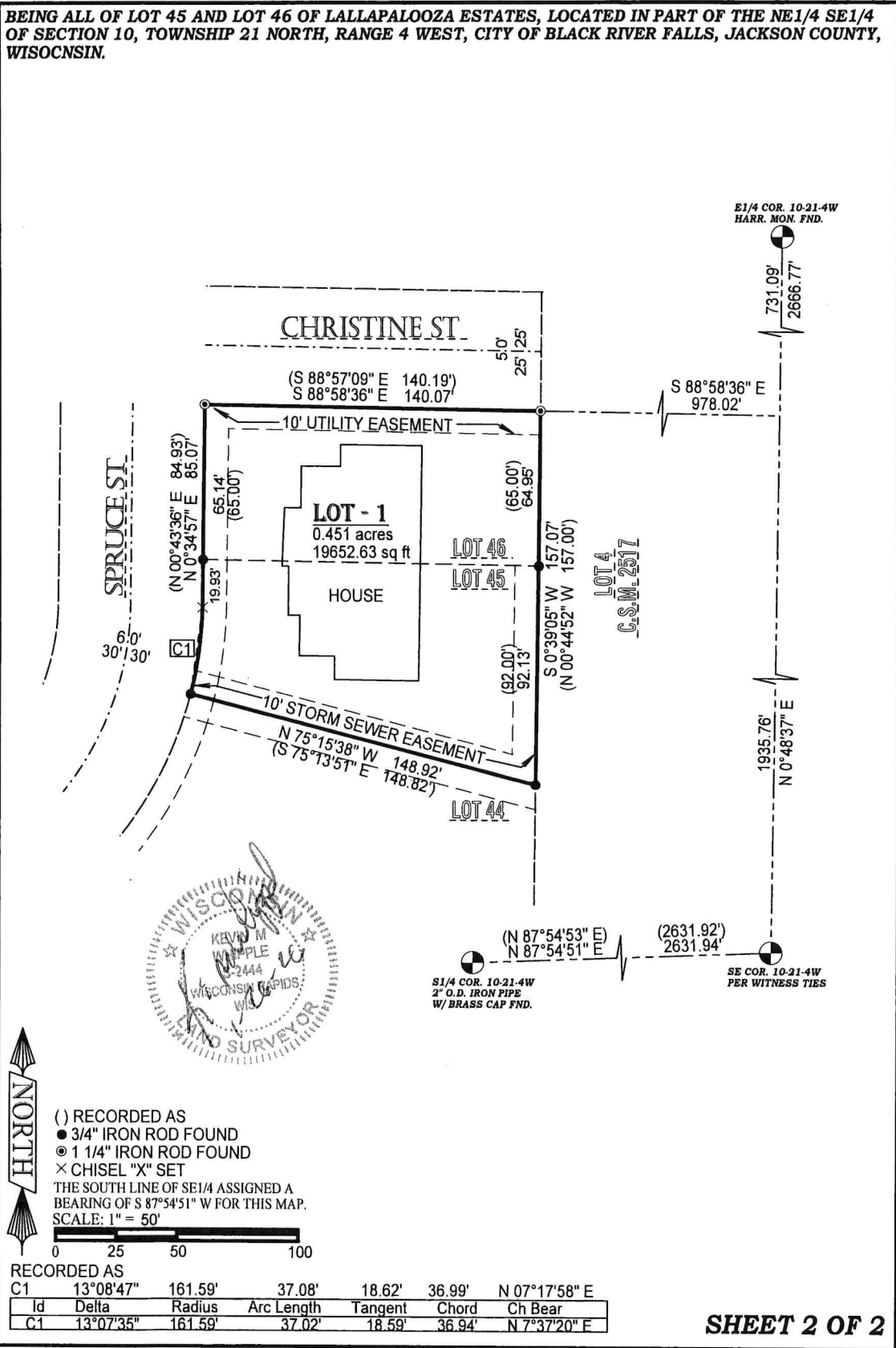
IF THE SURVEYORS SEAL IS NOT RED IN COLOR, THIS MAP IS A COPY AND SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS, THE CERTIFICATION DOES NOT APPLY TO COPIES.

| | |
|--------------|-------------|
| DRAWN BY: TS | JOB#: 10126 |
|--------------|-------------|

© 2026, BADGER-LAND SURVEY, LLC

JACKSON COUNTY CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 45 AND LOT 46 OF LALLAPALOOZA ESTATES, LOCATED IN PART OF THE NE1/4 SE1/4 OF SECTION 10, TOWNSHIP 21 NORTH, RANGE 4 WEST, CITY OF BLACK RIVER FALLS, JACKSON COUNTY, WISCONSIN.



- () RECORDED AS
- 3/4" IRON ROD FOUND
- ⊙ 1 1/4" IRON ROD FOUND
- × CHISEL "X" SET

THE SOUTH LINE OF SE1/4 ASSIGNED A BEARING OF S 87°54'51" W FOR THIS MAP.
SCALE: 1" = 50'



RECORDED AS

| Id | Delta | Radius | Arc Length | Tangent | Chord | Ch Bear |
|----|-----------|---------|------------|---------|--------|---------------|
| C1 | 13°08'47" | 161.59' | 37.08' | 18.62' | 36.99' | N 07°17'58" E |
| C1 | 13°07'35" | 161.59' | 37.02' | 18.59' | 36.94' | N 7°37'20" E |



101 South Second Street
Black River Falls, WI 54615
www.blackriverfallswi.gov
P: 715-284-5514 / F: 715-284-1777

MEETING NOTICE

Please take notice that the Plan Commission of the City of Black River Falls will meet on **Wednesday, May 13, 2026 at 5:30 P.M.** at City Hall in the City of Black River Falls to hear the petition of Black River Storage, LLC D/B/A KO Storage of Black River Falls to obtain a Conditional Use Permit for Self Service Rental Storage Units for the following described land and premises:

Tax Parcel No. 206-1959.0030.

This is a 1.26 acre parcel located at 816 Alder Street.

A map is available at City Hall.

The Conditional Use Permit would allow Black River Storage, LLC D/B/A KO Storage of Black River Falls to continue using the land for Self Service Rental Storage Units.

All interested persons are urged to attend.

Alex B. Chown
City Clerk
City of Black River Falls

Posted: April 15, 2026

PETITION FOR A PLAN COMMISSION HEARING

Type of Petition:

Rezone Conditional Use Variance Other

Reason for Petition: (Limit 200 Characters)

Purchased self-storage facility on 8/15/2016.

Property Owner(s):

Name(s): Black River Storage, LLC d/b/a KO Storage of Black River Falls

Mailing Address: 10301 Wayzata Blvd

City: Minnetonka, State: MN Zip: 55305

Phone: 715-203-8702 Email: ap@kostorage.com (business)

Legal Description of Property: (Limit 545 Characters)

From Real Estate Property Tax Bill:
398583 390659 383254 383125 Acres: 1.260
Sec 10, T 21 N, R 04 W, SW1/4 of SE1/4
Lot 18 CSM 3128 Being Pt of SWSE

(see attached from closing)

Intended Use of Property: (Limit 200 Characters)

self-storage

Owner(s) Signature(s):

Signature: _____

Date: 3/27/2016

Signature: _____

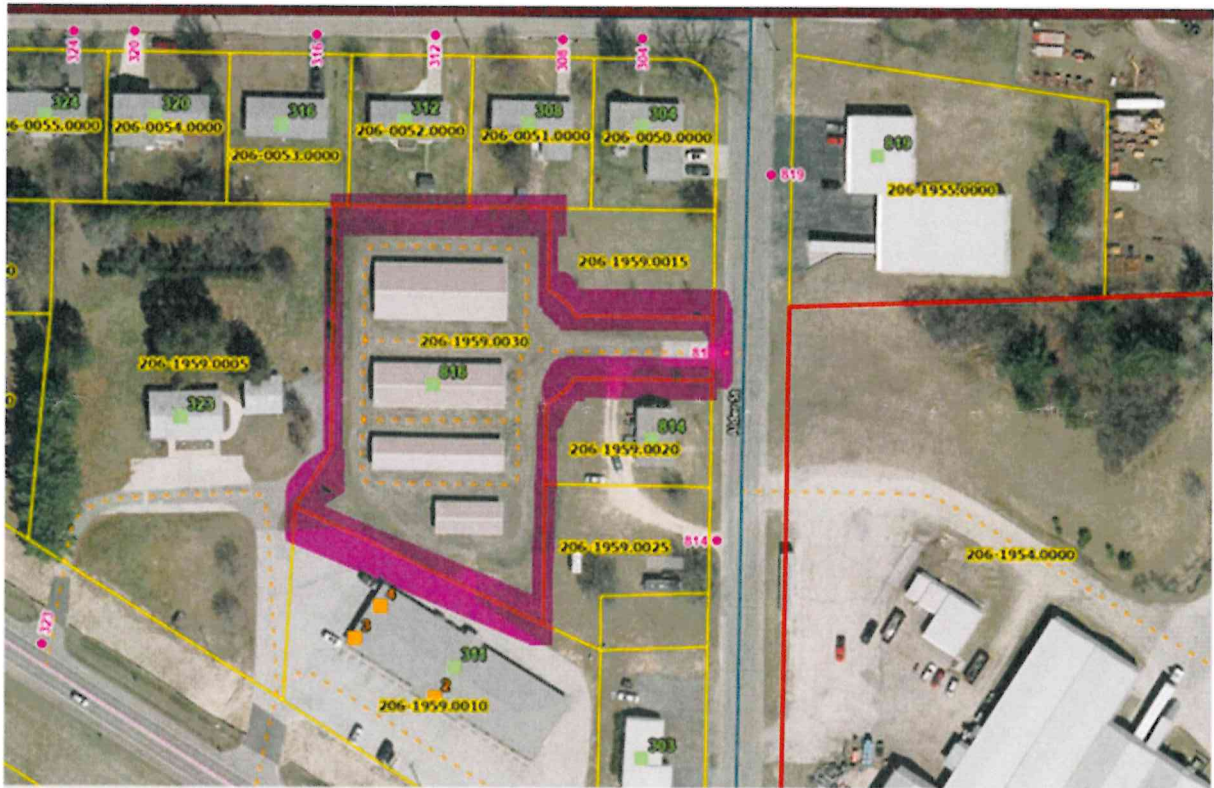
Date: _____

FOR OFFICE USE ONLY:

Date of Hearing: _____ Dates of Publication: _____

Current Zoning: _____ New Zoning: _____

Lots 16, 17 and 18 of Jackson County Certified Survey Map No. 3128 recorded in Volume 13 of Certified Survey Maps, page 103, as Document No. 339827, being part of Lot 14 of Certified Survey Map No. 2430 recorded in Volume 11 of Certified Survey Maps, page 92, as Document No. 315892, part of Lot 12 of Certified Survey Map No. 2398 recorded in Volume 11 of Certified Survey Maps, page 39, as Document No. 314136, and Lots 3, 4 and 5 of Certified Survey Map No. 1324 recorded in Volume 6 of Certified Survey Maps, page 17, as Document No. 269961, which is part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 21 North, Range 4 West, in the City of Black River Falls, Jackson County, Wisconsin.



Summary

Parcel Number 206-1959.0015
Property Address
Legal Description LOT 15 CSM 3128 BEING PT OF SWSE
(Note: Not to be used on legal documents)
Sec-Twp-Rng 10-21N-04W
PLS/Tract 10-21N-04W SW SE
Acres 0.25
Municipality CITY OF BLACK RIVER FALLS
Class G2-COMMERCIAL;

[View Map](#)

Owner

[MARK C NORDAHL](#)
713 ALDER ST
BLACK RIVER FALLS, WI 54615

Summary

Parcel Number 206-0051.0000
Property Address 308 GORDON ST
Legal Description LOT 2 CLIFFTON ACRES ADDITION
(Note: Not to be used on legal documents)

Sec-Twp-Rng
PLS/Tract
Acres 0
Municipality CITY OF BLACK RIVER FALLS
Class G1-RESIDENTIAL;

[View Map](#)

Owner

THOMAS TORKELSON
KATE E KENSMOE
308 GORDON ST
BLACK RIVER FALLS, WI 54615

Summary

Parcel Number 206-0052.0000
Property Address 312 GORDON ST
Legal Description LOT 3 CLIFFTON ACRES ADDITION
(Note: Not to be used on legal documents)

Sec-Twp-Rng
PLS/Tract
Acres 0
Municipality CITY OF BLACK RIVER FALLS
Class G1-RESIDENTIAL;

[View Map](#)

Owner

DENNIS & MARY JELINEK
312 GORDON ST
BLACK RIVER FALLS, WI 54615

Summary

Parcel Number 206-0053.0000
Property Address 316 GORDON ST
Legal Description LOT 4 CLIFFTON ACRES ADDITION
(Note: Not to be used on legal documents)
Sec-Twp-Rng
PLS/Tract
Acres 0
Municipality CITY OF BLACK RIVER FALLS
Class G1-RESIDENTIAL;

[View Map](#)

Owner

SANDY MOLDENHAUER
316 GORDON ST
BLACK RIVER FALLS, WI 54615

Summary

Parcel Number 206-1959.0005
Property Address 323 COUNTY RD A
Legal Description LOT 13 CSM 2430 BEING PART OF SW SE (FKA LOT 11 CSM 2398 FKA LOT 7 CSM 2387)
(Note: Not to be used on legal documents)
Sec-Twp-Rng 10-21N-04W
PLS/Tract 10-21N-04W SW SE
Acres 1.74
Municipality CITY OF BLACK RIVER FALLS
Class G2-COMMERCIAL;

[View Map](#)

Owner

[JIM R KOENIGS](#)
[KAREN L STAI KOENIGS](#)
N3755 BIG FIELD RD
BLACK RIVER FALLS, WI 54615

Summary

Parcel Number 206-1959.0010
Property Address 311 COUNTY RD A
Legal Description LOT 10 CSM 2398 BEING PART OF THE SWSE (FKA LOT 6 CSM 2387)
Description CALHOUN PROFESSIONAL BLDG
(Note: Not to be used on legal documents)
Sec-Twp-Rng 10-21N-04W
PLS/Tract 10-21N-04W SW SE
Acres 1.03
Municipality CITY OF BLACK RIVER FALLS
Class G2-COMMERCIAL;

[View Map](#)

Owner

[CO-OP CREDIT UNION](#)
PO BOX 157
BLACK RIVER FALLS, WI 54615

Summary

Parcel Number 206-1959.0025
Property Address
Legal Description LOT 17 CSM 3128 BEING PT OF SWSE
(Note: Not to be used on legal documents)
Sec-Twp-Rng 10-21N-04W
PLS/Tract 10-21N-04W SW SE
Acres 0.3
Municipality CITY OF BLACK RIVER FALLS
Class G1-RESIDENTIAL;

[View Map](#)

Owner

~~[BLACK RIVER STORAGE LLC](#)
10301 WAYZATA BLVD
STE 200
HOPKINS, MN 55305~~

Summary

Parcel Number 206-1959.0020
Property Address 814 ALDER ST
Legal Description LOT 16 CSM 3128 BEING PT OF SWSE
(Note: Not to be used on legal documents)
Sec-Twp-Rng 10-21N-04W
PLS/Tract 10-21N-04W SW SE
Acres 0.25
Municipality CITY OF BLACK RIVER FALLS
Class G1-RESIDENTIAL;

[View Map](#)

Owner

~~[BLACK RIVER STORAGE LLC](#)
10301 WAYZATA BLVD
STE 200
HOPKINS, MN 55305~~

Summary

Parcel Number 206-1959.0035
Property Address
Legal Description LOT 9 OF CSM 2398 BEING PT OF SWSE
(Note: Not to be used on legal documents)
Sec-Twp-Rng 10-21N-04W
PLS/Tract 10-21N-04W SW SE
Acres 0
Municipality CITY OF BLACK RIVER FALLS
Class G2-COMMERCIAL;

[View Map](#)

Owner

[JD CUSTOM & AUTO BODY WORKS LLC](#)
W13223 GREEN ACRES RD
HIXTON, WI 54635

Summary

Parcel Number 206-1954.0000
Property Address 223 COUNTY RD A
Legal Description COMM SE COR OF SW SE, W 153.7' TH NWLY ALG N LINE OF HWY 27, 260.2' TH N 567', TH E 374 3' TO 40 LN, TH S 715.3' TO POB
(Note: Not to be used on legal documents)
Sec-Twp-Rng 10-21N-04W
PLS/Tract 10-21N-04W SW SE
Acres 5.83
Municipality CITY OF BLACK RIVER FALLS
Class G2-COMMERCIAL;

[View Map](#)

Owner

[BLACK RIVER WAREHOUSING LLC](#)
PO BOX 85
EAU CLAIRE, WI 54702