
City of Bloomer
Regular Meeting of the Planning Commission
1503 Main Street
Bloomer, WI 54724
May 17th, 2023 – 4:45 p.m.

1. Meeting called to order.
2. Roll call: Mike Randall, Richard Zwiefelhofer, Don Stoik, Gary Lueck, Jared Zwiefelhofer, Mayor Koehler and Alderperson Meinen.
3. Approval of the previous minutes from the April 19th, 2023, meeting.
4. Discussion and consideration certified survey map submitted by Bloomer Healthcare, LLC.
5. Discussion and consideration on a Conditional Use Permit submitted by Ben Jones, 2033 9th Avenue, for the keeping of chickens.
6. Meeting to be adjourned.

City of Bloomer
Regular Meeting of the Planning Commission
1503 Main Street
Bloomer, WI 54724
April 19th, 2023, 5:30 p.m.

Mayor Koehler called the meeting to order at 5:30 p.m.

Roll call: Don Stoik, Gary Lueck, Mayor Koehler, Mike Randall and Alderman Meinen were present. Jared Zwiefelhofer and Rick Zwiefelhofer were absent.

Motion by (Stoik/Zwiefelhofer) to approve the minutes from January 18, 2023, meeting.

Motion (Meinen/Stoik) to recommend for approval to the City Council a certified survey map submitted by Dachel Real Estate, LLC. as presented. Motion carried.

Motion (Meinen/Stoik) to recommend for approval a certified survey map submitted by Lee and Ramona McMEnamin as presented. Motion carried.

Motion (Stoik/Lueck) to recommend to the City Council to rezone parcel #23009-0521-67530001 from I-1 (Light Industrial) to R-2 (Two-Family Residential). Motion carried.

Motion (Meinen/Randall) to adjourn. Motion carried.

HIESS-LOKEN & ASSOCIATES, LLC

Professional Land Surveying

Established 1977

J. F. Hiess, P.L.S. 1945-2012

OFFICE: 715-720-4000
715-832-3300
hlsurvey@sbcglobal.net
www.hiess-loken.com

4905 WEST PARK AVENUE
CHIPPEWA FALLS, WI 54729

April 19, 2023

City of Bloomer
Atten: Admin. Frion
1503 Main St.
Bloomer, WI 54724

Dear Admin Frion,

Please place the enclosed CSM on the appropriate meetings for review and approvals. Would you also please let me know by email when the items are scheduled? I will attend the meetings as representative of the owners.

Thank you for all your help as I completed this project.

Sincerely,



Jason R. Hiess, P.L.S., owner

Encl.



City of Bloomer
 1503 Main Street • Bloomer, WI 54724
 PHONE: (715) 568-3032 • FAX: (715) 568-3989
 www.ci.bloomer.wi.us

Certified Survey Map & Subdivision Applications

Application Date: 5/4/23
Receipt #: 2.003804

Application Fee: \$25 plus \$5 per lot (Payable to City of Bloomer)

PETITIONER INFORMATION		PROPERTY DESCRIPTION			
Petitioner (Agent) HIESS-LOKEN & ASSOC., LLC	Parcel Identification Number (PIN) 23009-0534-04500000				
Street Address 4905 W. PARK AVE.	Town CITY OF BLOOMER	T 30	N 09	R E	
City • State • ZipCode CHIPPEWA FALLS, WI 54729	Section 05	1/4 S 1/2	1/4 SW	Acreage 7.4	Lot (Block)
Property Owner (if different from petitioner) BLOOMER HEALTHCARE LLC	Subdivision or CSM (Volume/Page/Lot) NA				
Street Address 1405 TRUAX BLVD	Address of Property (DO NOT include City/State/Zip Code) 2217 DUNCAN RD				
City • State • ZipCode EAU CLAIRE, WI 54703	Is this property connected to public utilities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

PROPERTY OWNER CONSENT REQUIRED

By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and are subject to postponement for incomplete submissions or other administrative reasons.

Name Tony Danek Daytime Phone (715) 227-5957

SUBDIVISION INFORMATION

(Please Check): Residential Commercial/Industrial Other

Approvals Requested: Certified Survey Map Preliminary Plat Final Subdivision Plat

Location of Proposed Project: DOVE HEALTHCARE DUNCAN RD

Current Zoning Classification: R-1

Reason for Division: SEPERATE EXCESS LANDS FROM CURRENT FACILITIES

Proposed Number of Lots: 2 Proposed Lot Sizes: LOT 1 1.6 AC & LOT 2 5.8 AC

Proposed Project Type: (Include use of buildings and property) NO NEW PROJECT AT THIS TIME

Current Use of Property: (Include existing structures) LOT 1 VACANT LAND LOT 2 CARE FACILITY

I, the undersigned, hereby petition to rezone the aforementioned property and certify that all the information both above and attached is true and correct to the best of my knowledge.

Signature Jan R. Hiess-Loken HIESS-LOKEN & ASSOC LLC Date 4-17-23

Daytime Contact Number (715) 720-4000

**EXHIBIT A
TO
LAND CONTRACT**

LEGAL DESCRIPTION OF THE PROPERTY

A parcel of land located in the South West Quarter of the South West Quarter and the South East Quarter of the South West Quarter of Section 5, Township 30 North, Range 9 West, formerly located in the Town of Woodmohr and now annexed to the City of Bloomer, Chippewa County, Wisconsin described as follows:

Commencing at the NE corner of Pecha & Bleskacek's 4th Addition, thence along the arc of a curve whose chord bears N 53 degrees 38 minutes 34 seconds W 134.33 feet, said curve is the centerline of Duncan Road; thence N 40 degrees 39 minutes E 33.00 feet to the North line of Duncan Road; thence along the arc of a curve whose chord bears S 49 degrees 50 minutes 01.5 seconds E along the North line of Duncan Road 14.64 feet to the East line of Wilson St. (formerly an unnamed town road) and the point of beginning, said curve has a radius of 864.31 feet; thence along the arc of a curve whose chord bears S 64 degrees 42 minutes 14 seconds E along the North line of Duncan Road 429.50 feet to the West line of Vine Street; thence N 00 degrees 22 minutes 35 seconds E along the West line of Vine Street 3.11 feet to the SW corner of Ludwigson's Addition; thence continuing N 00 degrees 22 minutes 35 seconds E along the West line of Vine Street and Ludwigson's Addition 888.77 feet to the South line of Lakeshore Drive (formerly an unnamed town road); thence S 89 degrees 42 minutes 45 seconds W along the South line of Lakeshore Drive (formerly an unnamed town road) 404.47 feet to the East line of Wilson Street (formerly an unnamed town road); thence S 00 degrees 50 minutes 15 seconds E along the East line of a town road 706.09 feet to the North line of Duncan Road and the point of beginning.

55891335

State Bar Form 11-Page 8

© 2003 STATE BAR OF WISCONSIN



PIN: 23009-0534-04500000

Computer Number: 206-1415.0210

Owner Name: BLOOMER HEALTHCARE LLC

Owner Address: 1405 TRUAX BLVD

Owner Address: EAU CLAIRE WI, 54703

Physical Address:

GIS Acres: 7.4

Deed Acres: 7.4

School Code: 497

Assessed Value: 5597400

Fair Market Value: 5905700

Description: S 1/2 SW COM @ NE COR P & B 4TH ADD @ CEN LN DUNCAN

RD, N 53 D W 134.33', N 40 D E 33', E 14.64' TO E LN

TN RD & B; S 64 D E 429.5' TO VINE ST, N 891.88', W 404.47',

S 706.09' TO POB. ANNEXED FROM WOODMOHR FOR 2003 - WAS COMP #046-

Scale = 1"=151'

Printed 03/21/2023

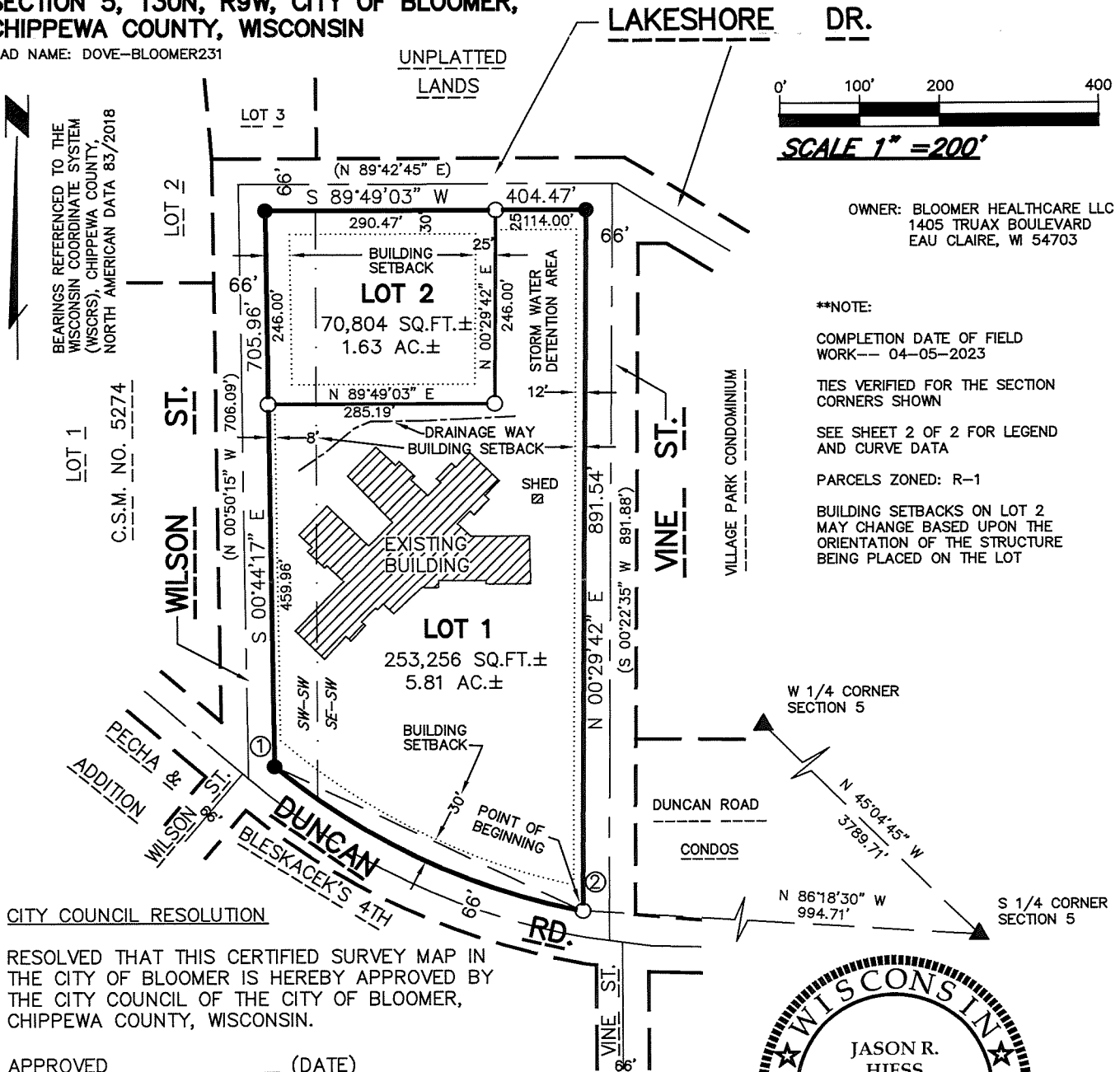
Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

**PART OF THE SE 1/4 OF THE SW 1/4 AND
THE SW 1/4 OF THE SW 1/4,
SECTION 5, T30N, R9W, CITY OF BLOOMER,
CHIPPEWA COUNTY, WISCONSIN**

CAD NAME: DOVE-BLOOMER231



OWNER: BLOOMER HEALTHCARE LLC
1405 TRUAX BOULEVARD
EAU CLAIRE, WI 54703

****NOTE:**
COMPLETION DATE OF FIELD
WORK-- 04-05-2023
TIES VERIFIED FOR THE SECTION
CORNERS SHOWN
SEE SHEET 2 OF 2 FOR LEGEND
AND CURVE DATA
PARCELS ZONED: R-1
BUILDING SETBACKS ON LOT 2
MAY CHANGE BASED UPON THE
ORIENTATION OF THE STRUCTURE
BEING PLACED ON THE LOT

CITY COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN
THE CITY OF BLOOMER IS HEREBY APPROVED BY
THE CITY COUNCIL OF THE CITY OF BLOOMER,
CHIPPEWA COUNTY, WISCONSIN.

APPROVED _____ (DATE)

SIGNED: _____
MAYOR

I, HEREBY CERTIFY THAT THE FORGOING IS A COPY
OF A RESOLUTION ADOPTED BY THE CITY COUNCIL
OF THE CITY OF BLOOMER, CHIPPEWA COUNTY,
WISCONSIN. I FURTHER CERTIFY THAT THERE ARE
NO UNPAID SPECIAL ASSESSMENTS OR TAXES ON
THE LANDS INCLUDED ON THIS CERTIFIED SURVEY
MAP.



I HAVE FULLY COMPLIED WITH THE PROVISIONS OF
CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7
OF THE WISCONSIN ADMINISTRATIVE CODE AND
SECTION 14 OF THE CITY OF BLOOMER SUBDIVISION
ORDINANCES.

Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 17TH DAY OF APRIL, 2023.

CITY ADMINISTRATOR-CLERK-TREASURER

SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET

**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

**PART OF THE SE 1/4 OF THE SW 1/4 AND
THE SW 1/4 OF THE SW 1/4,
SECTION 5, T30N, R9W, CITY OF BLOOMER,
CHIPPEWA COUNTY, WISCONSIN**

CAD NAME: DOVE-BLOOMER231

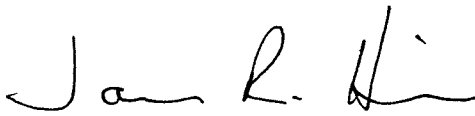
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF BLOOMER HEALTHCARE, LLC AS OWNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 5, TOWNSHIP 30 NORTH, RANGE 9 WEST, CITY OF BLOOMER, CHIPPEWA COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5; THENCE N.86°18'30"W. 994.71 FEET TO THE INTERSECTION OF THE NORTH LINE OF DUNCAN ROAD AND THE WEST LINE OF VINE STREET SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°29'42"E. ALONG THE WEST LINE OF SAID VINE STREET, 891.54 FEET TO THE SOUTH LINE OF LAKESHORE DRIVE; THENCE S.89°49'03"W. ALONG SAID SOUTH LINE, 404.47 FEET TO THE EAST LINE OF WILSON STREET; THENCE S.00°44'17"E. ALONG SAID EAST LINE, 705.96 FEET TO THE NORTH LINE OF DUNCAN STREET; THENCE ALONG SAID NORTH LINE AND ALONG THE ARC OF A 864.31 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WHOSE CHORD BEARS S.64°35'53"E. 429.18 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND SECTION 14 OF THE CITY OF BLOOMER SUBDIVISION ORDINANCES.



JASON R. HIESS, P.L.S.

DATED THIS 17TH DAY OF APRIL, 2023.



CURVE DATA 1-2

ARC LENGTH = 433.81'
RADIUS = 864.31'
CENTRAL ANGLE = 28°45'27" (28°46'24")
CHORD BEAR. = S 64°34'18" E (S 64°42'14" E)
CHORD LENGTH = 429.27' (429.50')
1ST. TAN. BEAR. = S 50°11'34" E
2ND TAN BEAR. = S 78°57'01" E

SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET

LEGEND

- --- 2 1/4" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- () --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- ' --- MINUTES OR FEET
- " --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- RD. --- ROAD
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING



PIN: 23009-0531-63200127

Computer Number: 206-1002

Owner Name: BENJAMIN D JONES

Owner Address: 2033 9TH AVE

Owner Address: BLOOMER WI, 54724

Physical Address: 2033 9TH AVE BLOOMER 54724

GIS Acres: 0.4 Deed Acres: 0.0

School Code: 497

Assessed Value: 223100

Fair Market Value: 235400

Description: RUFF'S COMO LAKE ADDITION LOT 27 BLK 1



Scale = 1":46'

Printed 05/09/2023

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Petition for Conditional Use Permit

Page 2

5. Parking and circulation plans
6. Drainage and sewage disposal plans.
7. Planting screen and operational control devices plan, where necessary, to eliminate noise, dust, odor, smoke, or other objectionable operating conditions.
8. Reciting of facts indicating that the proposed use will not be detrimental to the general public interest and the purposes of the Bloomer Zoning Code.

Property Owner: _____ Owner's Agent: _____
Name Ben Jones Name _____
Address 2033 9th Ave Address _____
Bloomer WI 54724 _____
(City) (State) (Zip) (City) (State) (Zip)
Telephone No. 715-456-2597 Telephone No. _____
Date 4/26/23 Date _____

More information may be requested by the Planning Commission if deemed necessary to properly evaluate your request. The lack of information requested by this form may in itself be sufficient cause to deny the petition. If you have any questions regarding the procedure, please contact the Zoning Administrator.

I hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge and belief.

Petitioner: Ben Jones
(Signature)

Scott and Christy Langman

2014 8th Ave

Bloomer, WI 54724

Steve and Nancy Naas

2024 8th Ave

Bloomer, WI 54724

Bruce Svitak + Barbara Svitak

2034 8th Ave

Bloomer, WI 54724

