

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, FEBRUARY 14, 2022 – 5:30 PM**

The Plan Commission met in City Hall on Monday, February 14, 2022 at 5:30 P.M. Attending were Commissioners Dave Cihasky, Greg Misfeldt, Beth Arneberg, Jerry Smith, Alderperson Jason Hiess, Secretary Rick Rubenzer, P.E., Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioners Dennis Doughty, Mike Tzanakis and Dan Varga were absent. Also attending were Sean Bohan, P.E., A.E.C., Jordan Crusing, A.E.C. and Jeremy Skaw of Real Land Surveying.

1. Sean Bohan appeared to support the petition for a Planned Development Conditional Use Permit to add two twenty-four-unit multi-family complexes on three acres of recently annexed right-of-way and eleven additional housing units in the form of twin homes west of Jake Place. Mr. Bohan outlined the proposed increase in density of parcel six, (Park West already approved), from 4.98 units/acre to 5.63 units/acre. He stated that developer Rooney had discussed the sidewalk connection between Elm and Mansfield streets along Tropicana Boulevard with the Town of Wheaton. Commissioner Smith stated that the Chippewa County Sheriff had determined that elementary students from the Park West town homes would be bused to Hillcrest as they wouldn't be allowed to cross CTH N at Tropicana Boulevard. Concerns were expressed about the intersection of CTH N and Tropicana Boulevard. Director of Public Works Rubenzer stated that the intersection was Chippewa County jurisdiction and that the County Highway Commissioner had approved the existing Park West driveway entrance onto Elm Street in 2021 and the Plan Commission had been forwarded the approval by email. He continued that the request for the additional 48 units of multi-family should be again reviewed by Chippewa County Highway Commissioner Kelley along with Chippewa Falls Emergency Services and Chippewa Yellow Bus Company. Commissioners then discussed and came to a consensus to add those conditions to the Planned Development Conditional Use Permit. The Plan Commission also added the following conditions;
  - 1) The ingress/egress access onto Bridgewater Avenue be constructed before additional building permits were issued.
  - 2) Playground or an appropriate children's playground be added near the proposed two twenty-four multi-family units.
  - 3) The pedestrian walk along Tropicana Boulevard be completed.
  - 4) The approved storm water management plan for Park West Townhomes be revised to account for the proposed additional units and acreage and then be resubmitted to the Chippewa Falls Engineering Department.

Commissioner Hiess asked about twin home requirements and stated that Chippewa County had an existing ordinance addressing the same. Director of Public Works Rubenzer stated that presently the Chippewa Falls zoning ordinance (Chapter 17) doesn't address twin homes. Therefore, all proposed twin homes are done with a planned development conditional use permit that requires an executed maintenance agreement approved by City Inspector Lasiewicz and four other items detailed in the City of Chippewa Falls Twin Home construction requirements and standards and will be required as part of the Park West II Planned Development Conditional Use Permit.

**Motion** by Misfeldt, seconded by Hubbard for the Plan Commission to conduct a public hearing to consider granting a Planned Development Conditional Use Permit to Rooney Properties Wisconsin to add two twenty-four-unit multi-family complexes on three acres of recently annexed acres of former street right-of-way in the Park West Subdivision and eleven twin homes (twenty-two units) to the development east of Park West (parcel #6) contingent on:


- 1) receipt of the advertising and administrative fees
- 2) proper notification of adjacent property owners.
- 3) submission and acceptance of a revised stormwater management plan.
- 4) inclusion of the above-named conditions listed in item #1.

**All present voting aye except Smith who voted no. Motion was approved on a 7-1 vote.**

2. Jeremy Skaw of Real Land Surveying presented the attached Preliminary Plat for the Park West II Subdivision. In answering a question, Director of Public Works Rubenzer noted that preliminary plats are presented for an entire subdivision and then as individual phases of the development occur, final plats for that phase of the development are presented, reviewed and approved. Mr. Skaw requested that the city take ownership of maintenance of proposed storm ponds. Director of Public Works Rubenzer noted that the city typically doesn't take ownership and maintain storm ponds from private developments even though the developments may contain public street storm runoff that enters the developments stormwater ponds.

**Motion** by Hubbard, seconded by Misfeldt to recommend the Common Council approve the attached Preliminary Plat of Park West II Subdivision contingent on receipt of the plat review fees and submission and approval of a stormwater management plan. **All present voting aye except Smith who voted no. Motion was approved on a 7-1 vote.**

3. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:35 P.M.

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

Date Filed: January 28<sup>th</sup>, 2022

Fee Paid: 25.00 Date: 2-15-2022 TR#: 65245

Fee Paid: 300.00 Date: 2-15-2022 TR#: 65245

**PETITION FOR A CONDITIONAL USE PERMIT**

**TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:**

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.47, for the following described property:

Address of Property: Willow Creek Development

Lot#: \_\_\_\_\_ Block#: \_\_\_\_\_ Subdivision: Willow Creek Parcel# \_\_\_\_\_

Legal Description: Portions of the NW-1/4 of the NW-1/4 and the NE-1/4 of the NW-1/4 of Sec 1, Twn28N, R09W

Zoning classification of property: Planned Development (PD)

Purpose for which this Permit is being requested: See Narrative

Existing use of property within 300 feet of subject property: (List or attach map)

North: Bridgewater Ave; Single Family and Agricultural

South: CTH N, Single Family

East: Single Family

West: Hwy 53

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

See Narrative

Operational plans of the proposed use: This project is a Residential Development

Hours of Operation: N/A

Days of Operation: N/A

Number of Employees: N/A N/A  
Part-time Full-time



## Capacity:

**Number of Units:** 17 Single Family Lots, (12) Twin-Homes (24 lots), (10) 8-plex Units (80 units) and (10) 12-Plex Units (120 units), (2) Multi-Family 24 Units (48 units). Total Unit Count = 289

**Size:** Each Single-Family and twin-home will be between 1,200 sqft and 2,000 sqft. main level Each 8-Unit Townhome will have 9,700+/- sqft. livable space with 3,700+/- sqft garage space Each 12-Unit Townhome will have 14,200+/- sqft of livable space with 4,700+/- sqft of garage space Each 24-unit Multi-Family will have 9,200+/- sqft livable space per floor with detached garage space

**Number of Residents/Children:** We anticipate that the number of residents will vary within each unit types. We anticipate an average of 2 adults and 1.5 children per Single-Family and twin-home. We anticipate 2 adults and 0.5 children per Townhome and Multi-Family Unit. Total Residents = 763 of which 185 are children

**Ages:** Ages within this planned development will vary with retirees to families with children

## Building plans:

**Existing buildings:** 7 townhome buildings currently under construction

**Proposed buildings:** Building examples are attached

**Use of part of building:** Residential

**Proposed additions:** N/A

**Future additions:** N/A

**Change in use:** Existing SF-D and MF-3  
Proposed SF-D, MF-2 and MF-3

**Outside appearance:** The exterior façade and finish materials will be consistent with the current buildings within the Willow Creek neighborhood and the surrounding community

**Number of buildings:** 17 Single-Family, 12 Twin-Homes (10) 8-Unit Townhomes & (10) 12-Unit Townhomes (2) 24-Unit Multi-Family

## Planting & Landscaping:

**Type:** The landscaping will be consistent with the current development, seeded/sodded yards, edging, plantings, etc

**Timetable:** Phase I began in the Spring/Summer of 2021 with the construction of a portion of the Townhomes (mixture of 8 and 12-unit buildings). The timetable for the Single-Family, Twin-Homes, and future Townhomes phases will be based on demand. It is anticipated that the single family and twin home development will be constructed in 2022.

**Screening:** Screening will be placed around the perimeter of the site in the west (Hwy 53).

**Fences:** N/A

**Earth Bank:** Along Hwy 53

**Planting:** Along Hwy 53, evergreen plantings would be placed on top of berm

**Lights:** Exterior street lighting will meet the City of Chippewa Falls requirements and specifications

**Signs:** All street sign types, sizes, and locations will meet City and State requirements.

**Drives:** Access into the single-family development will be via the extension of Macomber St. with new City Street north and south that mirror Jake Place. Access into the multi-family development will come from a private drive off Bridgewater Avenue and a second private drive off of CTH N (W Elm Street).

**Width:** The extension of Macomber will match the existing road cross section which appears to be 36-feet F-F with curb & gutter

The north south streets accessing the single-family lots will 32-feet F-F with full curb & gutter

The private road accessing the multi-family development will be 24-feet F-F with curb & gutter

#### **Parking:**

**Number of stalls:** Each Townhome building will have a 2-car garage along with 2-parking spots in front of the garage. There will also be 30-40 parking stalls scattered throughout the Townhome development for guest parking. The single-family development will have off-street parking (garages and driveways). There will be street parking for guests. The Multi-family will have surface parking with 79 stalls with 24 garage stalls for a total of 103 spots.

**Location of stalls:** Townhomes will have parking scattered throughout the development. Single-family will have parking on the streets

**Setbacks:** N/A

**Surfacing:** Bituminous Asphalt

**Screening:** There will be shrubs placed around the guest parking stalls within the Townhome development

#### **Drainage:**

**Storm sewer:** There will be storm sewer located within both the public and private streets that will collect and convey runoff to the stormwater facilities located within the townhome development.

**Rock beds:** N/A

**Detention pond:** There will be two (3) stormwater facilities located within the multi-family development. These facilities will treat, detain, and infiltrate runoff per WIDNR and the City of Chippewa Falls standards.

Submit site plan showing property line, buildings and other structures. See Attached

List any additional information being submitted with this permit application:

-Townhome elevations & building footprint

-24 unit multi-family elevations & building footprint

-Examples of single-family homes & twin-homes

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

Owner:

Jim Rooney  
13167 County Wy OO  
Chippewa Falls, WI 54729  
715-830-7830  
jimr@rooneypropertieswi.com

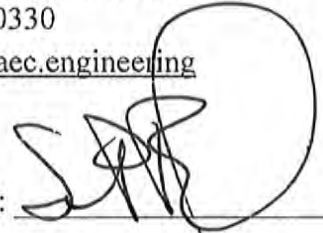
Signature: \_\_\_\_\_



Petitioner:

Sean P. Bohan, P.E.  
1360 International Drive  
Eau Claire, WI 54701  
715-552-0330  
sbohan@aec.engineering

Signature: \_\_\_\_\_



## Parcel 6 of Willow Creek - Park West Townhomes Conditional Use Narrative

### General Description:

This Conditional-Use request consists of changing Parcel 6 in the Willow Creek Planned Development (PD) approved in 2007 and revised in 2021 from 30 Single-Family lots and 200 Townhomes (230 units total) to 17 Single-Family lots, 12 Twin-Homes, and 248 Multi-Family (289 units total). Note that there will be an additional 5.13-acres added to this PD that was previously DOT right-of-way.

### Purpose:

The Willow Creek Neighborhood has seen growth/development over the past 8 years with the addition of the Phase 2 townhomes, Phase 3 two-family lots, Phase 4 single-family and two-family lots, and the addition of the Park West Townhomes in 2021 (under construction). From 2011-2014 Phase 2 of the development constructed 15 townhome buildings. Over the past 6-years these buildings have remained occupied with waiting lists during many of the months. Modifying Parcel 6 to provide additional twinhomes and apartments will provide the inventory that is necessary for this area. It should be noted that this project will be completed in Phases to not open to many units and thus exceed the demand.

The largest modification to the existing PD will be the addition of 5.13-acres (193.57-acres), the increase in twinhome units (24), and the addition of (2) 24-unit apartments (48 units total).

### PD Density:

The total area within Parcel 6 is now 51.33 acres. The density under the current PD is 4.98 units per acre; the density under the proposed PD would be 5.63 units per acre.

	Original PD	1 <sup>st</sup> Revision PD	Current PD 2021	Proposed PD	Difference from Current PD
<b>Total Area of Site</b>	188.4362 ac	188.4362 ac	188.4362 ac	193.5662 ac	<b>+5.13-acres</b>
<b>Total Number of Home Sites</b>	536	529	550	609	<b>+59 (+73 from Original PD)</b>
<b>Number of SF Lots</b>	168	165	153	140	<b>-13 (-28 from Original PD)</b>
<b>Number of Two-Family Buildings</b>	51 (102 Units)	57 (114 Units)	57 (114 Units)	69 (138 Units)	<b>+24 units (+36 from Original PD)</b>
<b>Number of Apartment Homes</b>	120	120	0	48	<b>+48 (-72 from Original PD)</b>
<b>Number of Bayhomes</b>	78	62	15	15	<b>0 (-63 from Original PD)</b>
<b>Number of Townhomes</b>	68	68	268	268	<b>0 (+200 from Original PD)</b>

### **Parks & Common Open Space:**

The parks and common open space within the current Willow Creek PD will stay virtually unchanged with the modifications within Parcel 6. There are ponds, parks, trails, a basketball court, fountains, and a playground within the parks and open space. Currently there is 49.7 acres of parks/common space within the approved PD. The modifications within Parcel 6 will incorporate both a wet pond and infiltration basin in addition to open space with trails and park amenities such as tot lots and sports courts. It should also be known that the developer is also proposing a club house with Parcel 6.

### **Civil Engineering Design:**

The civil engineering design for the project will follow the City of Chippewa Falls and the State of Wisconsin design criteria. All required permits will be obtained through the state and city. Design plans incorporating proper drainage, street design, street signage, and street lighting will be submitted to the City of Chippewa Falls for approval.

### **Summary:**

The modifications within Parcel 6 will provide additional apartments and Twinhomes inventory that is necessary while also providing for Single-family and Townhome lots in the Willow Creek neighborhood. The numbers below are all based on the Current PD.

- The total number of home sites in the Willow Creek Neighborhood will be increased by 59.
- The total number of Single-Family lots decreased by 13.
- The total number of Two-Family units increased by 24.
- The total amount of Apartment units increased by 48
- The total number of Bayhome lots remained the same.
- The total amount of Townhomes remained the same.



**VICINITY MAP/LEGAL DESCRIPTION**



# Map

Printed 01/31/2022

Scale = 1:381'



**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.



# Map

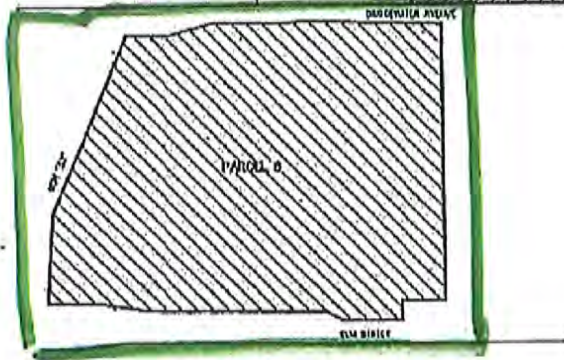
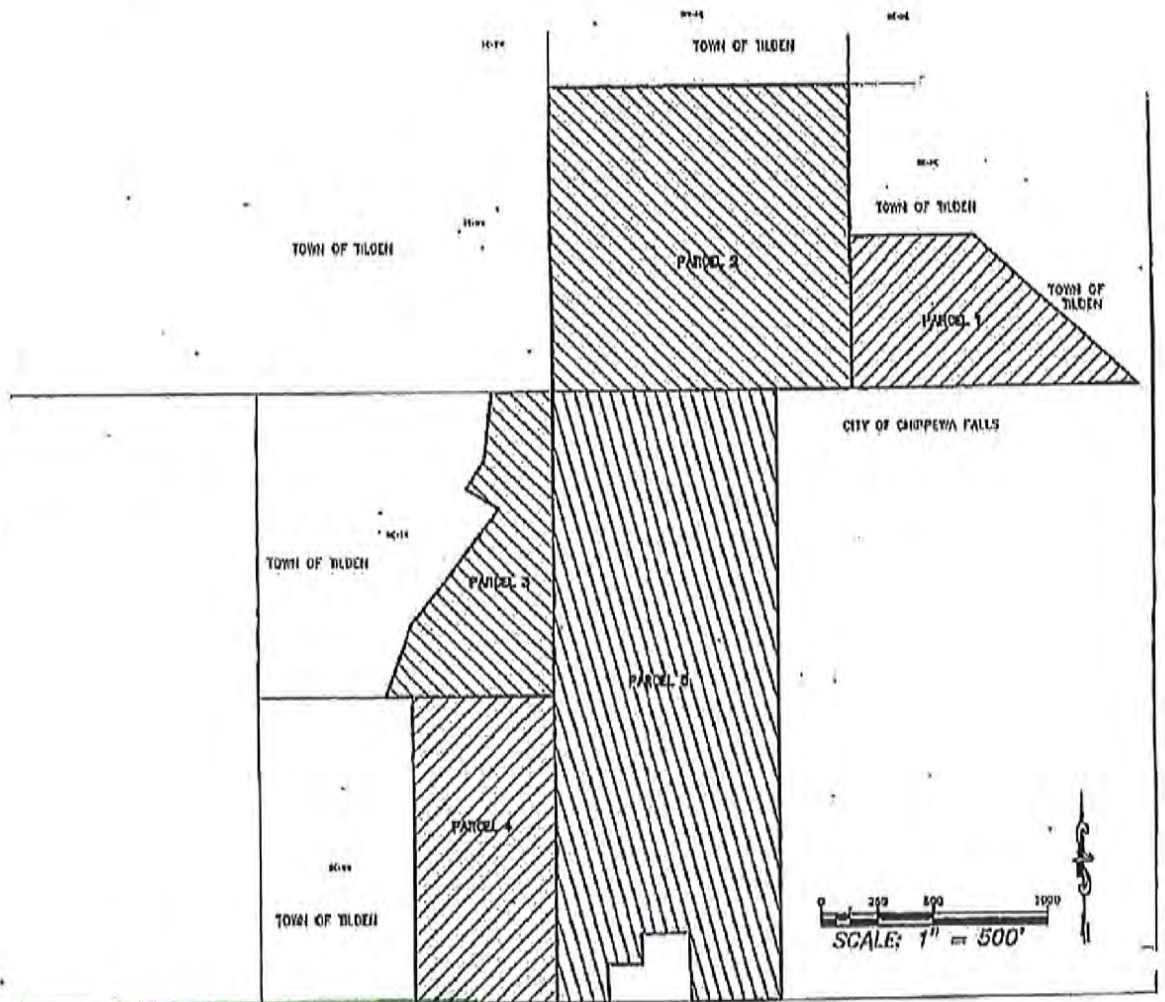
Printed 12/30/2020

Scale = 1:436'



**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.





C.U.P. Resolution #07-03

**RECEIVED**  
 MAR 5 2007  
 PUBLIC WORKS DIRECTOR  
 CHIPPEWA FALLS, WI



Parcel 5:

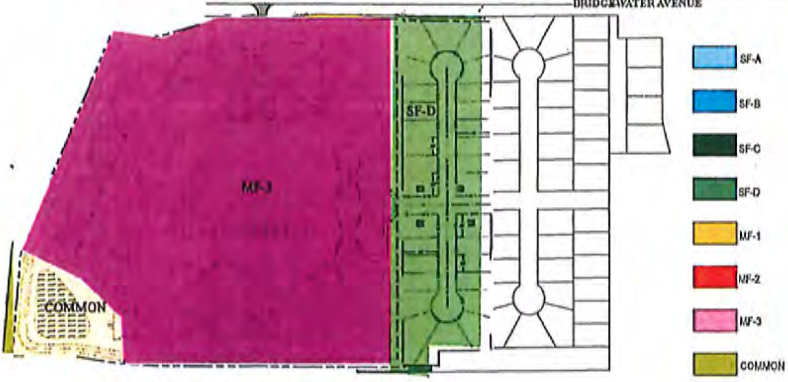
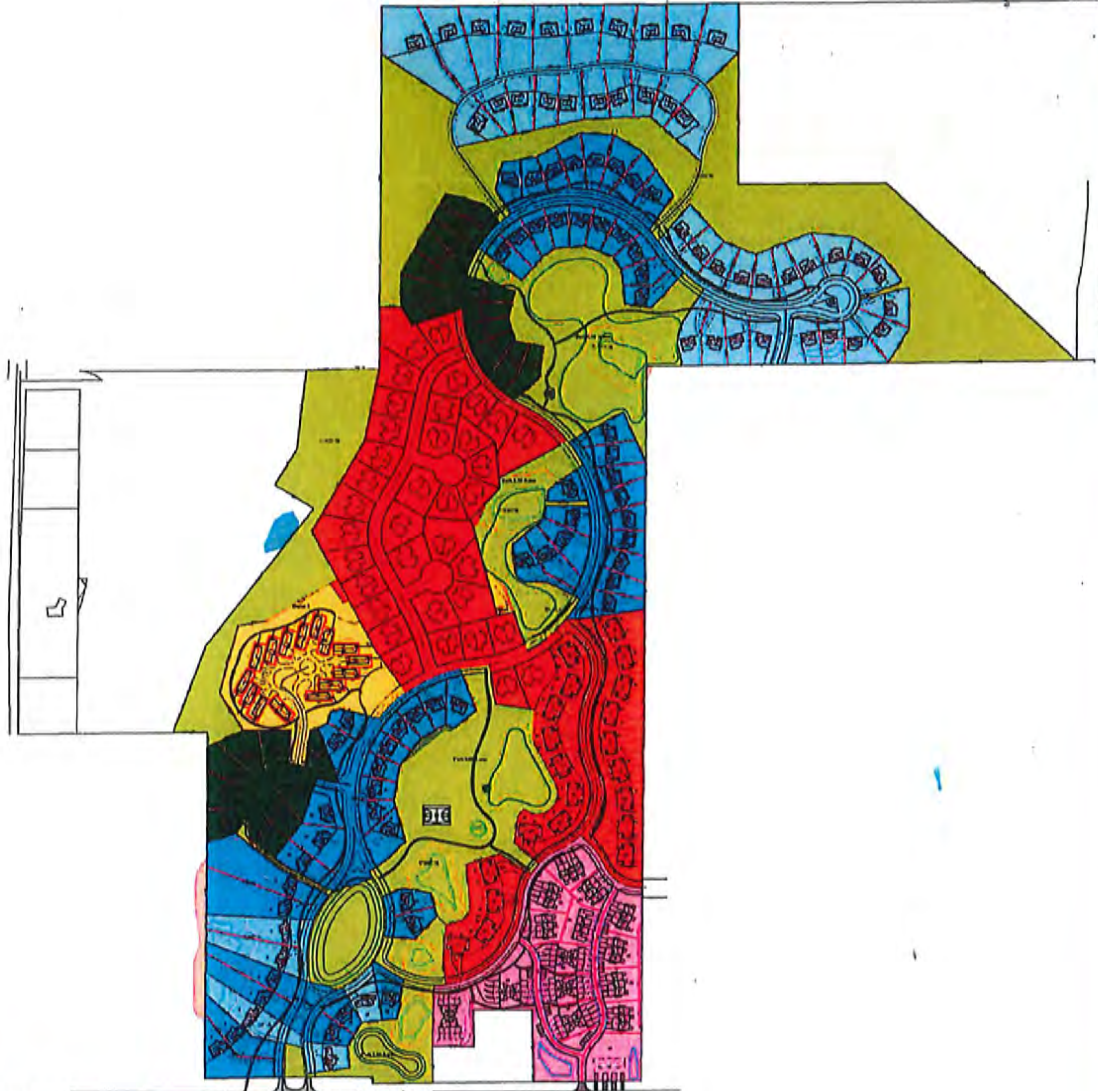
A PARCEL OF LAND IN THE NW $\frac{1}{4}$  OF THE SE $\frac{1}{4}$  AND THE SW $\frac{1}{4}$  OF THE SE $\frac{1}{4}$ , SECTION 36, T36N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N00°38'51"E ALONG THE NORTH-SOUTH QUARTER LINE, A DISTANCE OF 2636.80 FEET TO THE NORTHWEST CORNER OF THE SE $\frac{1}{4}$  OF SAID SECTION; THENCE N89°38'24"E ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$ , A DISTANCE OF 990.15 FEET; THENCE S00°38'51"W PARALLEL WITH SAID QUARTER LINE, A DISTANCE OF 2634.62 FEET TO THE SOUTH LINE OF SAID SECTION QUARTER; THENCE S°89'30"50W ALONG THE SOUTH LINE OF SAID SECTION QUARTER, A DISTANCE OF 394.24 FEET; THENCE N01°17'50"W, A DISTANCE OF 296.21 FEET; THENCE S89°30'50"W, A DISTANCE OF 215.80 FEET; THENCE S01°17'50"E, A DISTANCE OF 131.38 FEET; THENCE S89°30'50W, A DISTANCE OF 155.31 FEET; THENCE S01°17'50"E, A DISTANCE OF 164.83 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE S89°30'50"W, ALONG THE SOUTH LINE OF SAID SE $\frac{1}{4}$  A DISTANCE OF 224.84 FEET TO THE POINT OF BEGINNING.

Parcel 6:

A PARCEL OF LAND LOCATED IN THE NW $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  AND NE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$ ; SECTION 1, T28N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S.89°29'36"W., ALONG THE NORTH LINE OF SAID SECTION, 496.57 FEET; THENCE S.00°00'20"W, 81.80 FEET TO THE SOUTH LINE OF BRIDGEWATER AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S.00°00'20"W, 1206.08 FEET; THENCE S.89°35'23"W, 198.01 FEET; THENCE S.00°01'49"W, 85.36 FEET TO THE NORTH LINE OF ELM STREET; THENCE S.89°37'49"W., ALONG SAID NORTH LINE 272.21 FEET; THENCE N.61°56'38"W, 79.96 FEET; THENCE N.89°35'51"W, 795.10 FEET; THENCE N.80°52'01"W, 202.24 FEET; THENCE N.89°23'52"W, 242.11 FEET TO THE EAST LINE OF USH. 53; THENCE N.04°52'36"E., ALONG SAID EAST LINE, 389.75 FEET; THENCE N.23°18'24"E., ALONG SAID EAST LINE, 845.69 FEET TO THE SOUTH LINE OF BRIDGEWATER AVENUE; THENCE S.89°11'03"E., ALONG SAID SOUTH LINE, 189.87 FEET; THENCE N.73°55'23"E, 208.18 FEET; THENCE S.89°37'46"E, 300.32 FEET; THENCE N.84°36'19"E, 100.50 FEET; THENCE S.89°00'37"E, 619.89 FEET TO THE POINT OF BEGINNING.

## **PLANNED DEVELOPMENT MAPS**

# Willow Creek PD Zoning Map With Park West Townhomes Revisions



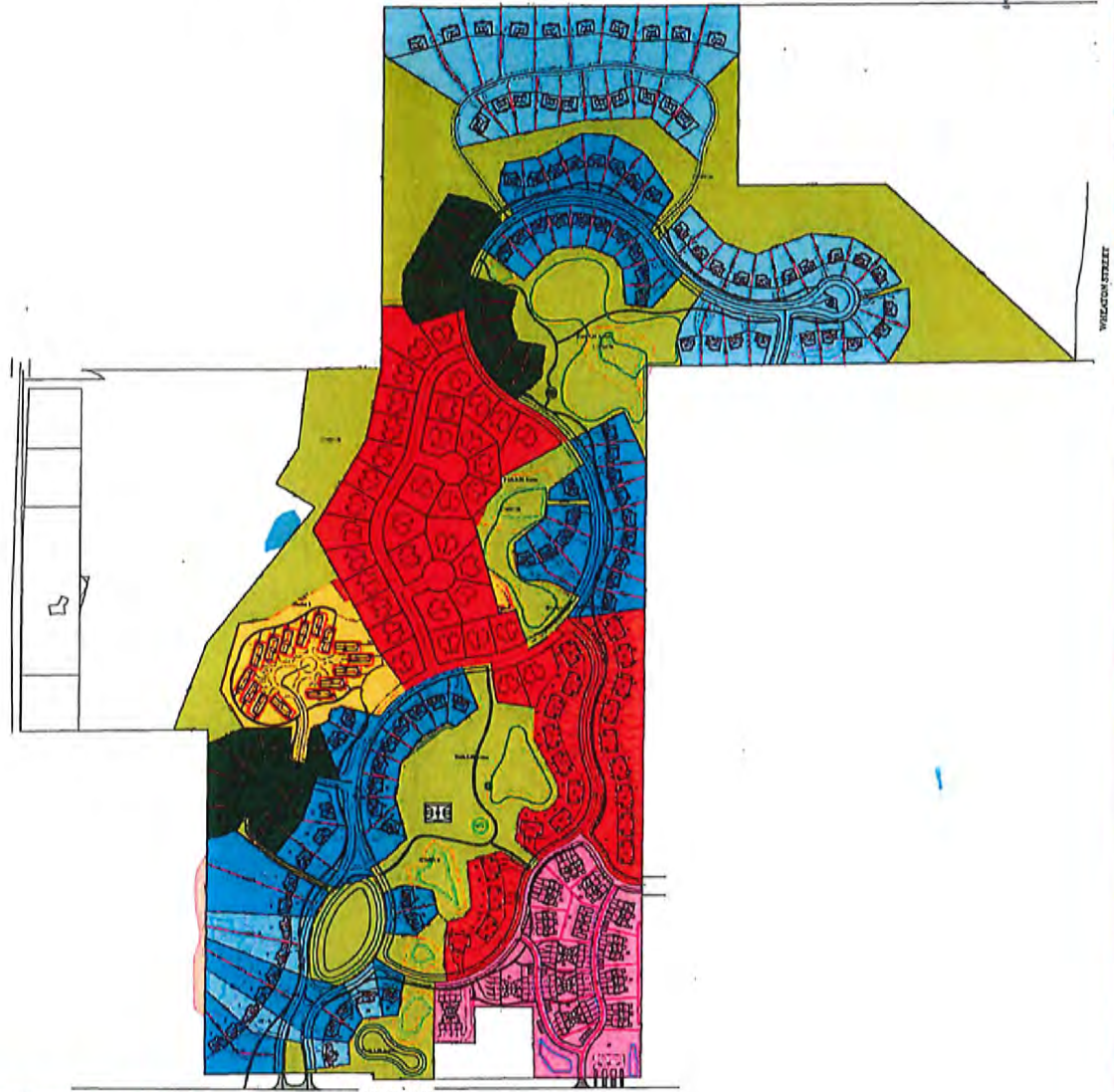
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- SF-B
- SF-C
- SF-D
- MF-1
- MF-2
- MF-3
- COMMON





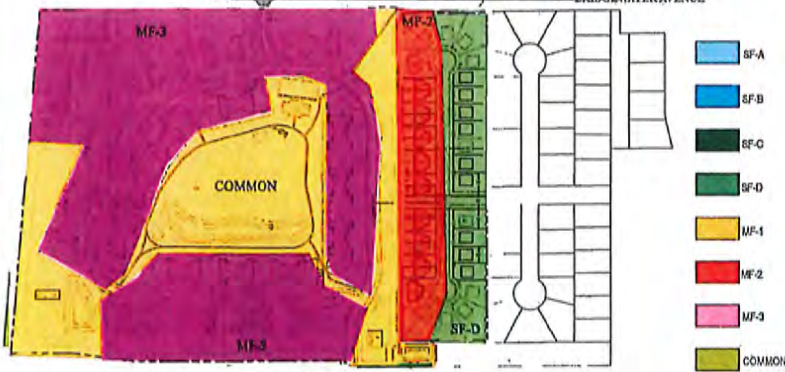
# Willow Creek PD Zoning Map With Park West Townhomes Revisions

1" = 150 Feet



WILLOW STREET

BRIDGEWATER AVENUE



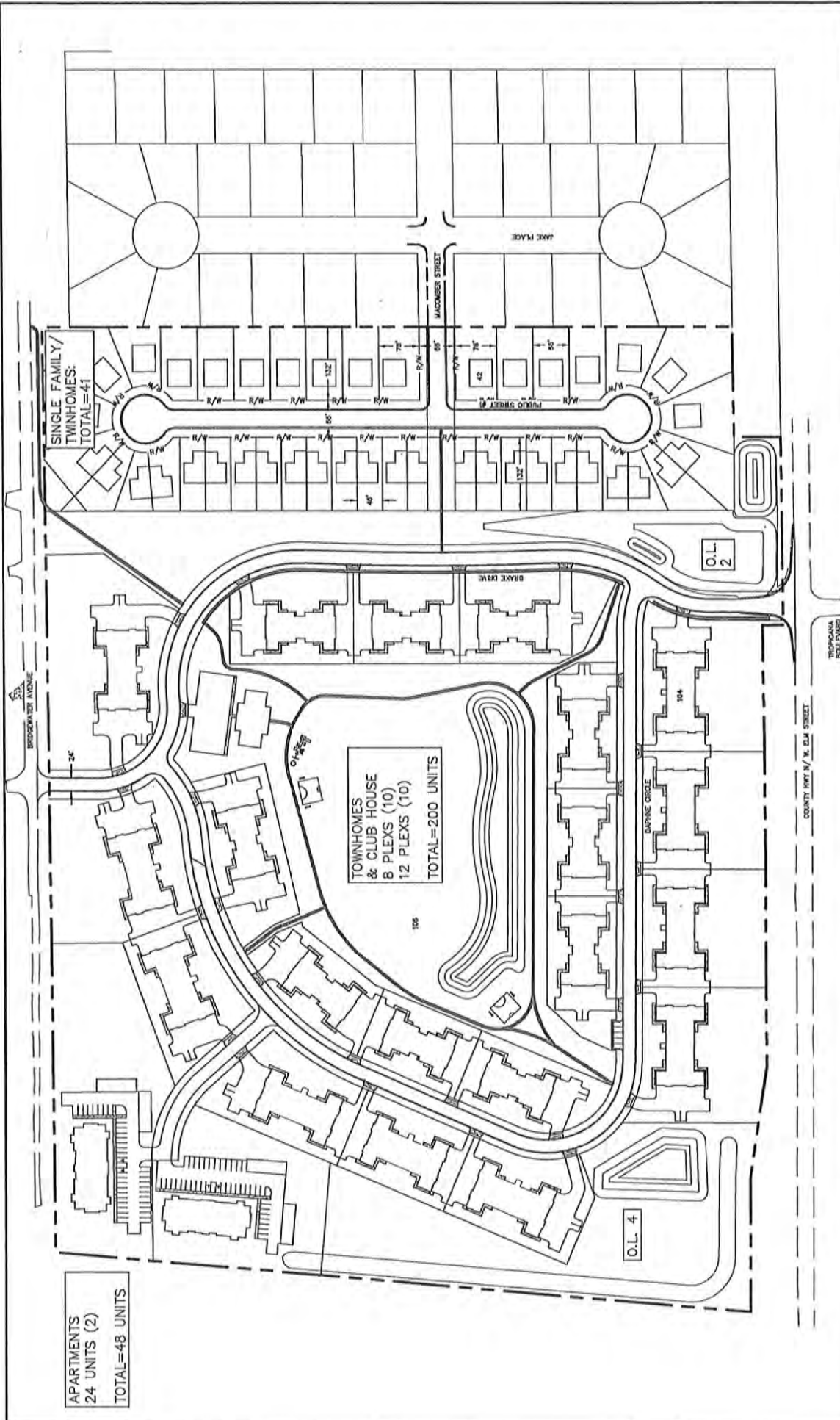
**Rick Harrison Site Design Studio**  
www.rickharrison.com 761.585.0853 Copyright 2012 RHD

**Developer: Westwood Land Company, LLC**  
13167 County OO  
Chippewa Falls, WI 54729





## SITE PLAN



APARTMENTS  
24 UNITS (2)  
TOTAL=48 UNITS

TOWNHOMES  
& CLUB HOUSE  
8 PLEXES (10)  
12 PLEXES (10)  
TOTAL=200 UNITS

SINGLE FAMILY/  
TWNHOMES:  
TOTAL=41

DWG NAME  
270001  
SITE  
DATE  
01/2022

PARK WEST II  
ROONEY/CAM  
MACOMBER STREET  
CHIPPewa FALLS, WI

SITE PLAN

TROPICANA  
BOULEVARD  
ADVANCED ENGINEERING CONCEPTS  
1550 INTERNATIONAL DR. SUITE #1  
MILWAUKEE, WI 53207  
TEL: 774-558-0330  
WWW.AEC-USA.COM  
COPYRIGHT 2022 AEC U.S.

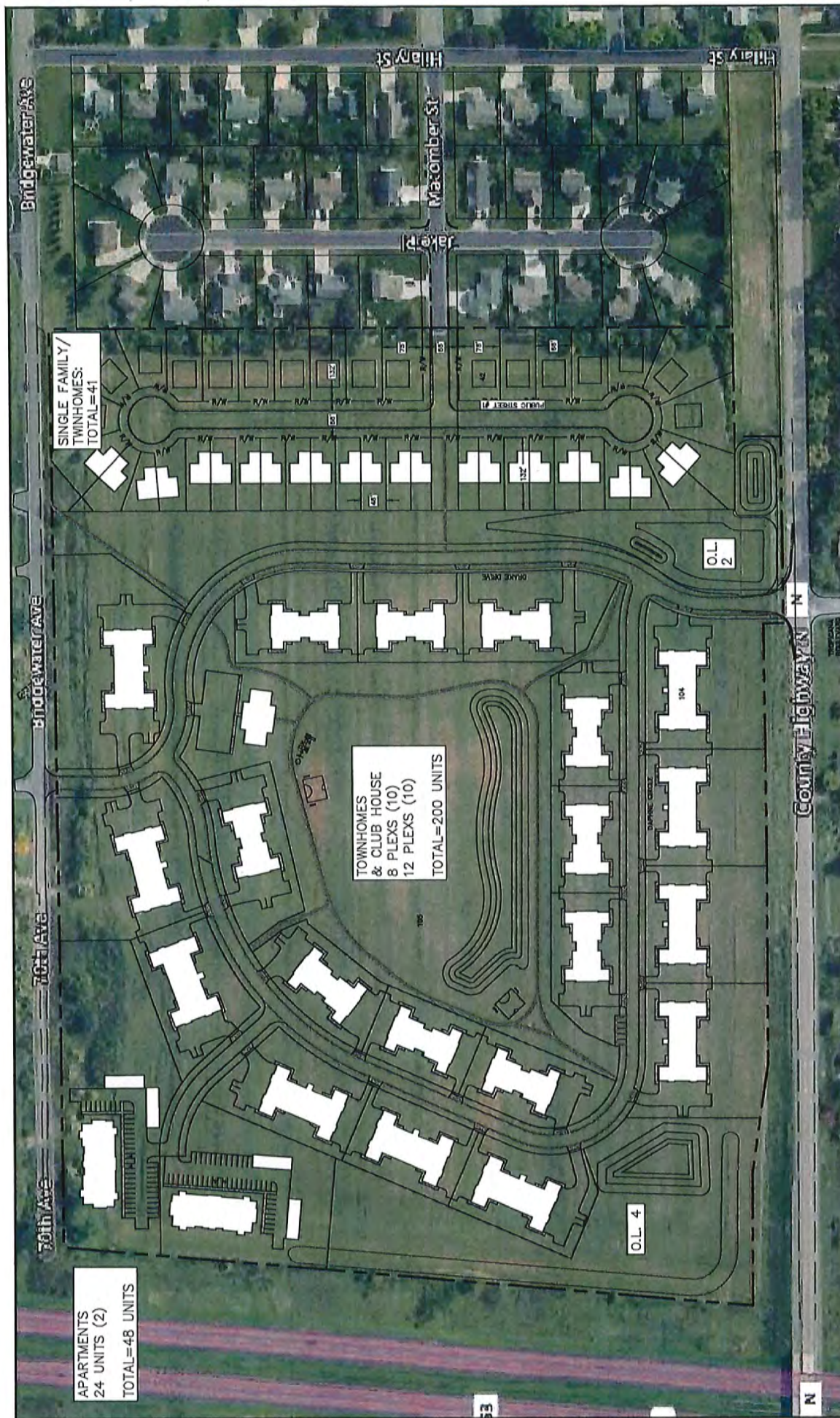


PROJ. NO.  
21020

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

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APARTMENTS  
24 UNITS (2)  
TOTAL=48 UNITS

TOWNHOMES  
& CLUB HOUSE  
8 PLEXES (10)  
12 PLEXES (10)  
TOTAL=200 UNITS

SINGLE FAMILY/  
TWINHOMES:  
TOTAL=41

NO. DATE		REVISIONS		DRAFTED BY		DESIGN BY		CHECKED	
PRJAL NO. 21020		AEC		ADVANCED ENGINEERING CONCEPTS 1580 INTERNATIONAL 106, SUITE #1 FARMINGTON, CT 06030 TEL: 860-635-1000 WWW.AEC-COMM.COM		PARK WEST II ROONEY/C&M MACOMBER STREET CHIPPEWA FALLS, WI		SNG NAME R/S/2022	
DATE		DATE		DATE		DATE		DATE	
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ADVANCED ENGINEERING CONCEPTS  
1580 INTERNATIONAL 106, SUITE #1  
FARMINGTON, CT 06030  
TEL: 860-635-1000  
WWW.AEC-COMM.COM

PARK WEST II  
ROONEY/C&M  
MACOMBER STREET  
CHIPPEWA FALLS, WI

SITE PLAN

SNG NAME  
R/S/2022

DATE  
01/2022

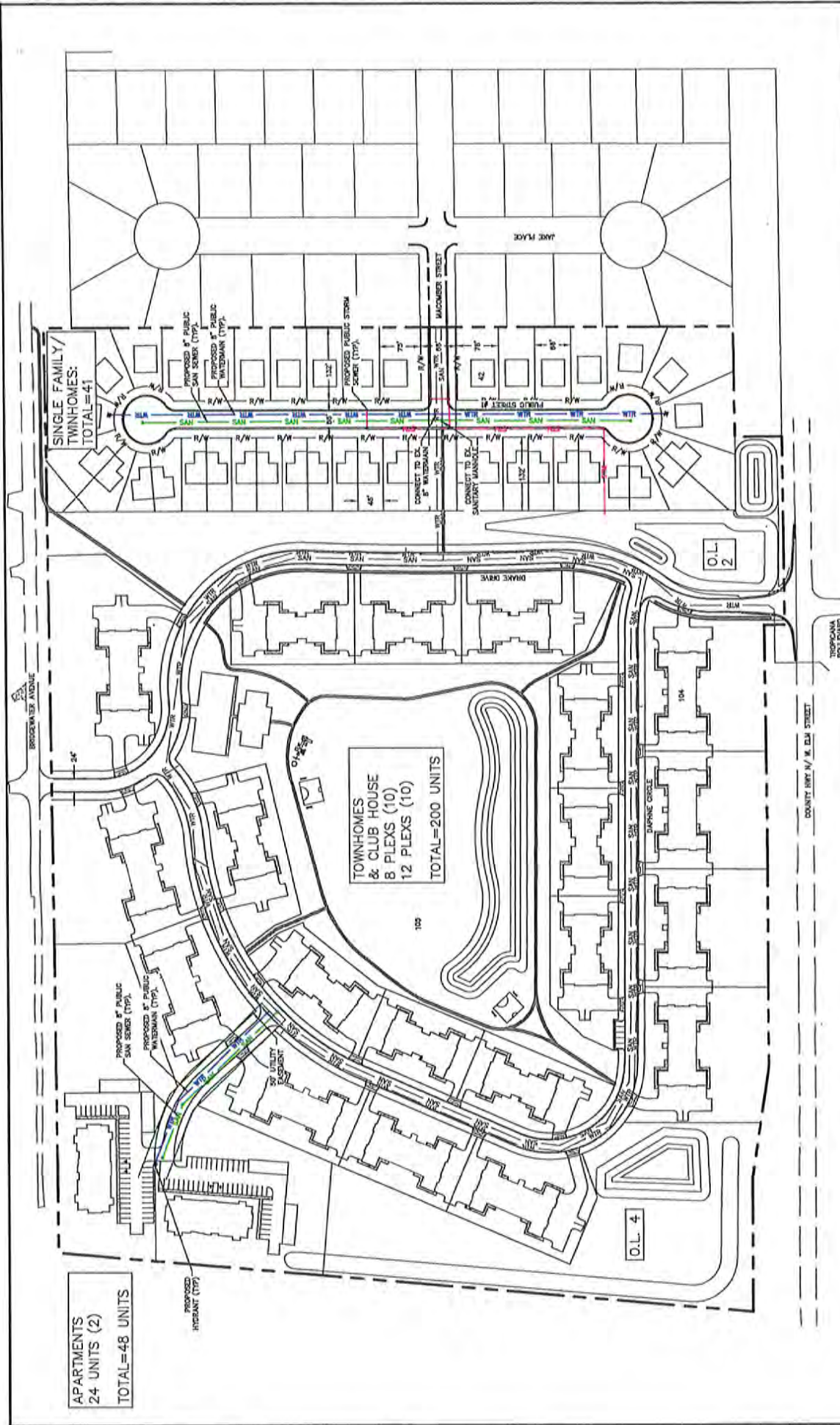
PARK WEST II  
ROONEY/C&M  
MACOMBER STREET  
CHIPPEWA FALLS, WI

SITE PLAN

SNG NAME  
R/S/2022

DATE  
01/2022





APARTMENTS  
24 UNITS (2)  
TOTAL=48 UNITS

TOWNHOMES  
& CLUB HOUSE  
8 PLEXS (10)  
12 PLEXS (10)  
TOTAL=200 UNITS

SINGLE FAMILY /  
TWINHOMES:  
TOTAL=41

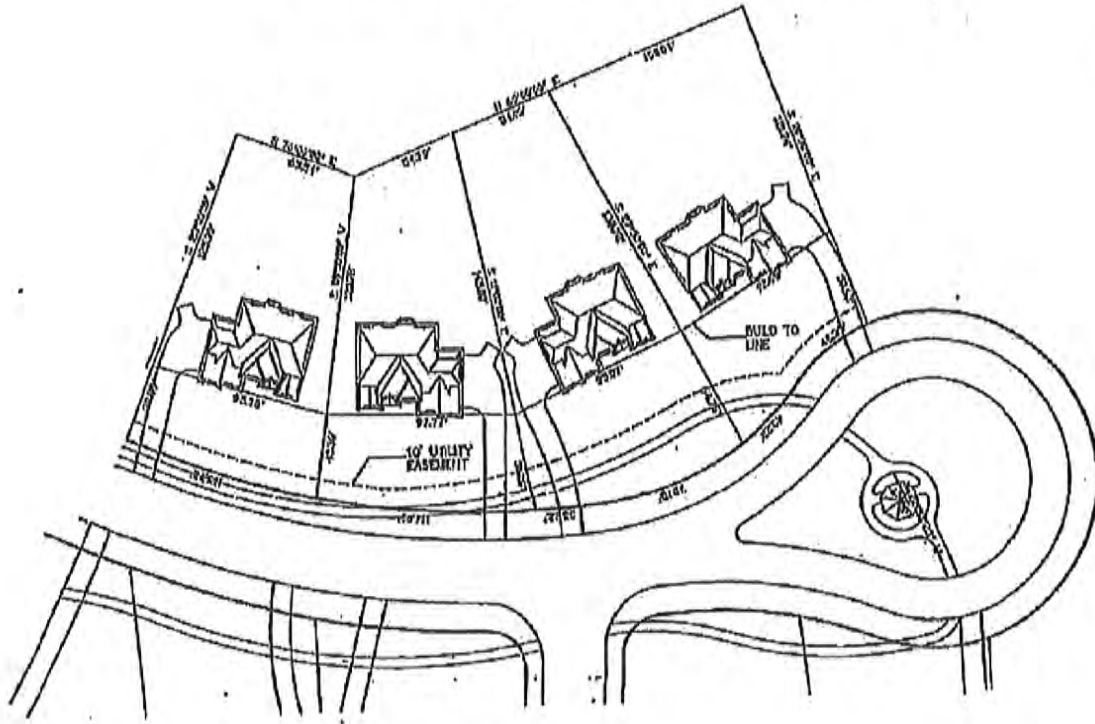
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PROJECT NO. 20220 PROJECT NAME: PARK WEST II, ROONEY/CAM, MACOMBER STREET, CHIPPEWA FALLS, WI SITE PLAN W/ UTILITY CONCEPT ADVANCED ENGINEERING CONCEPTS 1300 INTERNATIONAL DR. SUITE #1 DALLAS, TEXAS 75207 PHONE: (972) 242-1000 WWW.AECENGINEERING.COM COPYRIGHT 2022 AEC LLC.					
DWG. NAME: SITE PLAN DATE: 01/2022		1 1			





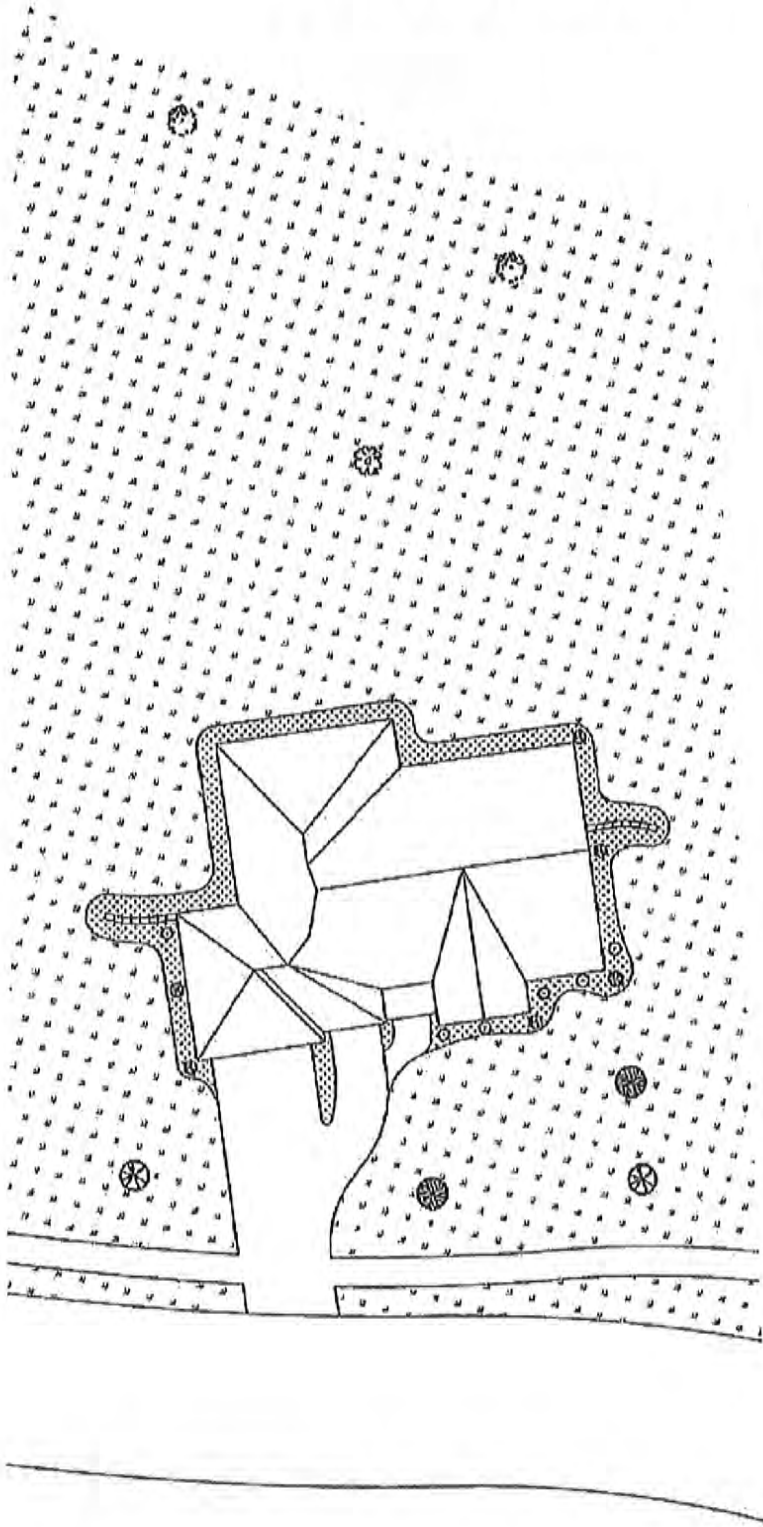
**SINGLE-FAMILY**

# Willow Creek Single Family Building Standards



Lot Standards	Primary Use
Land Use	Single Family Dwelling
Required Yards:	
Front –	Build To Line
Rear –	30 Feet
Side –	6 Feet
Parking	2 Per Dwelling Unit
Maximum Building Height	35 Feet
Allowed Yard Encroachments	Stairs, Stoops, Bay Windows, Eave Overhangs, Patios, Chimneys, Fireplaces, Driveways, Sidewalks, and Landscaping

## Willow Creek Typical Landscaping Plan



Symbol	Description	Quantity
	Gross	
	Rock Mulch	
	Colorado Spruce	
	Oak Tree	
	Sugar Maple	
	Ash	
	Spirea	
	Hydrangea	
	Dogwood	
	Arborvitae	
	Retaining Wall	





D

1200



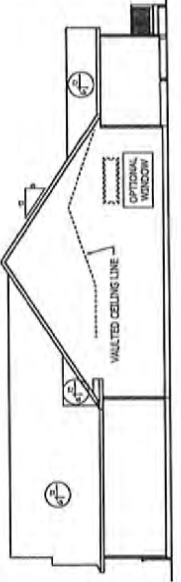


**TWINHOME**

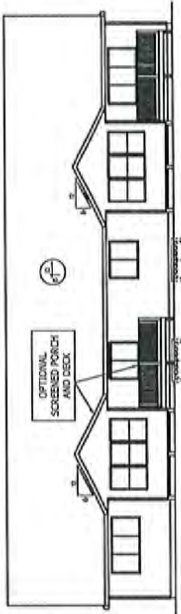


These general drawings are not produced by an architect or other professional engineer, architect, or contractor. They are intended for informational purposes only. The user assumes all responsibility for the use of these drawings. The user agrees to hold the architect, engineer, contractor, or other professional responsible for the design and construction of the project. The user agrees to hold the architect, engineer, contractor, or other professional harmless for any claims, damages, or losses, including reasonable attorneys' fees, arising out of or from the use of these drawings.

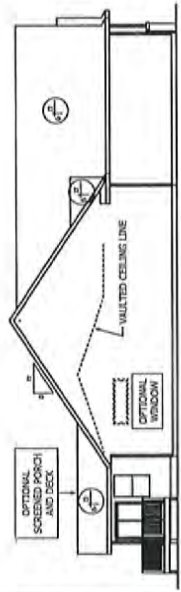
Central Properties & Construction Inc.  
 800 Clump Lane  
 Phoenix, AZ 85023  
 Weather: CentralProperties.com  
 480-448-4225



RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"



REAR ELEVATION  
SCALE: 1/8" = 1'-0"

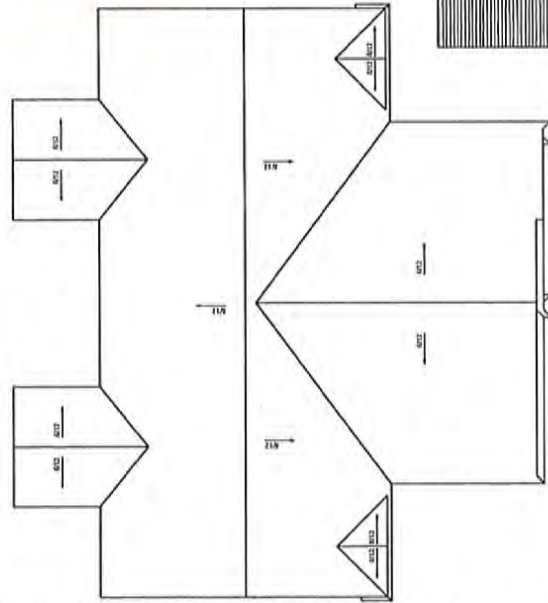


LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

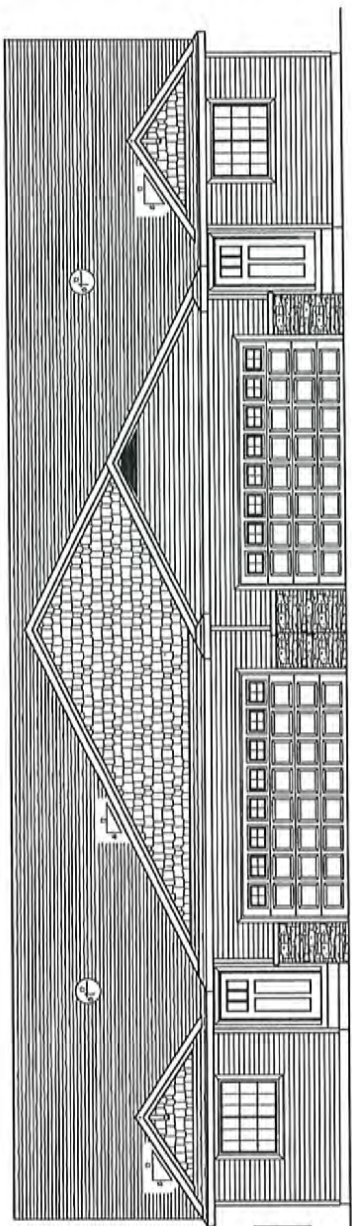


GABLED ROOF OPTION

NOTE:  
 UNLESS OTHERWISE NOTED  
 1/12 PITCH = 24" OH AT EAVES  
 8/12 PITCH = 18" OH AT EAVES  
 12" OH TYPICAL AT GABLES  
 TRUSS MANUF. TO ADJUST HEEL HEIGHTS  
 ACCORDINGLY TO ALIGN FASCIAS.



ROOF - BIRD'S EYE VIEW

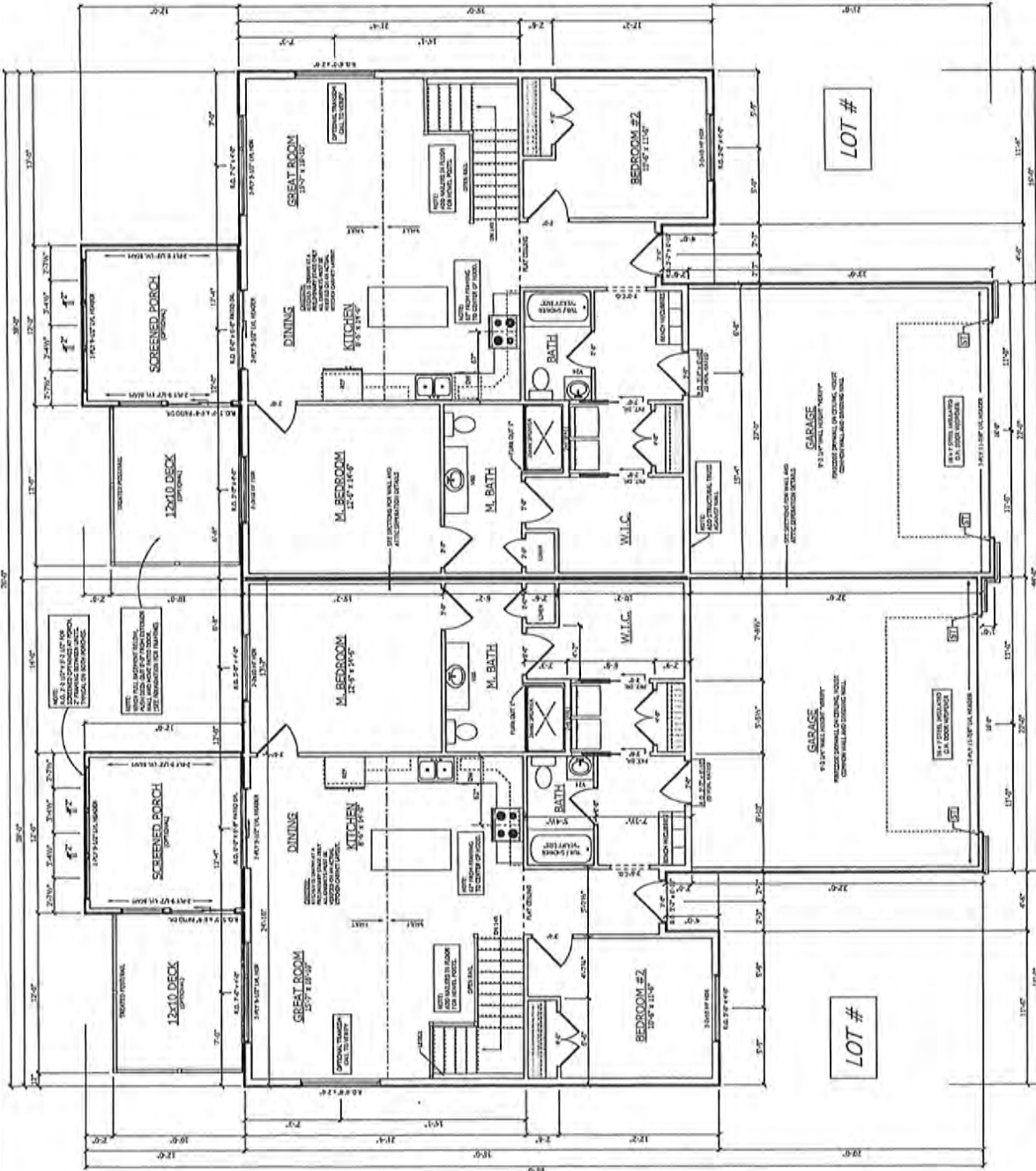


FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

NOTE:  
 GRILLES SHOWN MAY NOT  
 REFLECT ACTUAL PATTERN.  
 GRILLE PATTERN / SPEC.

THE KENNEDY

NOTE: HALF SCALE REDUCTION IF PRINTED ON 11X17 SIZE PAPER



NOTE: HALF SCALE REDUCTION IF PRINTED ON 11x17 SIZE PAPER

These general drawings are not produced by an architect or engineer. They are intended to provide a general idea of the design and construction of the project. They are not to be used for construction without the supervision of a professional engineer or architect. The contractor is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The contractor is also responsible for providing all materials and labor required for the construction of the project. The contractor is not responsible for any errors or omissions in these drawings. The contractor is also responsible for providing all necessary permits and for complying with all applicable codes and regulations. The contractor is also responsible for providing all materials and labor required for the construction of the project. The contractor is not responsible for any errors or omissions in these drawings.



DECK LOCATION WITH FULL BASEMENT

**IMPORTANT!**  
SEE WALL BRACING PLAN FOR  
PANEL LOCATIONS AND ADDITIONAL  
STRAPS, HOLD-DOWNS OR ANCHORS,  
IF NEEDED, TO MEET WALL  
BRACING CODE REQUIREMENTS.

**NOTES:**  
1) 9'-1 1/2" CEILING HEIGHT UNL.  
2) 2" X 4" STUDS ON EXTERIOR WALLS  
3) EXTERIOR WALLS COMMISSIONED TO OUTSIDE OF  
WALL SHEATHING.  
4) INTERIOR WALLS COMMISSIONED TO CENTER OF STUD.  
5) BRACE ALL WINDOW AND DOOR ROUGH OPENINGS  
BEFORE CONSTRUCTION.

**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

MAIN FLOOR = 2608 TOTAL SF  
(1304 SF PER SIDE)  
3 OR 4 SEASON = 144 SF PER SIDE  
GARAGES = 484 SF (LEFT)  
506 SF (RIGHT)

The Kennedy  
 505 Murphy Lane  
 East Troy, WI 53120  
 Phone: 262-784-4225  
 Website: C&MProperties.com

C&M Properties & Construction Inc.  
 505 Murphy Lane  
 East Troy, WI 53120  
 Phone: 262-784-4225  
 Website: C&MProperties.com

PROJECT: 10000000  
 DRAWING: D. Floor  
 DATE:

CM14-KE  
 3 / 5



## CITY OF CHIPPEWA FALLS TWIN HOME CONSTRUCTION REQUIREMENTS AND STANDARDS

The Twin Home is intended to provide for development of zero lot line twin home development. Ownership of each unit will be on separate deeds. Compliance with State of Wisconsin one {1} and two {2} family Uniform Dwelling Code for attached units is required.

- A. The plans specification and construction shall require the installation and construction of separate sewer, water and other utility services to each twin home dwelling.
- B. Both lots containing attached twin home dwellings shall be held under the same ownership until the completion of construction of the twin home dwellings.
- C. A maintenance agreement (party wall agreement), approved by the City Zoning Administrator, shall be entered into by the owners of the attached twin home dwelling in order to ensure that equal and reasonable maintenance and repairs are performed on the attached twin home dwellings. Alternatively, provisions for maintenance of common walls may be incorporated into applicable covenants to be reviewed and approved by the City.
- D. Easements necessary for water, sewer and utility services and the maintenance agreement shall be recorded with the Chippewa County Register of Deeds prior to occupancy.
- E. The exterior (such as siding), and roof materials on each attached twin home dwelling shall be the same color, quality and consistency.

**8-UNIT TOWNHOME**



ROBERT D. JOHNSON ARCHITECT  
 5201 STONWOOD DRIVE  
 WAU CLAIR, WISCONSIN 54983  
 715.828.8330  
 RDJAR@RCR.COM

8-PLEX

FIRST FLOOR PLANS

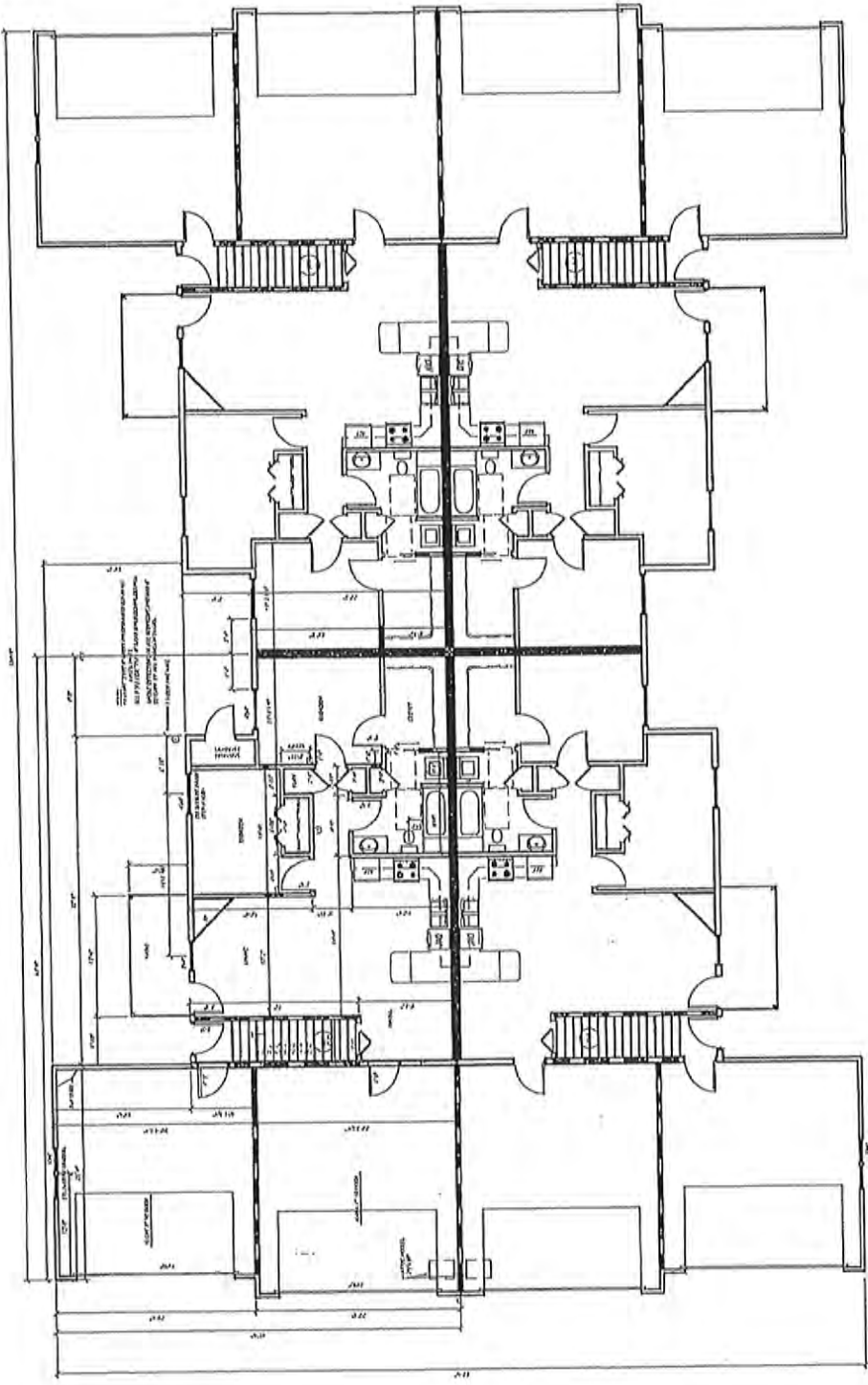
5-21-20  
 A1

**SHEET INDEX**

1	OVERALL FIRST FLOOR PLAN
2	STAIRS
3	MECHANICAL ROOM
4	RESTROOMS
5	OFFICES
6	RECEPTION
7	CONFERENCE
8	STORAGE
9	UTILITY
10	MECHANICAL
11	MECHANICAL
12	MECHANICAL
13	MECHANICAL
14	MECHANICAL
15	MECHANICAL
16	MECHANICAL
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44	MECHANICAL
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46	MECHANICAL
47	MECHANICAL
48	MECHANICAL
49	MECHANICAL
50	MECHANICAL

**REVISIONS**

NO.	DATE	DESCRIPTION
1	5-21-20	ISSUED FOR PERMITS
2	5-21-20	ISSUED FOR PERMITS
3	5-21-20	ISSUED FOR PERMITS
4	5-21-20	ISSUED FOR PERMITS
5	5-21-20	ISSUED FOR PERMITS
6	5-21-20	ISSUED FOR PERMITS
7	5-21-20	ISSUED FOR PERMITS
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50	5-21-20	ISSUED FOR PERMITS



1 OVERALL FIRST FLOOR PLAN  
 5-21-20

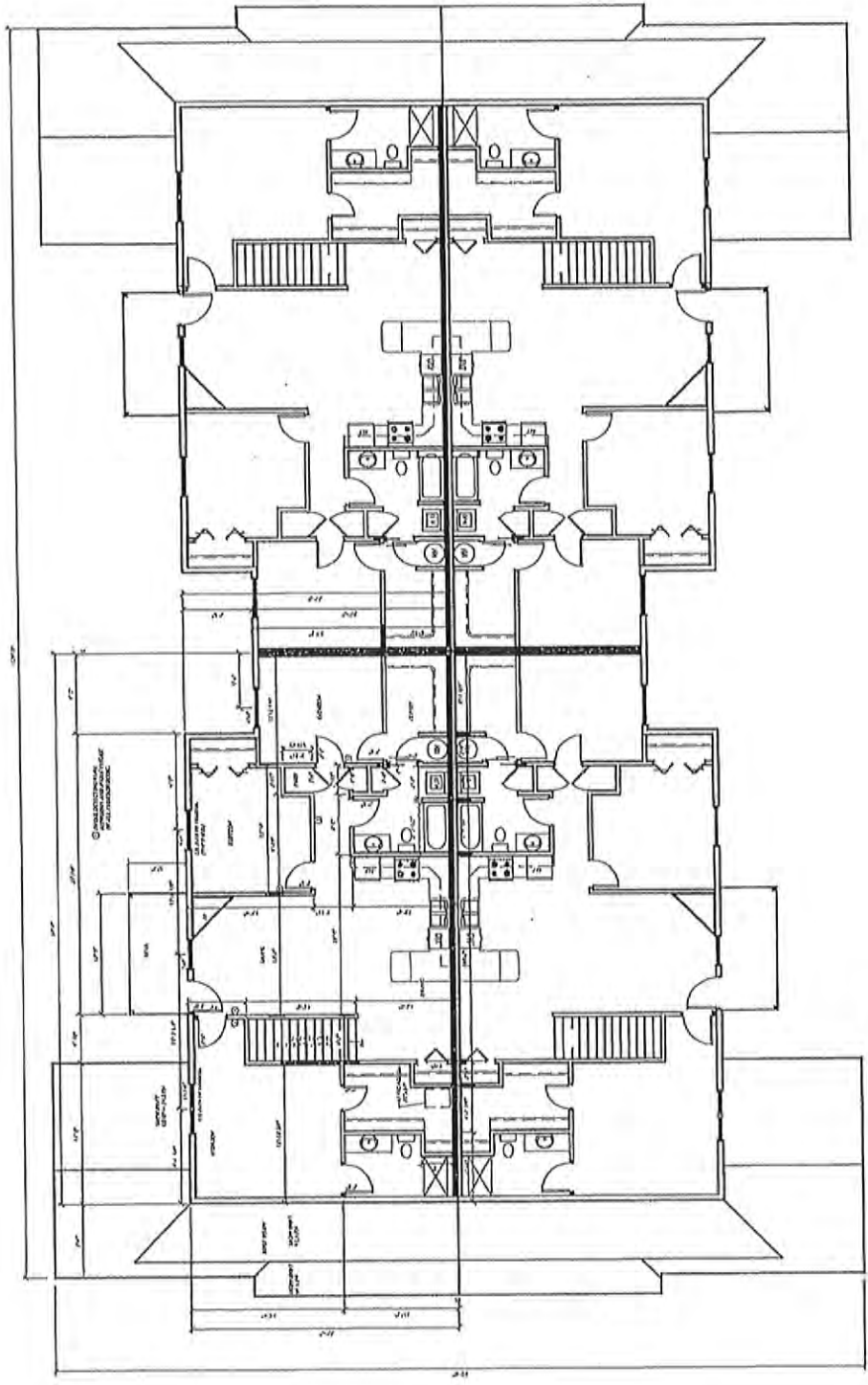
ROBERT D. JOHNSON ARCHITECT  
6201 STOKWOLD DRIVE  
BAU CLAIRE, WISCONSIN 53093  
715.828.8130  
RDJ@RDTAECT.COM

1st FLOOR PLAN

1st FLOOR PLAN

SECOND FLOOR PLAN

5-27-08  
A2



1 OVERALL SECOND FLOOR PLAN  
5-27-08

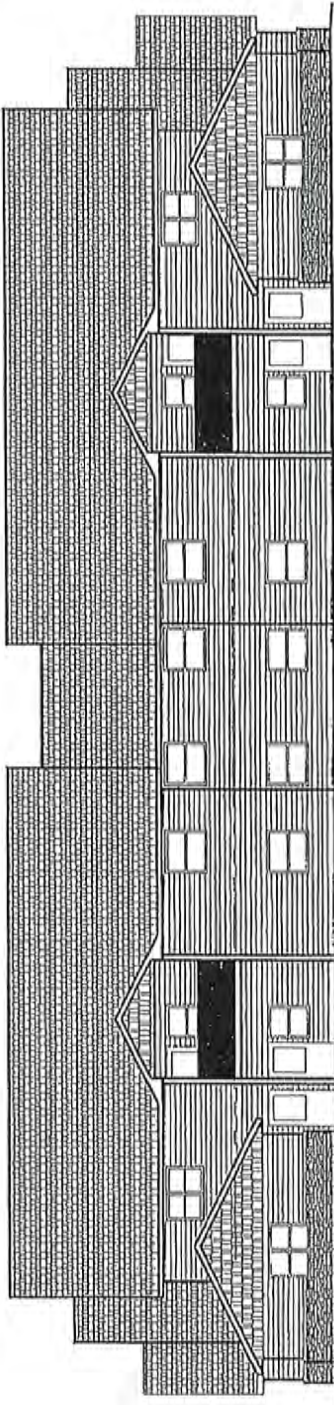


ROBERT D. JOHNSON ARCHITECT  
5201 STANWOOD DRIVE  
EAU CLAIRE, WISCONSIN 54903  
715.828.8150  
RDJ@ARCHITECTURAL.COM

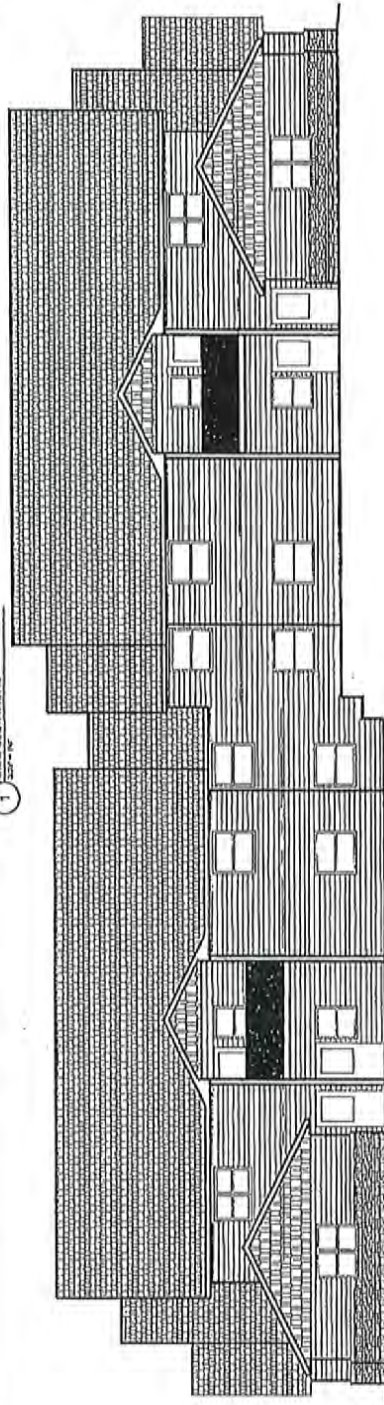
8- PLEX

ELEVATIONS

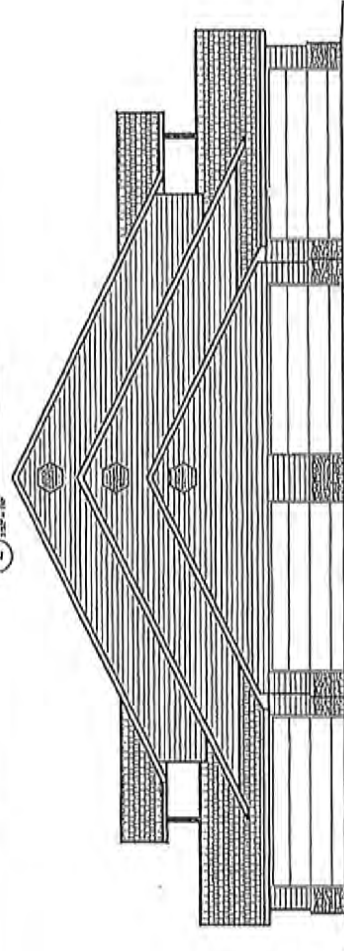
3-21-20  
A3



1 SIDE ELEVATIONS  
132'-7 1/2"



2 SIDE ELEVATIONS  
132'-7 1/2"



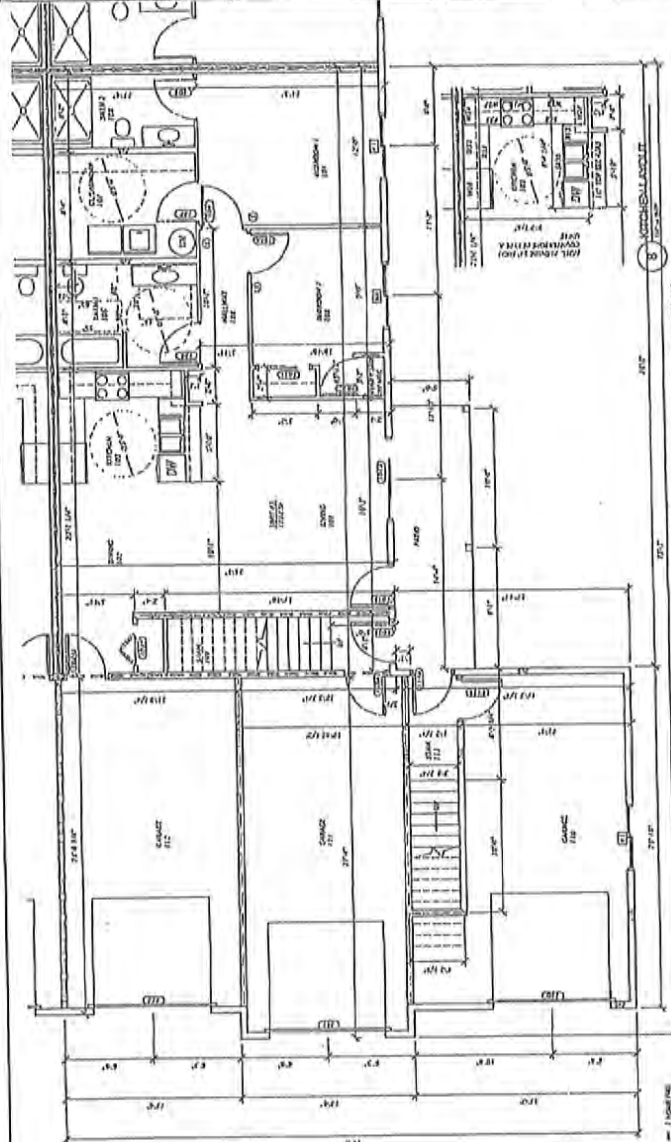
3 END ELEVATIONS  
32'-0 1/2"



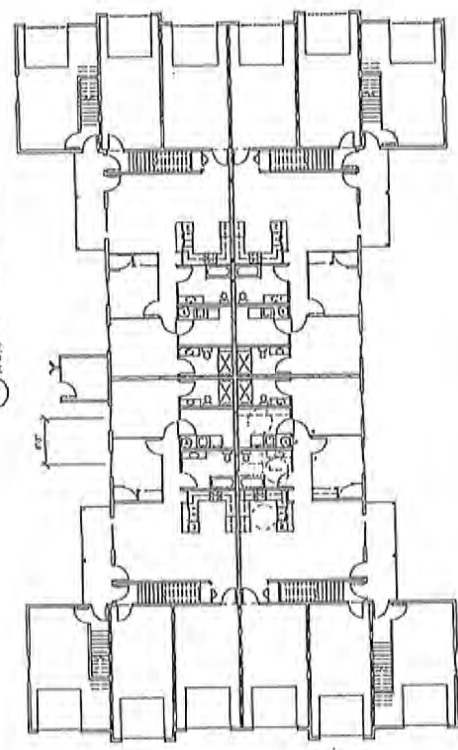




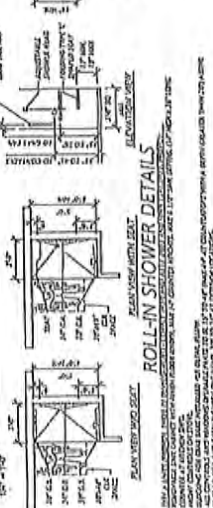
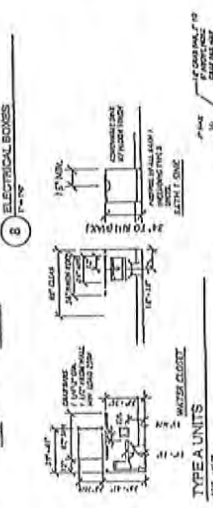
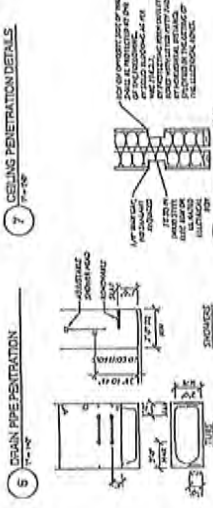
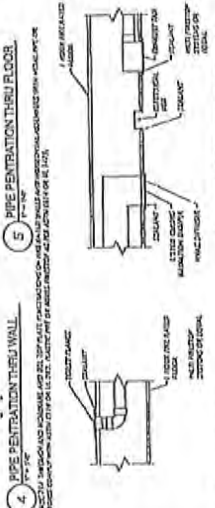
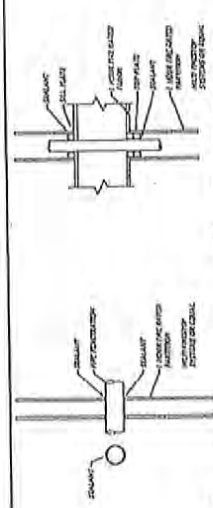
**12-UNIT TOWNHOME**



2 ENLARGED PARTIAL FIRST FLOOR PLAN  
 1/8" = 1'-0"



1 OVERALL FIRST FLOOR PLAN  
 1/8" = 1'-0"



ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.



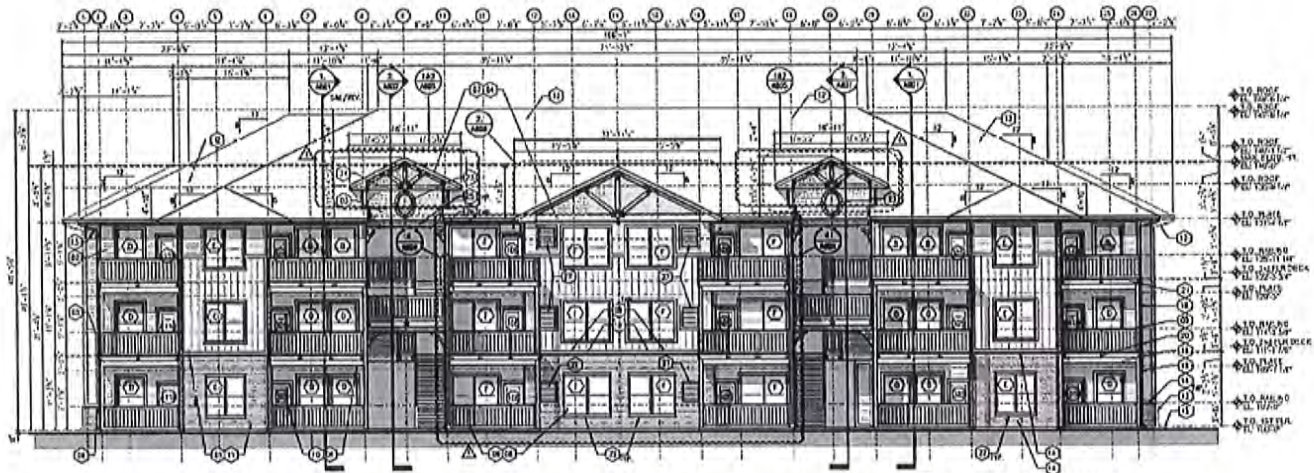




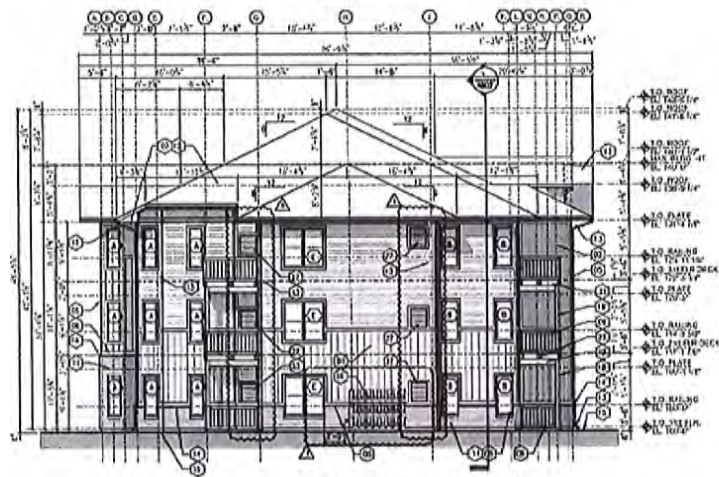


**24-UNIT APARTMENT**

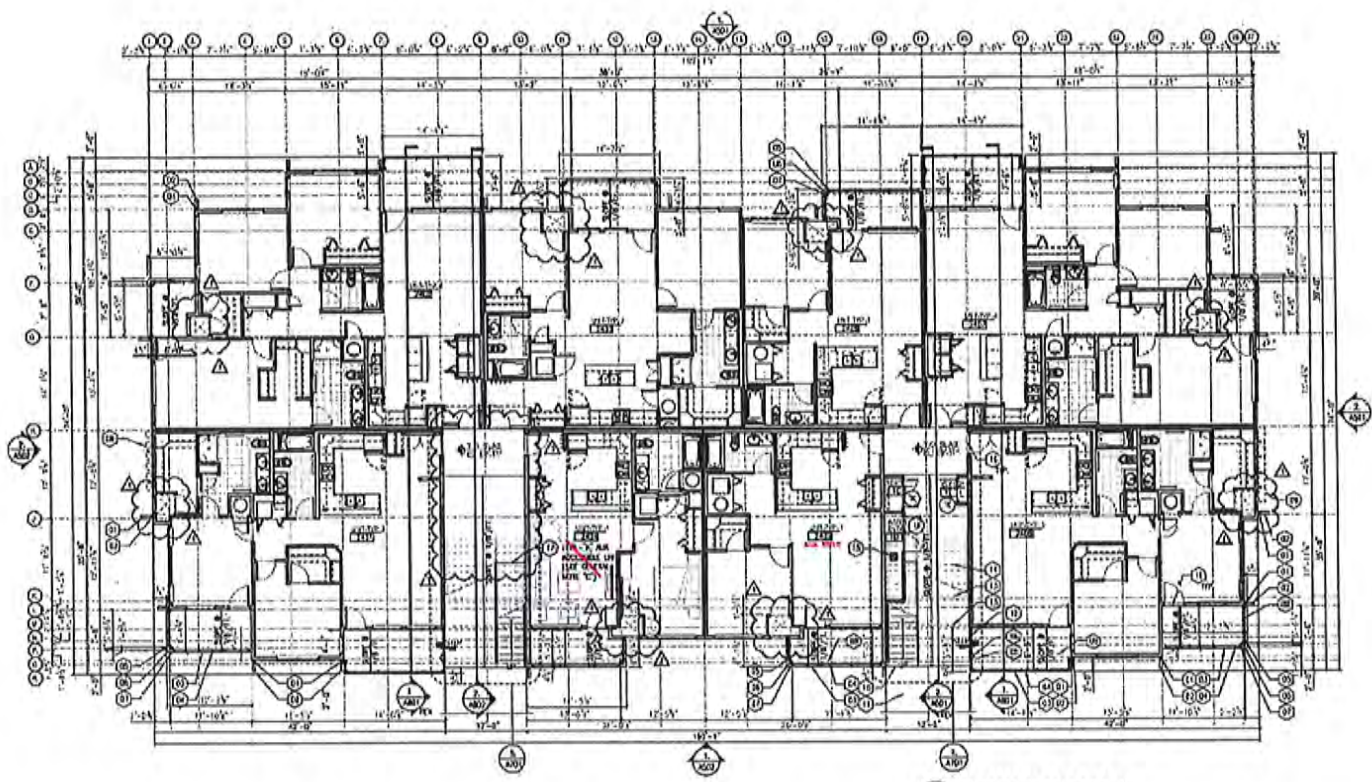




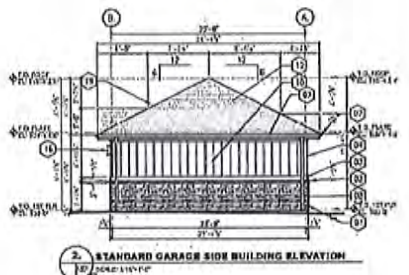
1. FRONT BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



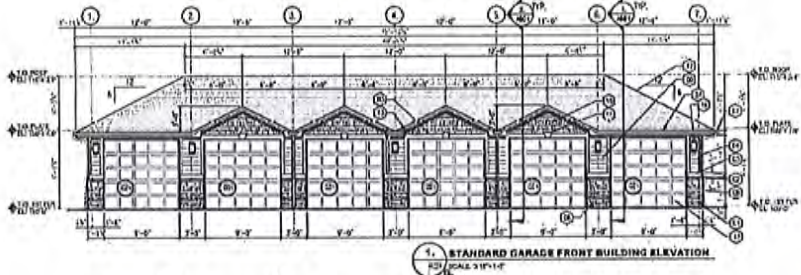
2. SIDE BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



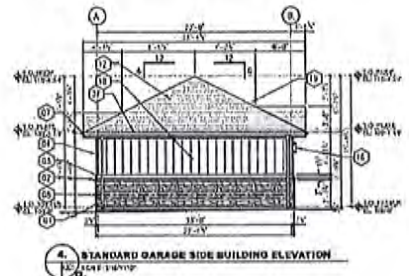
1. OVERALL 1ST FLOOR PLAN  
SCALE 1/8" = 1'-0"



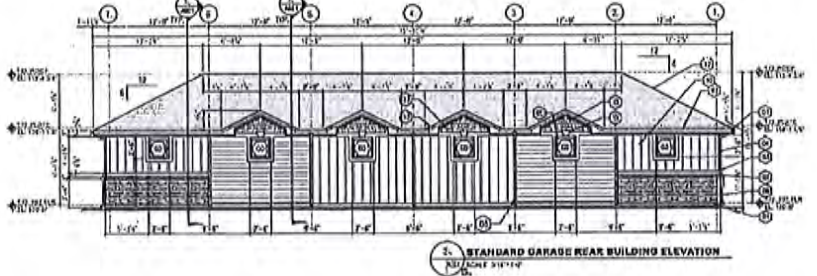
2. STANDARD GARAGE SIDE BUILDING ELEVATION  
SCALE 3/16" = 1'-0"



3. STANDARD GARAGE FRONT BUILDING ELEVATION  
SCALE 3/16" = 1'-0"



4. STANDARD GARAGE SIDE BUILDING ELEVATION  
SCALE 3/16" = 1'-0"

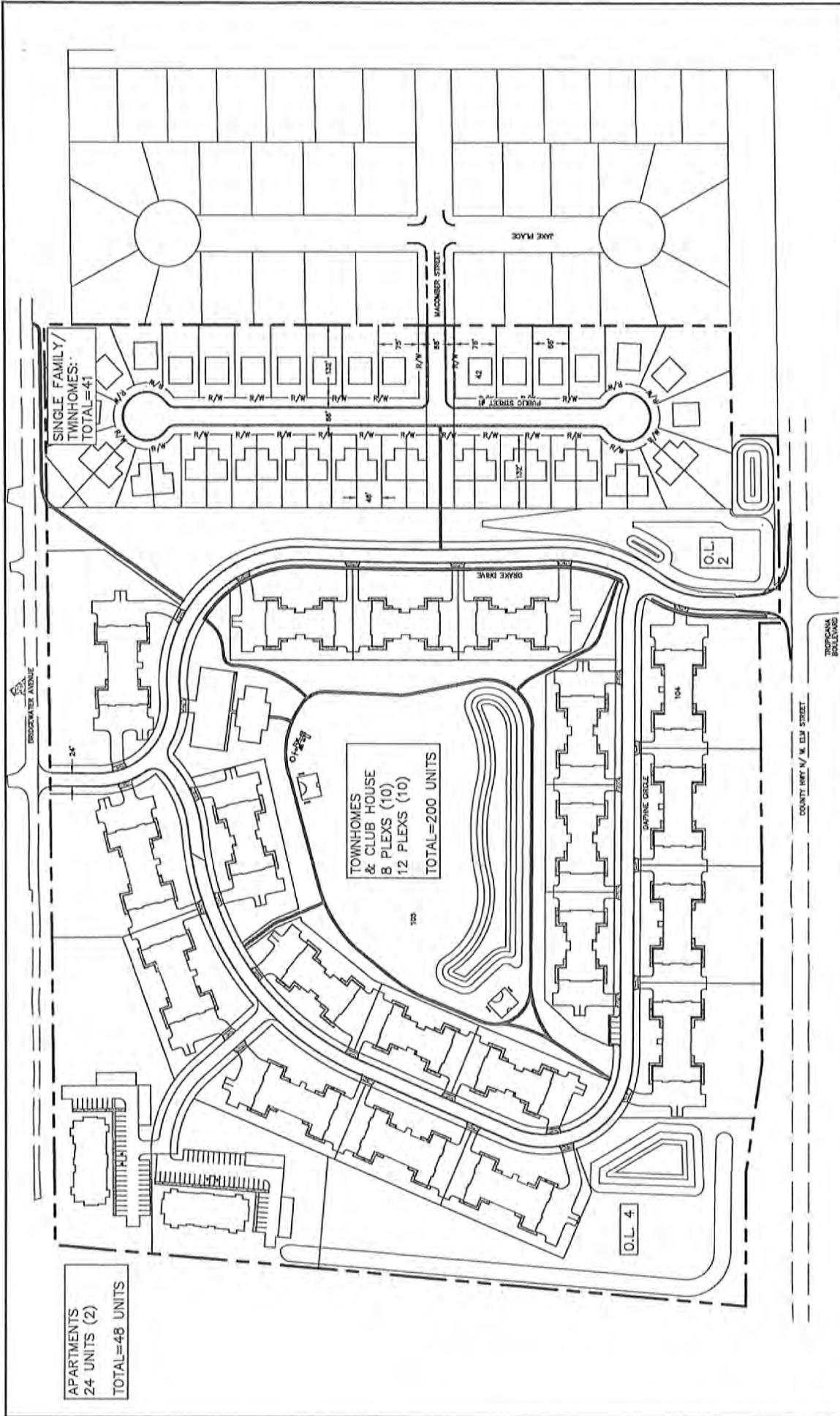


5. STANDARD GARAGE REAR BUILDING ELEVATION  
SCALE 3/16" = 1'-0"









APARTMENTS  
24 UNITS (2)  
TOTAL=48 UNITS

TOWNHOMES  
& CLUB HOUSE  
8 PLEXES (10)  
12 PLEXES (10)  
TOTAL=200 UNITS

SINGLE FAMILY/  
TWINHOMES  
TOTAL=41

NO.	DATE	REVISIONS
1		

PARK WEST II  
ROONEY/C&M  
MACOMBER STREET  
CHIPPewa FALLS, WI

SITE PLAN

ADVANCED ENGINEERING CONCEPTS  
1380 EAST CLAREMONT AVENUE #1  
EAU CLAIRE, WI 54601  
PH: 715-834-4300  
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PROJ. NO.  
21020

DESIGNED BY: [blank]  
CHECKED BY: [blank]

DATE: [blank]

SCALE: [blank]

