

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, September 24, 2018 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the September 10, 2018 Plan Commission Meeting. *(Attachment)*
2. Consider Certified Survey Map from Real Land Surveying for a parcel located at the Southeast corner of Lakeland Drive and County Highway I in the Lake Wissota Business Park. Make recommendation to the Common Council. *(Attachment)*
3. Consider rezoning request from Wes Mueller and the City of Chippewa Falls to rezone Parcels 4046.7000 and 4046.8000, Lot 2 except the South half and Lot 3, replat of Zielie's Addition, located in Block 5, Zielie's Addition along the West side of Chippewa Crossing Boulevard from R-1C Single Family Residential District to R-2 Two Family Residential District. Make recommendation to the Common Council. *(Attachment)*
4. Reconsider addition to Planned Development Conditional Use Permit Resolution No. 2017-02 for a sign and canopy. *(Attachment)*
5. Adjournment

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, September 19, 2018 at 1:30 PM. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, SEPTEMBER 10, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, September 10, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Assistant City Engineer Bill McElroy, City Inspector Paul Lasiewicz, City Planner Brad Hentschel and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the August 13, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered a Certified Survey Map submitted by Real Land Surveying on behalf of Steve Frazer for Lots 16-18, Block 1, Zielie's Addition. Director of Public Works Rubenzer stated that the Certified Survey Map was a follow-up to PD CUP Resolution No. 2018-03 allowing Mr. Frazer to construct duplexes or twin homes on proposed Lots 1 and 2 of the Certified Survey Map.
Motion by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map submitted by Real Land Surveying on behalf of Steve Frazer for Lots 16-18, Block 1, Zielie's Addition. Said approval contingent on:
 - 1) Receipt of the \$100 Certified Survey Map review fee.
 - 2) Submission and approval of any necessary stormwater management plan.**All present voting aye. Motion carried.**

3. Mayor Hoffman opened a public hearing to consider Planned Development Conditional Use Permit Resolution No. 2018-05 to construct six eight-plex buildings, hereafter referred to as Palisades Condominiums, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,900 square feet), on Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street, Chippewa Falls, WI. Jim Statz of 1319 Timber Road, Eau Claire, WI appeared to oppose PD CUP Resolution No. 2018-05 to construct six eight-plex buildings, hereafter referred to as Palisades Condominiums, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,900 square feet), on Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street, Chippewa Falls, WI. Mr. Statz stated that he owned apartment units adjacent to the proposed development and that when he had constructed the apartments, he had to adhere to building requirements in the R-3-8 Multi-Family Residential zoning district. He stated that he felt that Mr. Wurzer should also be required to build per said code. He was concerned about the building density. Mark Erickson of Everyday Engineering spoke for the permit, stating the development's future occupants would be able to take advantage of the spacious City park adjacent to the development and that aesthetically pleasing and appropriate vegetation would be placed around the stormwater pond perimeter bench. No one else spoke for or against the permit. Commissioner Cihasky

Please note, these are draft minutes and may be amended until approved by the Common Council.

listed concerns with the ten foot deep stormwater pond depth. He wanted vegetation to be planted along the pond perimeter bench. Director of Public Works Rubenzer stated that condition "C" of the permit required the developer to adhere to the stormwater and erosion control chapters (30 and 31) of the Chippewa Falls Municipal Code.

Mayor Hoffman closed the public hearing.

Motion by Tzanakis, seconded by Varga to approve the Planned Development Conditional Use Permit Resolution No. 2018-05 to construct six eight-plex buildings, hereafter referred to as Palisades Condominiums, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,9000 square feet), on Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street, Chippewa Falls, WI. Mayor Hoffman requested a roll call vote. **Voting aye were Tzanakis, Varga, Misfeldt, Doughty, Arneberg, Smith, Hull, Rubenzer, Hubbard and Hoffman. Voting nay was Cihasky. The motion was approved on a 10-1 vote.**

4. The Plan Commission considered the attached Certified Survey Map of Palisades Condominiums submitted by Everyday Surveying on behalf of Craig Wurzer for Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street. Director of Public Works Rubenzer noted that this was the certified survey map for the Palisades Condominiums which was approved in the previous item. He continued that any stormwater conditions could be added to the Certified Survey Map approval.

Motion by Cihasky, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map of Palisades Condominiums submitted by Everyday Surveying on behalf of Craig Wurzer for Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street upon:

- 1) Payment of the \$100 Certified Survey Map review fee.
- 2) Submission and approval of a vegetative plan for the stormwater ponds perimeter.

All present voting aye. Motion carried.

5. The Plan Commission considered the attached petition from Peter Pohl and Wes Mueller to rezone Lots 5 and 6, Parcels 4046.9100 and 4046.9200, replat of Block 5, Zielie's Addition from R-1C Single Family Residential District to R-2 Two Family Residential District.

Motion by Hubbard, seconded by Varga to recommend the Common Council conduct a public hearing to consider rezoning Lots 5 and 6, Parcels 4046.9100 and 4046.9200, replat of Block 5, Zielie's Addition from R-1C Single Family Residential District to R-2 Two Family Residential District. Said public hearing to be scheduled upon;

- 1) Receipt of the \$300 legal advertising fee.
- 2) Proper notification of adjacent property owners.

All present voting aye. Motion carried.

6. The Plan Commission considered the attached Certified Survey Map from Chippewa Surveying redividing lots in 2nd Riverside Industrial Park and allowing a land swap/purchase between the City of Chippewa Falls, Premium Waters and Allied Dies.

Please note, these are draft minutes and may be amended until approved by the Common Council.

City Planner Hentschel explained that this redivision of lots would allow both businesses potential growth and future expansion.

Motion by Tzanakis, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map from Chippewa Surveying redividing lots in 2nd Riverside Industrial Park and allowing a land swap/purchase between the City of Chippewa Falls, Premium Waters and Allied Dies contingent on:

- 1) Receipt of the \$100 Certified Survey Map review fee.
- 2) Submission and approval of any necessary stormwater management plan.
- 3) That lot areas be added to the survey map.

All present voting aye. Motion carried.

7. The Plan Commission considered the attached sign and 20' x 40' tent canopy structure at the U-Haul site next to Chippewa Commons on E. Prairie View Road. Director of Public Works Rubenzer explained that both items should have been included with Planned Development Conditional Use Permit Resolution No. 2017-02 and that the Common Council had approved the addition of the sign in September 2018. City Inspector Lasiewicz indicated he had no issues with adding the items to PD CUP Resolution No. 2017-02 without a new notice and public hearing process.

Motion by Hubbard, seconded by Tzanakis to approve administratively adding the attached sign and 20' x 40' tent canopy structure to Planned Development Conditional Use Permit Resolution No. 2017-02 for U-Haul without a new notice and public hearing process.

All present voting aye. Motion carried.

8. **Motion** by Smith, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:04 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

DATE: September 10, 2018

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Shane Frazier	4833/60th St			
Justin Kaminski	1608 N. MAIN ST OSTKOPH, WI 53001	V-FHALL	414-909-1728	Justin-Kaminski@vfhall.com
Jason Row	5317 190th St. Chilworth Falls	U-HAUL	715-577-8051	Jason-Rein@uhaul.com
Les Mueller	5963 138th St CR S4729	Les Mueller	715-225-0053	
Mark Erickson	1808 BRADLET AVE E.C. WI 54701	E.S.E.	715-831-0054	Mark@esell.com
FRANK REEDER	1459 76th AVE	S&L F	715-283-2110	
Jim Skatz	1319 Timber Rd Eg	Mudgy	715-835-8999	

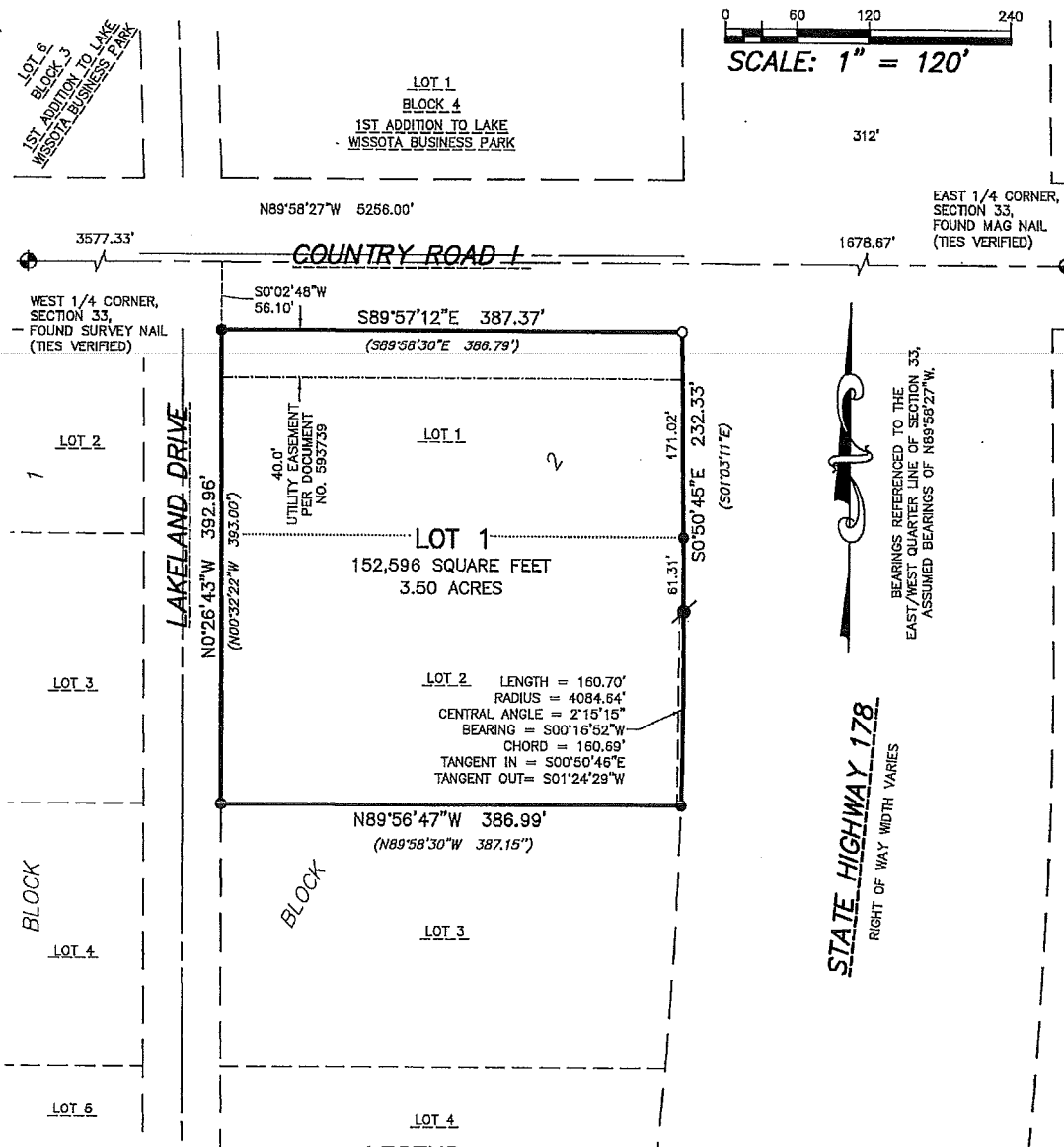
CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER _____

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

REVISED
9-6-19

REGISTER

LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ &
THE NORTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK



SCALE: 1" = 120'

BEARINGS REFERENCED TO THE
EAST/WEST QUARTER LINE OF SECTION 33,
ASSUMED BEARINGS OF N89°58'27"W.

STATE HIGHWAY 178
RIGHT OF WAY WIDTH VARIES

LEGEND

- ----- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- ----- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE
WEIGHING 1.13 POUNDS PER LINEAR FOOT
- () ----- RECORDED AS

REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715) 514-4116
CADD # 18301

FIELDWORK
COMPLETION
DATE: 08/31/18

CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER _____

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ &
THE NORTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF ECMCRE, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ & THE NORTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN; BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK

AND BEING SUBJECT TO EXISTING EASEMENTS.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2018
PETER J. GARTMANN, P.L.S. 2279

PREPARED FOR:
ECMCRE
3802 OAKWOOD MALL DRIVE
EAU CLAIRE, WI 54701

Prepared By:
REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701

SHEET 2 OF 2 SHEETS

Date Filed: September 12, 2018

Fee Paid: \$25.00 Date: Sept. 12, 2018 TR#: 56626

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel# _____

Legal Description: lot 3 and lot 2 ex the S 1/2 of the Poplarville addition
Parcel id numbers - 22808-0843-68100003 and 22808-0843-68100002

Present zoning classification of property: R1

Zoning classification requested: R2 for Duplexes

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: —

Existing use of all buildings on such land: —

Principal use of all properties within 300 feet of such land: Single family and
Duplexes

Purpose for which such property is to be used: to build 1 duplex

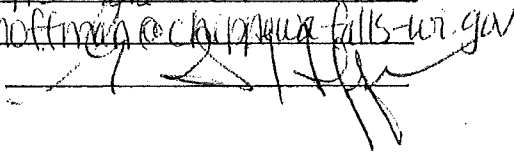
Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: This Duplex will be owner
managed and maintained. The building will be built
with high quality materials. The lot will be laid
out so the building will be as private as possible.

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:
This building will look the same as the buildings on
the east side of Chippewa Crossing Blvd.

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner(s)/Address(es):

City of Chippewa Falls
300 W Central St
Chippewa Falls WI 54729
Phone #: 715-726-2719
Email: ghoffman@chippewa-falls-wi.gov
Signature: 

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

Wesley and Karen Mueller
3963 138th St.
Chippewa Falls, WI 54729
Phone #: 715-725-9053
Email: wesmuell04@gmail.com
Signature: Wesley Mueller
Karen Mueller

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

128'

LOT 3 ZIELIE ADDITION

84'

60.000'

72.000'

BLDG #2

25' MIN. SETBACK

LOT 2 ZIELIE ADDITION

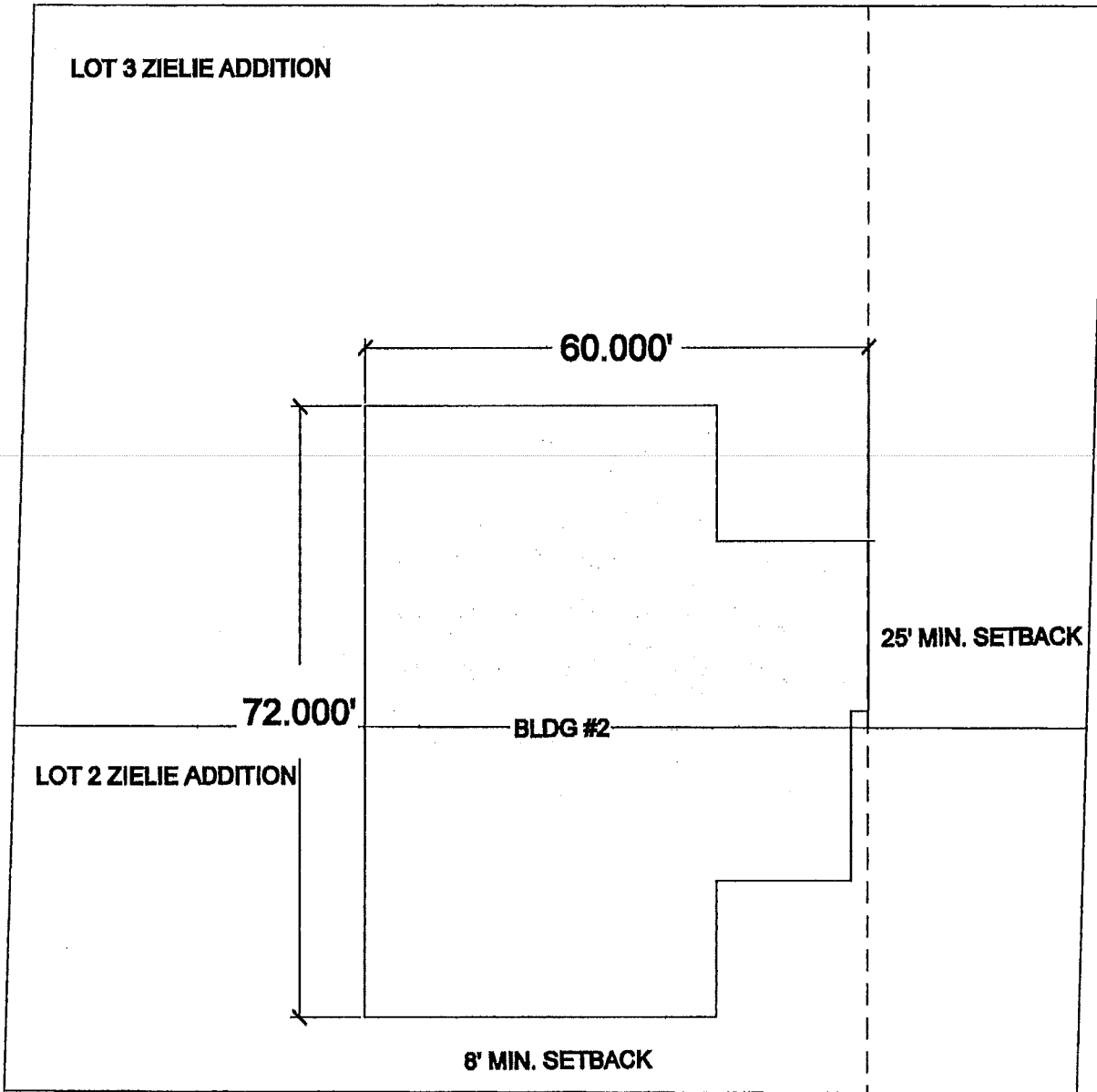
43'

8' MIN. SETBACK

CHIPPEWA CROSSING BLVD

128'

SCALE: 1:20



Conditional Use Permit Resolution No. 2017-02

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #2017-02 TO TEMPORARILY LOCATE TEN 10' X 10' X 9'
HIGH PERSONAL STORAGE UNITS, (PODS) IN THE PARKING LOT OF
#409 EAST PRAIRIE VIEW ROAD**

WHEREAS, the City of Chippewa Falls Common Council conducted a public hearing on January 5, 2016 and then granted a Special Use Permit Ordinance No. 2015-06 allowing Wisconsin Real Property Investments, LLC and Chippewa Commons to use the existing building, (former K-Mart building), to store pallets of bottled water; and

WHEREAS, on November 7, 2016, the City of Chippewa Falls Plan Commission granted Commercial Planned Development Conditional Use Permit Resolution No. 2016-05 to allow zero setback lot lines on parcel #4428, located at #409 East Prairie View Road; and

WHEREAS, Said former K-Mart, parcel number 4428 is zoned C-2 General Commercial District; and

WHEREAS, On November 13, 2017, the Plan Commission heard a request from U-Haul to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road; and

WHEREAS, the Plan Commission evaluated the development proposal in accordance with Municipal Code Section 17.26 which directs such evaluation as a conditional use permit under section 17.47; and

WHEREAS, the Plan Commission conducted a public hearing on Monday December 11, 2017 at 6:30 P.M. to hear all concerns about Commercial Planned Development Conditional Use Permit Resolution No. 2017-02 to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, pursuant to Chapters 17.26 and 17.47 of the code of Ordinances of the City of Chippewa Falls, that Commercial Planned Development Conditional Use Permit Resolution No. 2017-02 to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road is granted under the following conditions:

- a) That U Haul be permitted to temporarily store ten 10'x10'x9'high outdoor personal storage units in the parking lot as shown on the attached site plan until 90 % occupancy of the indoor storage facility is reached and the Plan Commission will review the occupancy and permit after five years.

Conditional Use Permit Resolution No. 2017-02

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #2017-02 TO TEMPORARILY LOCATE TEN 10' X 10' X 9'
HIGH PERSONAL STORAGE UNITS, (PODS) IN THE PARKING LOT OF
#409 EAST PRAIRIE VIEW ROAD**

- b) That this permit shall apply to parcel #4428 as described on the attached property description and as shown on the attached site plan.
- c) That the attached stated declarations apply to parcel #4428 and adjacent parcel #4430 as long as this permit remains valid.
- d) That a zero setback is required along the South property line of parcel #4428.
- e) That this permit shall run with the land and apply for all present and future owners as long as permitted uses in the C-2 General Commercial District are employed.
- f) That all the attached site plans, declarations and property descriptions become part and parcel of this permit.
- g) This permit will be available in the offices of the City Engineer and City Inspector.
- h) That this permit shall become null and void by non-compliance with the conditions of this permit or related Codes, or by application to the Board of Appeals for any Code variance at these premises.
- i) That all changes or modifications to this permit shall be made only after review and approval by the Plan Commission and after public notice and hearing as required for a Commercial Planned Development Conditional Use Permit.
- j) That except as specifically provided herein, all regulations of City Codes shall apply.

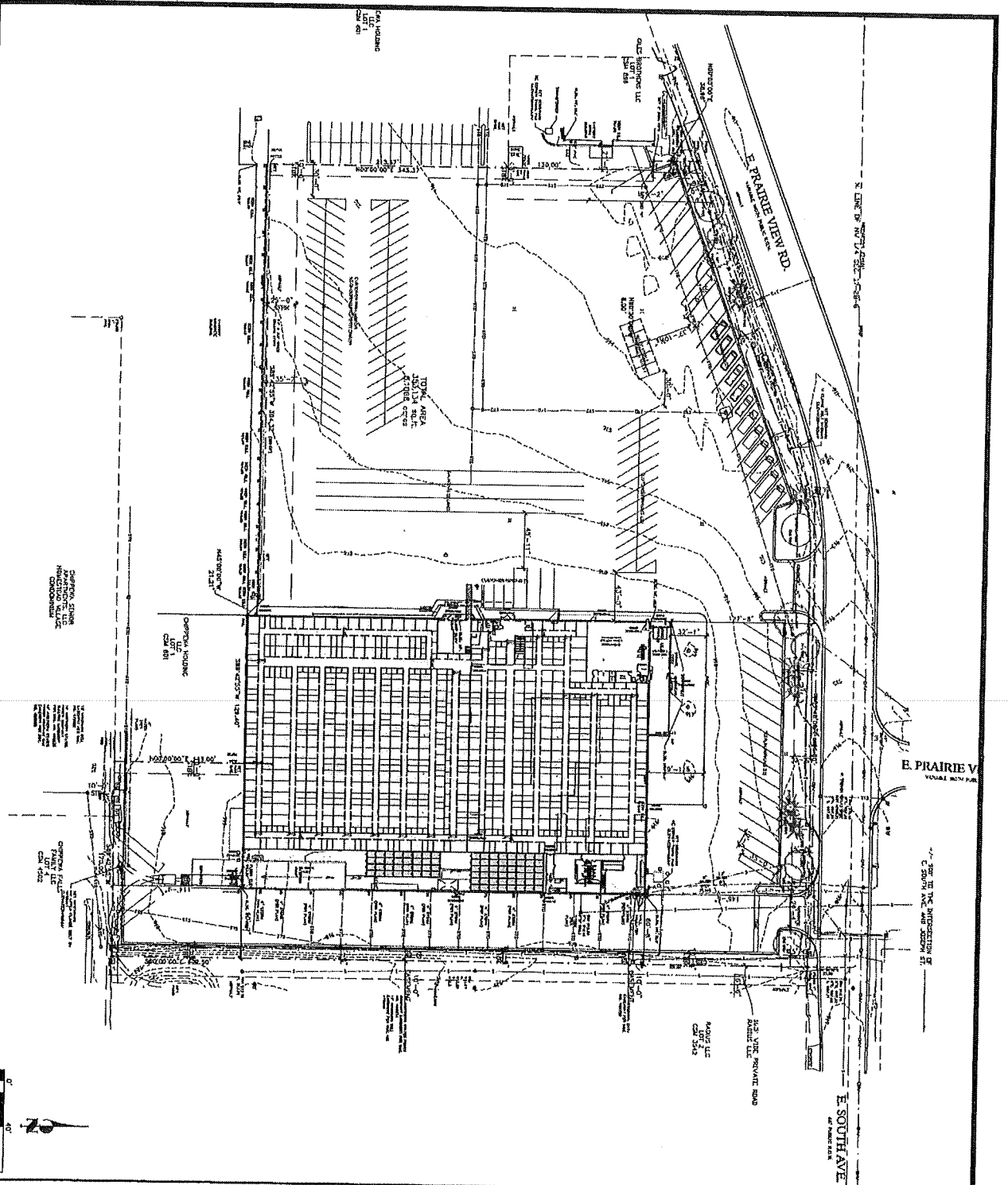
MOTION: Tzanakis

SECONDED: Dougherty

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on December 11, 2017 by a vote of 6 ayes, 0 nays and 2 abstentions.

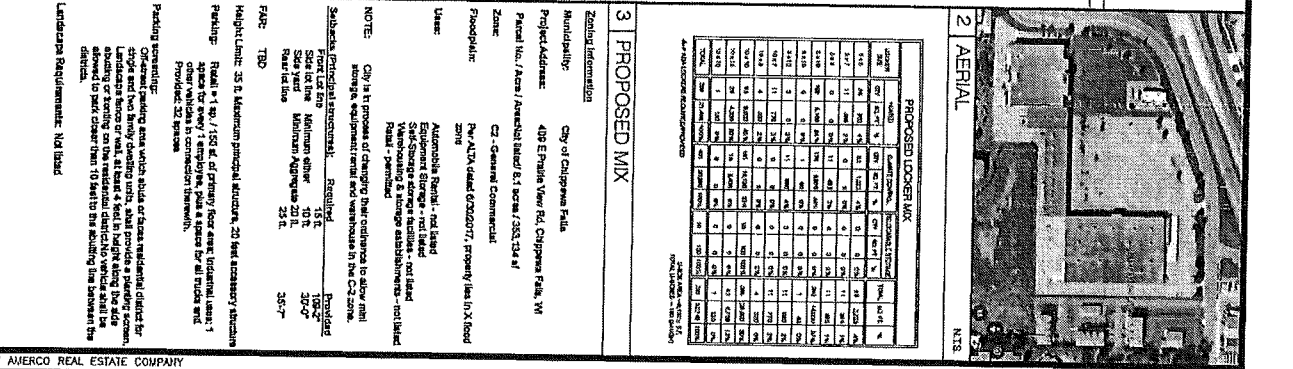
ATTEST: Richard J. Rubenzer
Richard J. Rubenzer, PE
Secretary, Plan Commission

1 SITE PLAN



SCALE 1" = 40'-0"

2 AERIAL



NTS

3 PROPOSED MIX

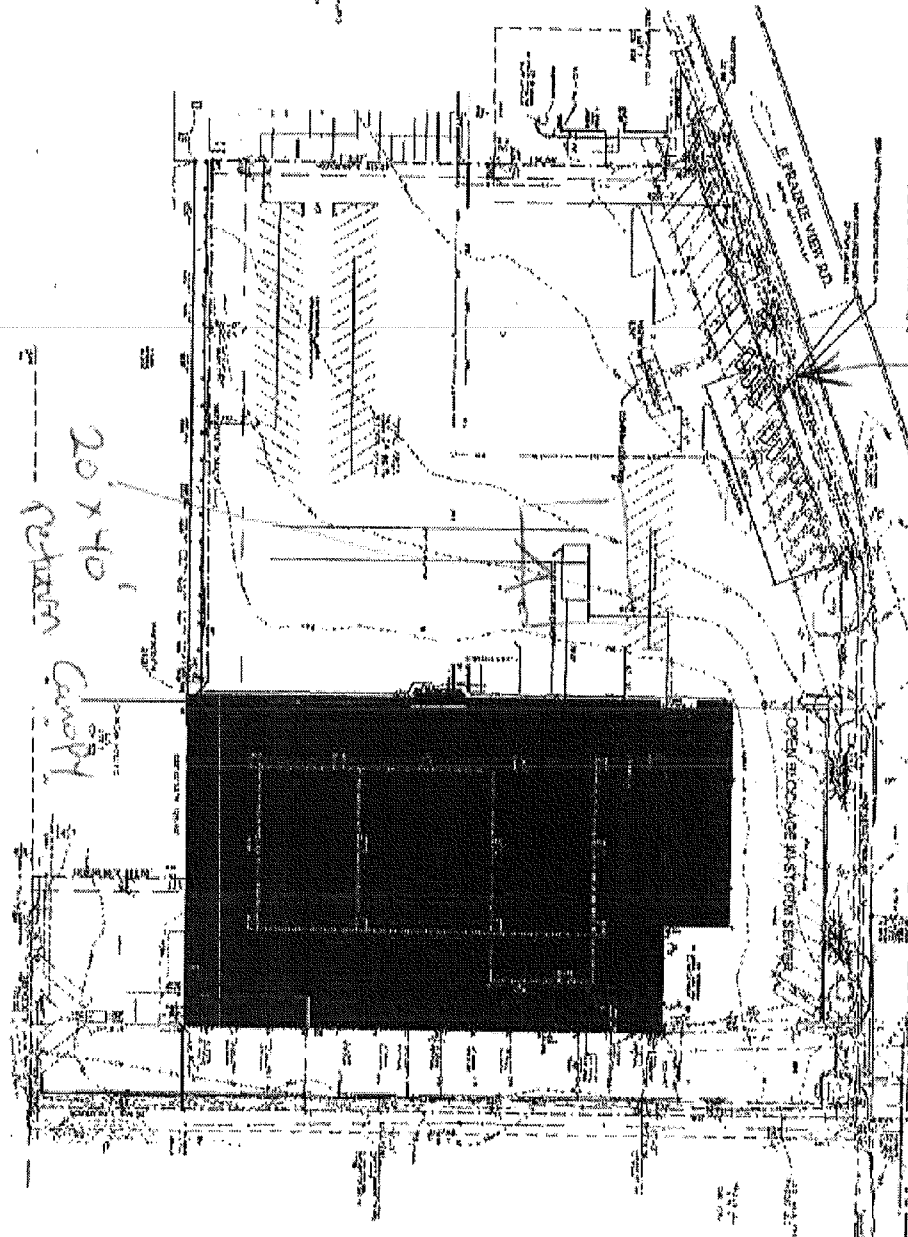
USE	AREA (SQ FT)	PERCENTAGE	COMMENTS
OFFICE	100,000	100%	
RETAIL	0	0%	
INDUSTRIAL	0	0%	
RESIDENTIAL	0	0%	
PARKING	10,000	10%	
LANDSCAPE	5,000	5%	
UTILITIES	5,000	5%	
ROADWAY	5,000	5%	
TOTAL	125,000	100%	

APPLICABLE REGULATIONS:
 1. ALL USES MUST BE PERMITTED BY THE CITY OF CHICAGO.
 2. ALL USES MUST BE PERMITTED BY THE CHICAGO ZONING ORDINANCE.

4 ZONING INFORMATION

Zoning Information
 Municipality: City of Chicago Falls
 Project Address: 408 E Prairie View Rd, Chicago Falls, WI
 Parcel No. / Area: Assessor's Parcel # 81 0004 0303 134 41
 Zone: C2 - General Commercial
 Precinct: Pw-ALTA, dated 02/02/07, property lies in X flood zone
 Uses: Automobile Repair - not listed
 Equipment Storage - not listed
 Site Storage - not listed
 Processing & storage establishments - not listed
 Retail - permitted
 Note: C2 is the process of changing their ordinance to allow retail storage equipment and other vehicles in the C2 zone.
 Subject: Original structure(s): Residential
 Structure: 15 ft
 Height: 10 ft
 Area: 3000 sq ft
 Floor Area: 3000 sq ft
 FAS: TBD
 Height Limit: 35 ft Maximum principal structure, 20 feet accessory structures
 Parking: Retail = 1 sq ft of primary floor area, industrial, use 1 space for every 1 employee, plus a space for all other use and other vehicles to be considered thereafter.
 Proposed: 32 spaces
 Landscaping Requirement: Not listed

NTS



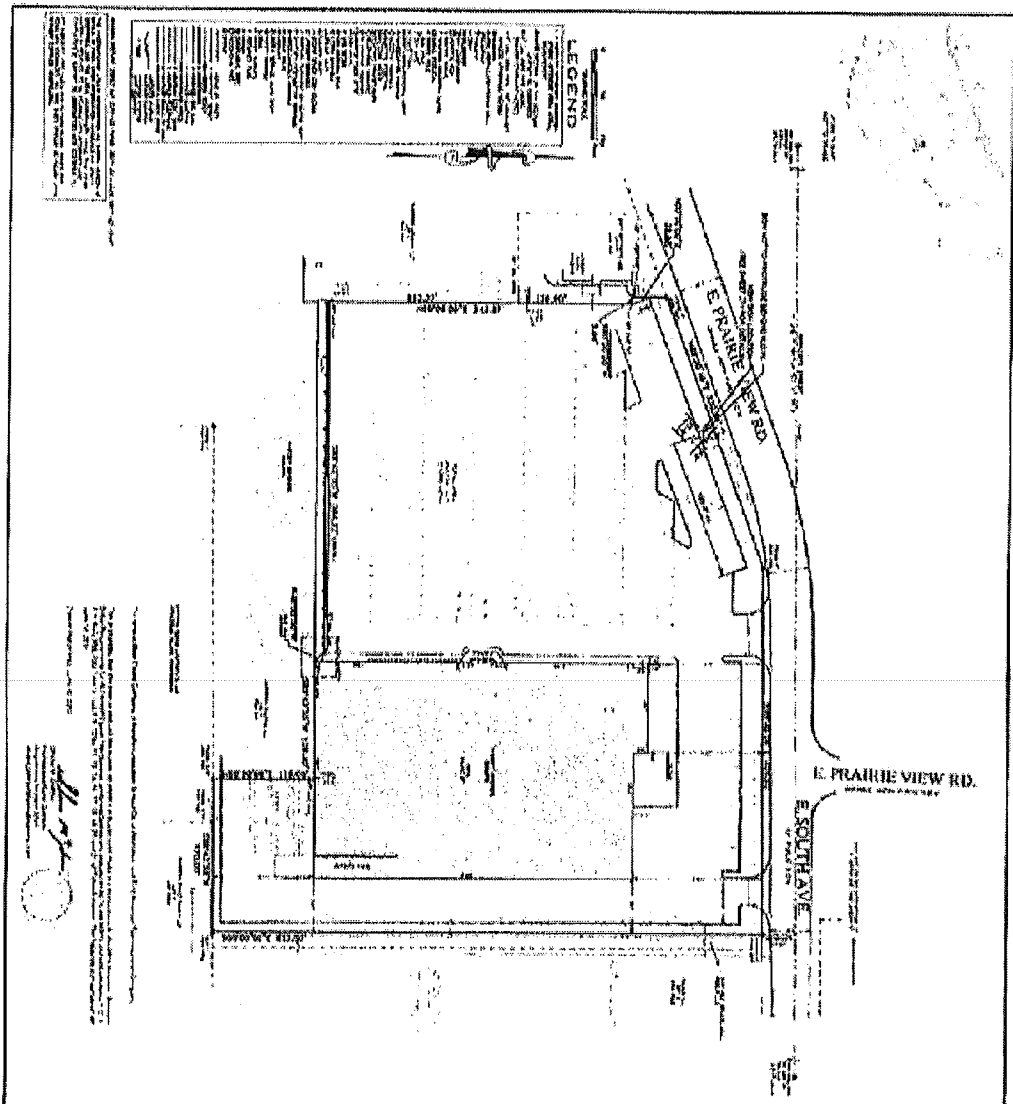
PROPOSED SITE	102

PROJECT
18-003 #868075
 PROPOSED BUILDING ALTERATION:
AMERCO REAL ESTATE COMPANY
 409 E. PRAIRIE VIEW RD.
 CHIPPEWA FALLS, WI 54728

ARCHITECT OF RECORD:

COMMERCIAL | INDUSTRIAL | DESIGN/BUILD

Alliance
 CONSTRUCTION & DESIGN
 OFFICE: 920-216-3400 | FAX: 920-336-0403



**ATTANSPS LAND TITLE SURVEY
WITH TOPOGRAPHIC DATA**

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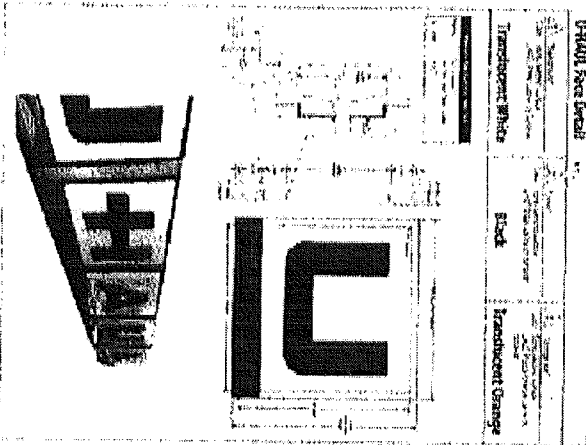
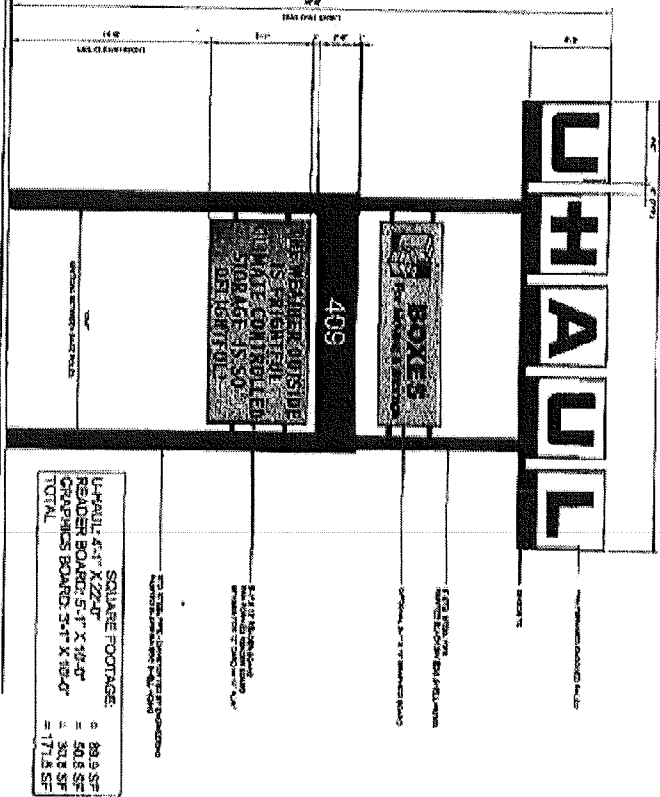
100. ...

R.A. Smith National, Inc.
Surveying and Mapping

R.A. Smith National, Inc.

<p>104</p> <p>SIGN LOCATION</p>	<p>PROJECT</p> <p>18-003 #868076</p> <p>PROPOSED BUILDING ALTERATION:</p> <p>AMERCO REAL ESTATE COMPANY</p> <p>409 E. PRAIRIE VIEW RD. CHIPPEWA FALLS, WI 54720</p>	<p>ARCHITECT OF RECORD:</p> <p>_____</p>	<p>COMMERCIAL INDUSTRIAL DESIGN/BUILD</p> <p>Alliance CONSTRUCTION & DESIGN</p>
	<p>DATE: 11-18-2014</p> <p>SCALE: 1" = 40'</p>	<p>PROJECT NO.:</p> <p>_____</p>	<p>DATE: 11-18-2014</p>

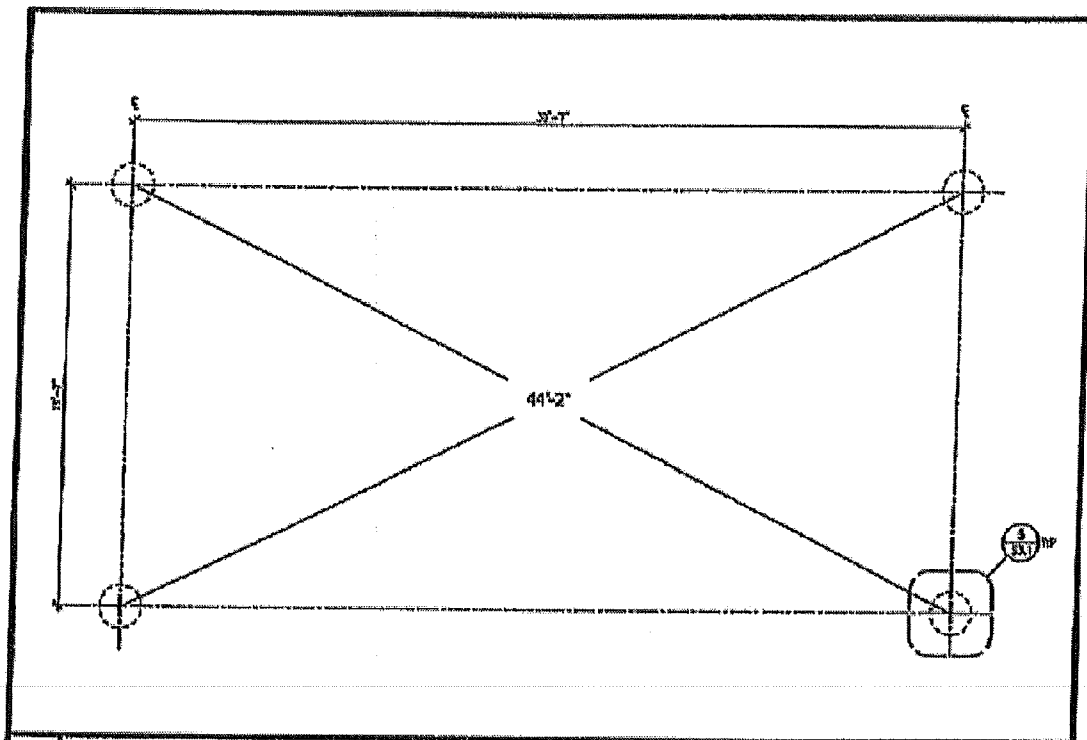
SECTION 1



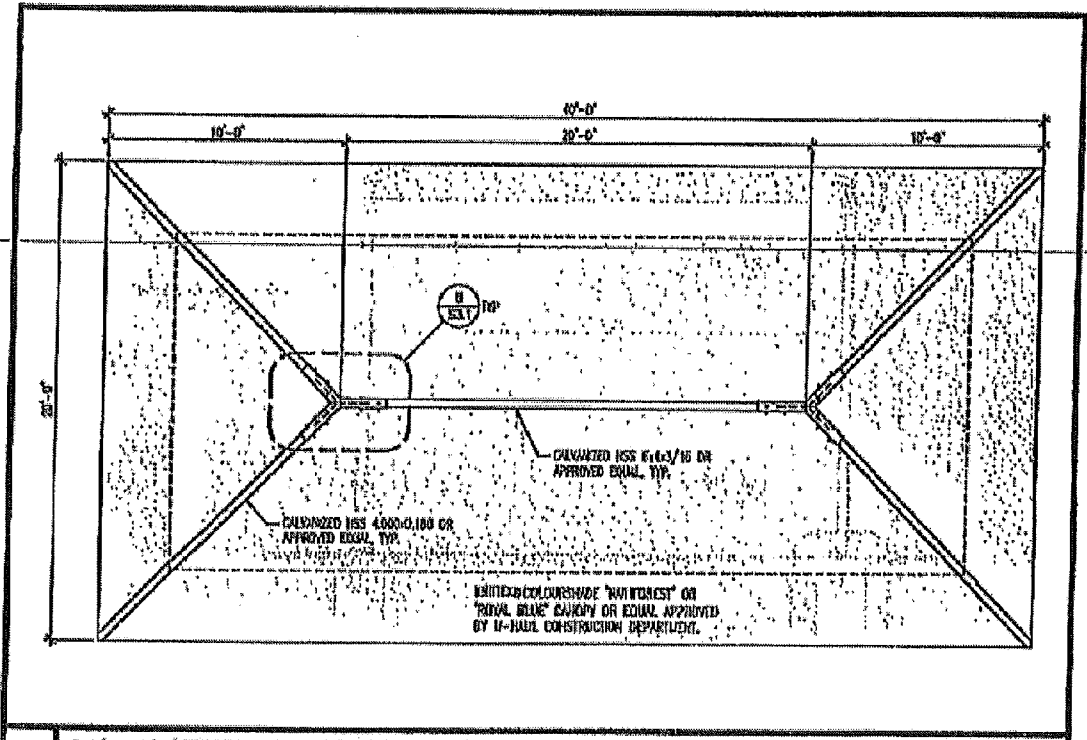
DATE: 02/20/2018
 PROJECT: 18-003 #868075
 DRAWING: SIGN DETAIL
 SHEET: 271

PROJECT: 18-003 #868075
 PROPOSED BUILDING ALTERATION:
 AMERCO REAL ESTATE COMPANY
 409 E. PRAIRIE VIEW RD.
 CHIPPEWA FALLS, WI 54720

ARCHITECT OF RECORD:
 COMMERCIAL | INDUSTRIAL | DESIGN/BUILD
Alliance
 CONSULTING & DESIGN
 1000 W. KENNEDY BLVD. SUITE 100
 MILWAUKEE, WI 53234
 TEL: 414-336-1200 FAX: 414-336-1201



1 20'x40' STEEL CANOPY FOUNDATION PLAN SCALE: 1/4" = 1'-0"



2 20'x40' STEEL CANOPY PLAN SCALE: 1/4" = 1'-0"

