

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: X

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 715-726-2736)

Will be held on **Monday, July 8, 2024 at 6:30 PM** 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 you are a board member and unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the June 10, 2024 Plan Commission Meeting. *(Attachment)*
2. Consider Chippewa Youth Hockey Association/Mason Companies CSM. Make Recommendation to Common Council. *(Attachment)*
3. Consider Lake Wissota Business Park Rezone. Make recommendation to Common Council. *(Attachment)*
4. Consider Lake Wissota Business Park CSM. Make recommendation to Common Council. *(Attachment)*
5. Consider Park West III CSM. Make recommendation to Common Council. *(Attachment)*
6. Consider change to PDCUP 2022-02 for Park West III 12-plex Buildings on lots 94, 95, and 96. *(Attachment)*
7. 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 emailed to the Chippewa Herald, posted on the 1st floor of City Hall, and on the outside City Hall Bulletin Board on Wednesday, July 3, 2024 at 2:15 PM by Leanne Rogge.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 10TH, 2024 – 6:30 PM**

The Plan Commission met in City Hall on June 10th, 2024 at 6:30 PM. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Chad Trowbridge Ross Wilson, Tom Hubbard, Beth Arneberg, and Secretary Brandon Cesafsky. Absent was Jason Hiess. Also attending was City Planner Brad Hentschel, City Inspector Paul Lasiewicz, Jim Rooney, Nick Rooney, Andrew Martin, and Jim Anderson.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the May 13th, 2024 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Director of Public Works Cesafsky gave the background on the request from Jim and Nick Rooney of Keyhole Capital, developers of Park West III to delete sections of walking path as outlined in the Planned Development Conditional Use Permit Resolution No. 2022-02. Review discussion included why the developer did not see a need for the 3 sections of pathways. A piece along Drake Drive was said to be not needed due to a sidewalk loop on the inside of the apartments. A section of sidewalk connecting Drake to Macomber Street was requested to be removed from the plan due to the developer not owning the land. That path was mutually agreed to after the developer petitioned the plan commission to delete the section of pathway along Elm Street in 2022. Jim Rooney said that it was an error on his end and that he did not own the land at the time he agreed to the path. Lastly, a section of path which was intended to connect with Park West II development was requested to be removed due to the developer not looking deeper into the feasibility of the trail and cost to build in an urban ditch setting. Jim Rooney stated that when they planned the subdivision they only looked at the 2-dimensional plans when they planned the trails. Plan Commissioners inquired about how kids get to school if the paths were not finished and there were conversations that pointed out that a kid has to walk on the street to get to Terrill Street before they get to sidewalk. A distance of about 0.4 miles. Brad Hentschel made mention that the recently adopted Comprehensive plan stated that residents see importance with connectivity within the City and attention should be paid to that. Jim Rooney stated that the neighborhood out there has a private setting and they feel like completing the trails will invite neighboring residents into the subdivision which is not their goal.
Motion by Tzanakis, **seconded** by Hoffman to amend the Planned Development Conditional Use Permit #2022-02 path map to delete the 3 sections of pathways. **Tzanakis, Trowbridge, Hoffman, Hubbard, Wilson, Misfeldt voting Aye, Cesafsky, Varga, and Arneberg voting nay. MOTION CARRIED on a 6:3 Vote.**

3. Mayor Hoffman gave the floor to Andrew Martin, petitioner of 421 Frenette Drive to present the petition to rezone 421 Frenette drive. Andrew has a pending offer to purchase the property. Andrew provided the plan to rezone this parcel back to C2 – Highway Commercial from its current R-3-4 Multi-Family 4-Plex zoning. C2 Highway Commercial is consistent with the surrounding zoning.
Motion by Hubbard, **seconded** by Varga to recommend Common Council conduct a public hearing to rezone parcel 22808-1812-65560 to C2 Highway Commercial. **All present voting aye. MOTION CARRIED.**

4. Andrew Martin, petitioner of 421 Frenette Drive, gave the background on his petition to obtain a special use permit for parcel 22808-1812-65560 to allow the parcel to operate the Chippewa Falls Head Start Program. Andrew outlined the plans to renovate the former assisted living facility into a space suitable for use by the Head Start Program. This included an added parking lot to the east side, a fence play area, and multiple interior alterations.

Motion by Tzanakis, **seconded** by Hubbard to recommend Common Council conduct a public hearing to grant a special use permit to Andrew Martin for parcel 22808-1812-65560. **All present voting aye. MOTION CARRIED.**

5. Director of Public works Cesafsky gave the background on the Certified Survey Map completed by Professional Land Surveyor John D. Mickesh. Property owner Jim Anderson was present at the meeting and explained the need for the survey which would clean up existing property lines and combine multiple lots into one. This would enable him to install a new septic system which the County will not approve with the current property due to the septic needing to cross property lines. There is no City sewer service for this property. Cesafsky stated that the Survey Map has been reviewed by Chippewa County Survey Sam Wentz and is in the process of minor corrections.

Motion by Hubbard, **seconded** by Varga to recommend the common council approve the CSM for the lots described as being part of Lot 18 and all of Lots 19 and 20 of Block A of McRae's Addition to Frenchtown and a part of Government Lot 3 in Section 7, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. All present voting aye. **MOTION CARRIED.**

6. Adjournment

Motion by Hubbard, **seconded** by Varga to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission meeting adjourned at 7:20 PM.

Brandon Cesafsky, Secretary
Plan Commission

Map

Printed 06/25/2024

Scale = 1:139'

HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729

75TH AV
1ST AV

1ST AV

1ST AV

1ST AV

1ST



Item 2

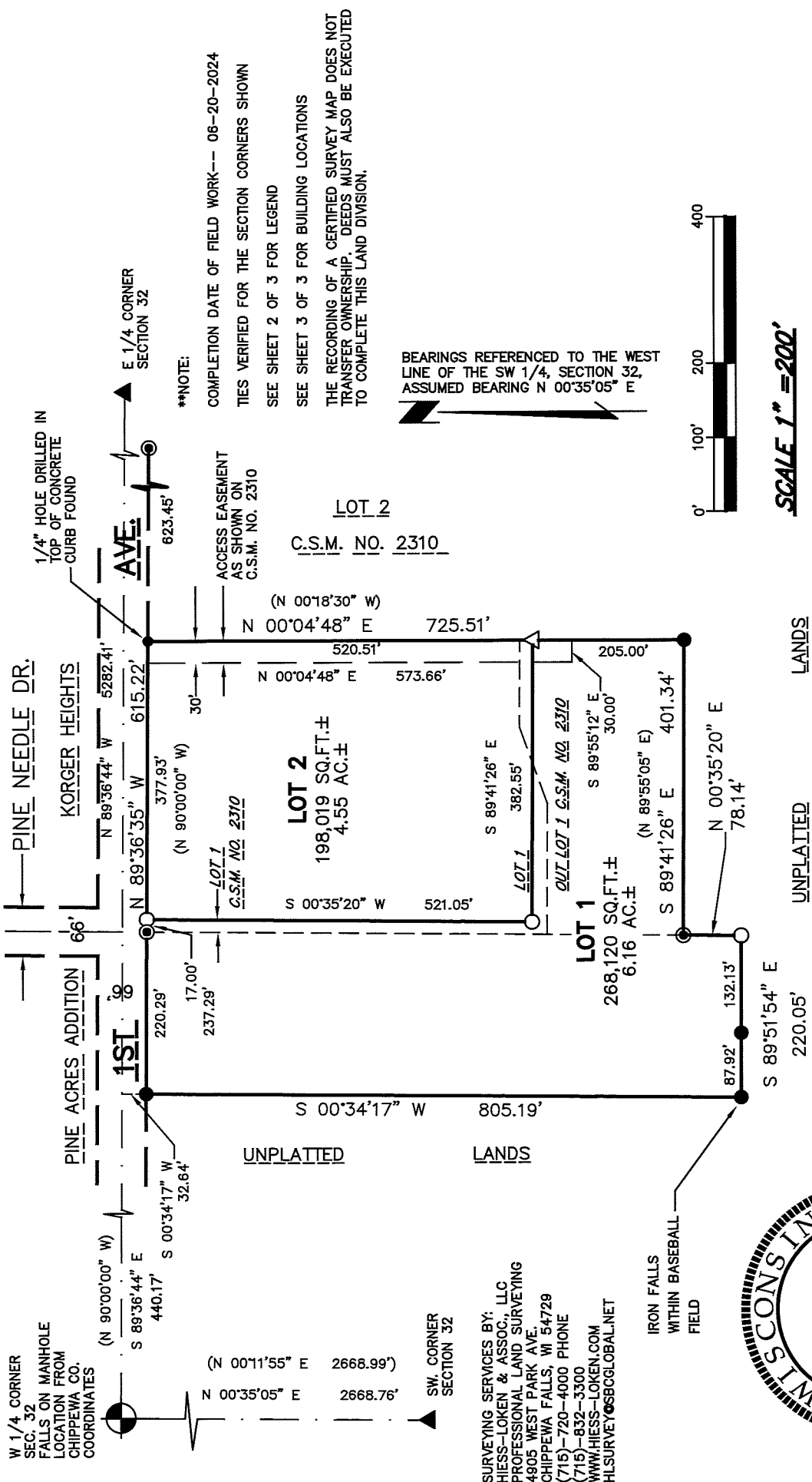
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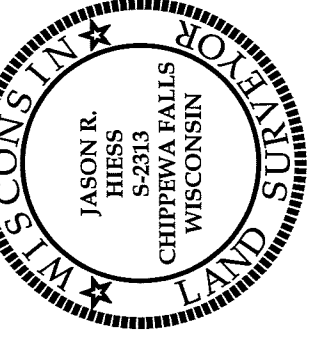
Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

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

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____



****NOTE:**
COMPLETION DATE OF FIELD WORK-- 06-20-2024
TIES VERIFIED FOR THE SECTION CORNERS SHOWN
SEE SHEET 2 OF 3 FOR LEGEND
SEE SHEET 3 OF 3 FOR BUILDING LOCATIONS
THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED TO COMPLETE THIS LAND DIVISION.



JASON R. HIEESS, P.L.S.
CAD NAME: MASONCO241

SCALE 1" = 200'

PART OF THE NW 1/4 OF THE SW 1/4, SECTION 32, T29N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI INCLUDING ALL OF LOT 1 AND OUT LOT 1, C.S.M. NO. 2310, RECORDED IN VOL. 10 OF C.S.M.'S, P. 152, AS DOC. NO.644486

SURVEYING SERVICES BY:
HIEESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54728
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIEESS-LOKEN.COM
HLSURVEY@SBOGLOBAL.NET

Jason R. Hieess
JASON R. HIEESS, P.L.S.
DATED THIS 24TH DAY OF JUNE, 2024.

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

RECORDED IN VOL _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

**PART OF THE NW 1/4 OF THE SW 1/4,
SECTION 32, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI
INCLUDING ALL OF LOT 1 AND OUT LOT 1,
C.S.M. NO. 2310, RECORDED IN VOL. 10 OF
C.S.M.'S, P. 152, AS DOC. NO.644486**

CAD NAME: MASONC0241


SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF MASON COMPANIES, INCORPORATED, 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 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 32, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. INCLUDING LOT 1 AND OUT LOT 1, CERTIFIED SURVEY MAP NUMBER 2310, RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 152, AS DOCUMENT NUMBER 644486. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 32; THENCE S.89°36'44"E. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 32, 440.17 FEET; THENCE S.00°34'17"W. 32.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.00°34'17"W. 805.19 FEET; THENCE S.89°51'54"E. 220.05 FEET; THENCE N.00°35'20"E. 78.14 FEET TO THE SOUTHWEST CORNER OF SAID OUT LOT 1; THENCE S.89°41'26"E. ALONG THE SOUTH LINE THEREOF, 401.34 FEET TO THE SOUTHEAST CORNER OF SAID OUT LOT 1; THENCE N.00°04'48"E. ALONG THE EAST LINE OF SAID OUT LOT 1 AND ALONG THE EAST LINE OF SAID LOT 1, 725.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N.89°36'35"W. ALONG AND ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, 615.22 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 THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING AND MAPPING THE SAME.



JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF JULY, 2024.



LEGEND

- --- 1 1/4" O.D. IRON PIPE FOUND
- ⊙ --- 1" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- △ --- COTTON GIN SPIKE SET
- --- 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
- 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

CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: _____
GREGORY S. HOFFMAN, MAYOR

APPROVED: _____ DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

BRIDGET GIVENS, CITY CLERK

SURVEYING SERVICES BY:
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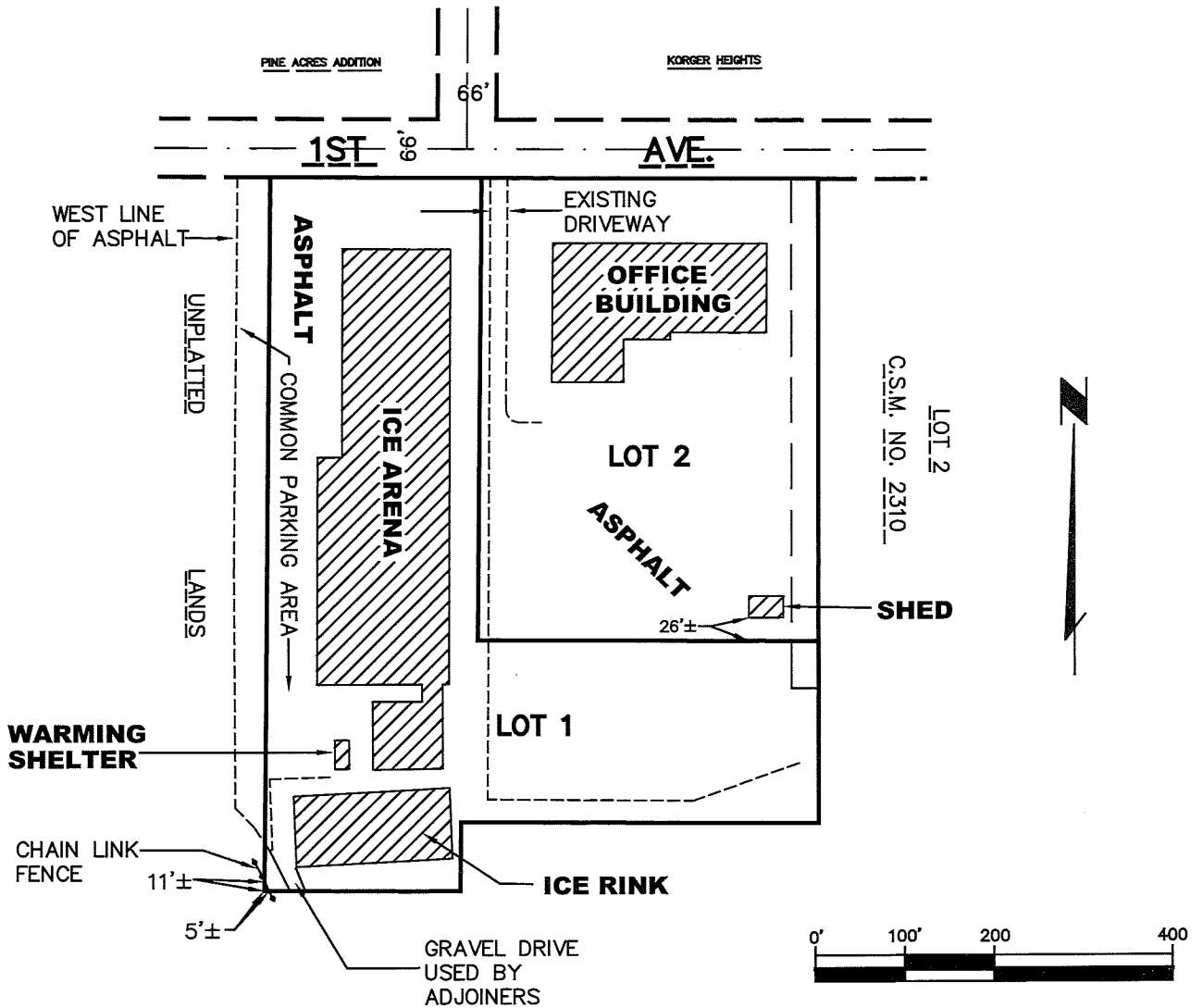
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C.S.M. NO. 2310, RECORDED IN VOL. 10 OF
C.S.M.'S, P. 152, AS DOC. NO.644486
CAD NAME: MASONC0241**

BUILDING LOCATIONS

NOTE: NOT ALL SURFACE
FEATURES SHOWN



Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF JUNE, 2024.

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Date Filed: 07/01/2024

Fee Paid: \$25 Date: 7/3/2024 TR#: 71113

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission 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: No addresses

Lot#: 2,3,4 **Block#:** 10 **Subdivision:** 2nd Addition to LWBP **Parcel#:** See Below

Legal Description:

Parcel Numbers: 22908-3323-66491002, 22908-3323-66491003, 22908-3323-66491004:
Lots 2, 3 and 4, Blk. 10, 2nd Addition to Lake Wissota Business Park.

Present Zoning Classification of Property:

C-2 General Commercial

Zoning Classification Requested:

I-2 Light Industrial

Lot Number of Any Real Estate Owned by the Petitioner Adjacent to the Area Proposed to be Changed

22908-3323-66491001
Lot 1, Blk. 10, 2nd Addition to Lake Wissota Business Park.

Existing Use of All Buildings on Such Land:

Vacant

Principal Use of All Properties Within 300 Feet of Such Land:

Badger Liquor, General Beer, Grace Adult Day Services, Commercial Building (Cook Chiropractic, Subway, Engineering Firm, Investment Firm), CVTC, LE Phillips, Prevea Clinic,

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter:

The properties directly to the north of Lots 2-4 are used for the distribution of products and are zoned Industrial 2 (I-2). A bike path and County Highway I are located to the south. We believe that the requested zoning classification will not be detrimental to the surrounding properties.

We are seeking a rezone of Lot 2-4 because a general commercial use is highly unlikely due to the fact that the primary access would be from Falls Drive. In addition, we are proposing - at this point in time - the corner lot (Lot 1, Blk 10, 2nd Addition to the Lake Wissota Business Park) would remain as General Commercial for the possibility of some type of ancillary businesses for the immediate area.

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.

To my knowledge, the zoning classifications were applied during the initial development of the LWBP. The county has not received interest in these lots in regards to commercial development. We feel that moving these lots into the I-2 district would be a better fit. And, more importantly, we do not see this a detrimental to the surrounding businesses because of the existing businesses that are located in the immediate area.

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

Owner(s)/Address(es)


Chippewa County

 711 N Bridge Street

 Chippewa Falls, Wisconsin 54729

 Phone #: 715-726-7981

 Email: rscholz@chippewacountywi.gov

 Signature:  _____

Phone #: _____
 Email: _____
 Signature: _____

Phone #: _____
 Email: _____
 Signature: _____

Petitioner(s)/Address(es)

Chippewa County

 711 N Bridge Street

 Chippewa Falls, Wisconsin 54729

 Phone #: 715-726-7981

 Email: rscholz@chippewacountywi.gov

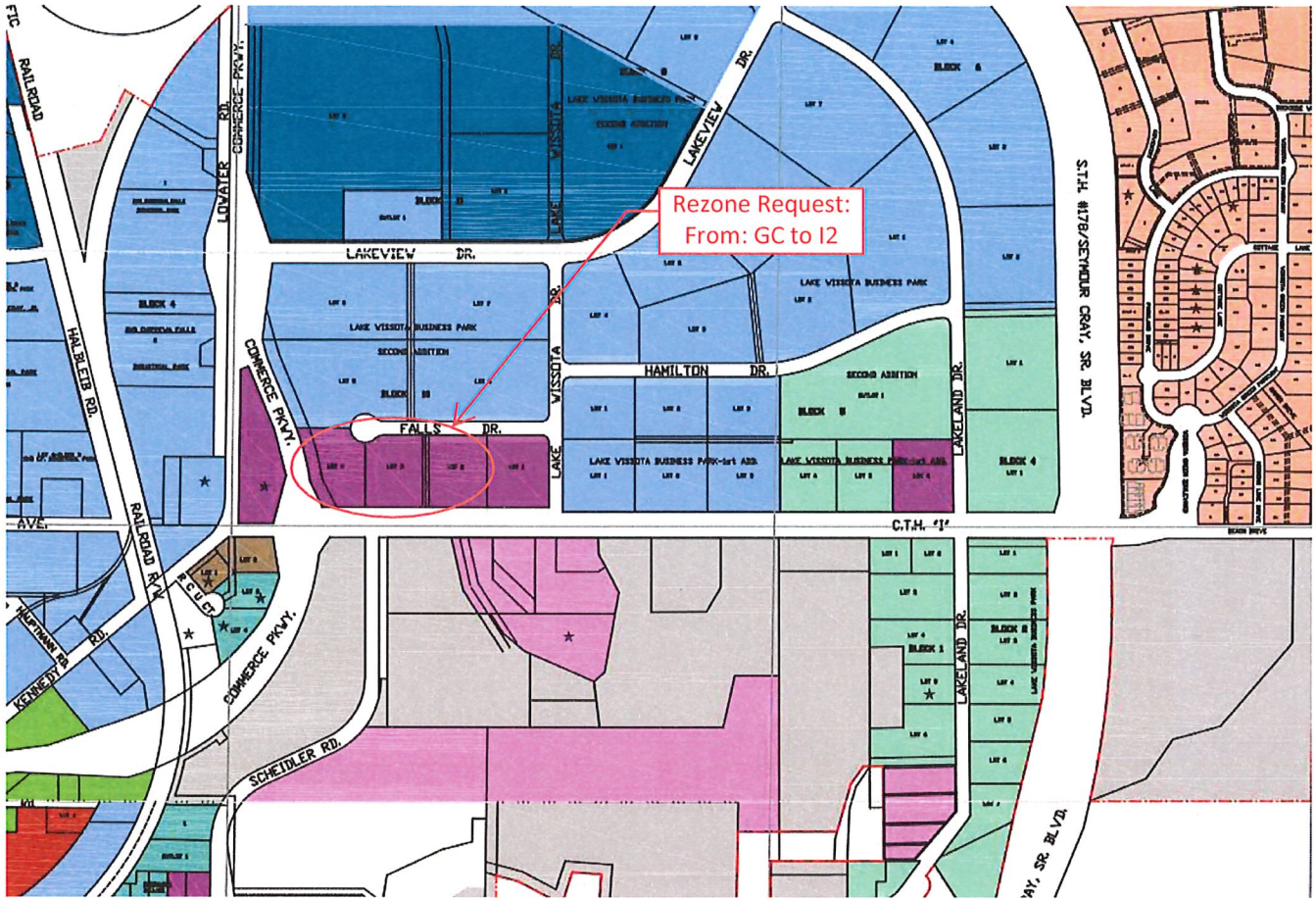
 Signature: _____
















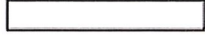


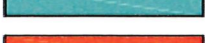


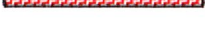

Phone #: _____
 Email: _____
 Signature: _____

Phone #: _____
 Email: _____
 Signature: _____

Chippewa County Rezone Request:

Lots 2, 3 and 4, Blk 10, 2nd Addition to the Lake Wissota Business Park



	C-1 NEIGHBORHOOD SHOPPING		I-1 LIMITED INDUSTRIAL
	C-2 GENERAL COMMERCIAL		I-2 LIGHT INDUSTRIAL
	C-3 CENTRAL BUSINESS		I-3 HEAVY INDUSTRIAL
	C-4 HIGHWAY COMMERCIAL		D-1 OFFICE
	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT		D-2 OFFICE & INSTITUTIONAL
	R-1A SINGLE FAMILY		P-1 PUBLIC
	R-1B SINGLE FAMILY		CN CONSERVANCY
	R-1C SINGLE FAMILY		A-1 AGRICULTURE
	R-2 TWO FAMILY		
	R-3-4 MULTI-FAMILY 4-PLEX		
	R-3-8 MULTI-FAMILY 8-PLEX		
	R-3A MULTI-FAMILY		
	R-3B MULTI-FAMILY		
	R-3-M MULTIPLE FAMILY RESIDENCE		
			CJP, SUP DR PD

17.29 - C-2 GENERAL COMMERCIAL DISTRICT .

(1) GENERAL PURPOSE. This district is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature and office and service facilities serving a larger community trade area. The size and location should be based upon the relationship to the total community need and economy.

(2) SETBACKS.

Minimum Front Yard, 15 feet.

Minimum Either Side Yard, 10 feet.

Minimum Aggregate Side Yard, 20 feet.

Minimum Rear Yard, 25 feet.

(3) LOT SIZE.

Minimum Area, 5,000 square feet.

Minimum Width, 50 feet.

(4) HEIGHT.

Maximum Permitted for Principal Structure, 35 feet.

Maximum Permitted for Accessory Structure, 20 feet.

(5) PERMITTED USES.

(a) Retail stores and shops.

(b) Community and customer service establishments such as, but not limited to, the following:

1. Business, professional, public service, banking, and savings and loan offices.
2. Restaurants, taverns, theaters, bowling alleys, night clubs and other indoor commercial entertainment facilities.
3. Laundromats, coin operated dry cleaning establishments, and laundry or dry cleaning pickup stations.
4. Private clubs and lodges.
5. Automobile service stations.
6. Service and sales establishments for automobiles, not including the storage of junked or wrecked automobiles and parts.

(c) Commercial studios, display galleries and vocational training schools.

(d) Rental apartments as a secondary use on a non-ground floor level and providing a minimum residential floor area of 400 square feet.

- (e) Signs in conformity with the sign ordinance of Chippewa Falls [Chapter 19].
 - (f) Churches.
 - (g) Public utility distribution lines, including, but not limited to, electric, gas, water, television cable and telephone distribution lines and other related accessories subject to approval by the City Public Works Department.
 - (h) Hotels and motels. (Cr. #94-3)
 - (i) Interior unit self-service storage facility consisting of a building with all units having an access door from an interior hallway. There shall be a separate secure 24 hour access entrance to interior units. Operations shall include a retail store front of related commercial activity. (Cr. #2017-12)
- (6) ACCESSORY BUILDINGS OR USES.
- (a) Garage for storage of vehicles used in conjunction with the operation of the business.
 - (b) Off-street parking and loading areas located in §§17.38—17.43 of this chapter. (Am. #91-26)
 - (c) Any other normal accessory structure or use.
- (7) CONDITIONAL USES.
- (a) Nursing homes, home for the elderly and hospitals.
 - (b) Animal hospitals.
 - (c) Appliance and small machinery repair establishments.
 - (d) Lumber and building supply yards.
 - (e) Commercial parking facilities.
 - (f) Printing and publishing houses and related activities.
 - (g) Transmission lines, antennas and towers, including, but not limited to, electric, gas, petroleum and telephone transmission lines, antennas and towers, whether installation is above or below ground, and other related accessories, substations, municipal water towers, pump houses, water and sewage treatment plants. This is subject to the provisions of §17.08(14) and is subject to all laws, rules, and regulations, statutory or administrative, governing the use and enjoyment of public right of ways. (Am. #2015-20)
 - (h) Day care centers, subject to State licensing requirements.
 - (i) Personal storage facilities (self-storage/mini-warehouse) which means the primary use of a building containing individual, compartmentalized and controlled access spaces, rooms or lockers that are leased, rented or owned by different individuals for the storage of individual possessions or personal property. Building materials and architectural design features shall be consistent with the general design theme of the surrounding development. (Cr. #2017-17)

17.33 - I-2 LIGHT INDUSTRIAL DISTRICT .

(1) GENERAL PURPOSE. This district is intended to provide for manufacturing, industrial and related uses of a limited nature and size in situations where such uses are not in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulations.

(2) SETBACKS.

Minimum Front Yard, 25 feet.

Minimum Either Side Yard, 25 feet.*

Minimum Aggregate Side Yard, 50 feet.*

Minimum Rear Yard, 25 feet.*

*When adjoining or abutting a residence district, will maintain a minimum setback of 50 feet and with a minimum 15-foot wide, 6-foot high planting screen.

(3) HEIGHT.

Maximum Permitted for Principal Structure, 60 feet.

Maximum Permitted for Accessory Structure, 40 feet.

(4) PERMITTED USES.

(a) All uses permitted in §17.32(4)(a).

(b) Manufacturing, assembly, fabrication and processing plants of a limited scope and not involving operational characteristics which would adversely affect surrounding uses or be basically incompatible with surrounding environmental character and not more than 10 percent of the lot or tract is used for the open storage of products, materials or equipment. Such as, but not limited to the following: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, except fish and meat products, sauerkraut, vinegar, yeast and the rendering of fats and oils and the vining of peas. Such as, but not limited to: articles made from previously prepared materials such as: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, textiles, wax, wire, yarns, and the like, musical instruments, toys, novelties, rubber or metal stamps and other small molded rubber products, fabrication and repair of electric or neon signs or other commercial advertising structures, light sheet metal products and the like; assembly and manufacture from prefabricated parts of household appliances, electronic products and similar products or the processing or assembling of parts for the production of finished equipment.

(c) Experimental, testing and research laboratories, not involving the keeping of animals or use of animal products or any significant degree of danger or undesirable operational

characteristics.

- (d) Printing and publishing houses and related activities.
 - (e) Tool making, cabinetry and repair shops.
 - (f) General warehousing and not involving more than 10 percent of the lot or tract is used for the open storage of products, materials or equipment.
 - (g) Lumber and building supply yards and not involving more than 10 percent of the lot or tract is used for the open storage of products, materials or equipment.
 - (h) Automobile body repair shop, not including the storage of junked or wrecked automobiles and parts.
 - (i) Signs in conformity with the sign ordinance of Chippewa Falls [Chapter 19].
 - (j) Public utility distribution lines including, but not limited to, electric, gas, water, television cable, and telephone distribution lines and other related accessories subject to approval by the City Public Works Department.
 - (k) Industrial product sales businesses involved in the sale, rent or lease of products generally intended for industrial or commercial users, with sales being either wholesale or retail. Industrial product sales may include the sale of machinery, equipment, special trade tools, welding supplies, office/industrial furniture and fixtures, restaurant equipment, and securing and surveillance equipment. Industrial product sales shall not include firms that are primarily engaged in retail sales to the general public. (Cr. #05-26)
 - (l) Industrial service businesses involved in the repair or servicing of industrial or business machinery, equipment, or products, and businesses that provide specialized services for industries and businesses. Industrial service businesses may include welding shops; machine shops; tool and appliance repair, electric motor repair; enameling and plating; truck and large equipment repair and storage; headquarters for building, heating, plumbing, or electrical contractors; security and surveillance contractors; laundry, drycleaning, and carpet cleaning plants; and photo finishing laboratories. Industrial services shall not include outdoor services or activities for repair or salvage. (Cr. #05-26)
- (5) ACCESSORY BUILDINGS OR USES.
- (a) Office, storage, power supply and other such uses normally auxiliary to the principal use.
 - (b) Off-street parking, loading and service facilities, as required in §§17.38—17.43 of this chapter.
 - (c) Residential quarters for the resident operator, guard or caretaker.
- (6) CONDITIONAL USES.
- (a) Kennels and animal hospitals, laboratories using animal products.
 - (b) Transportation terminals including trucking.
 - (c)

Commercial service facilities intended primarily as a convenience for the industrial area such as restaurants, motels, gasoline service stations or similar uses.

(d) Office buildings.

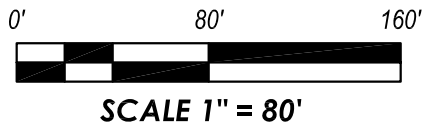
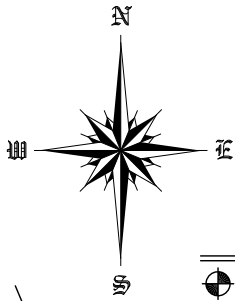
(e) Transmission lines, antennas and towers, including, but not limited to, electric, gas, petroleum and telephone transmission lines, antennas and towers, whether installation is above or below ground, and other related accessories, substations, municipal water towers, pump houses, water and sewage treatment plants. This is subject to the provisions of §17.08(14) and is subject to all laws, rules, and regulations, statutory or administrative, governing the use and enjoyment of public right of ways. (Am. #2015-20)

CHIPPEWA COUNTY CERTIFIED SURVEY

MAP NUMBER _____

RECORDED IN VOL. _____ **OF CERTIFIED SURVEY MAPS PAGES** _____

Part of the Southwest 1/4 of the Northwest 1/4, Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. Including all of Lot 4 and Part of Lot 3, Block 10, Lake Wissota Business Park Second Addition.

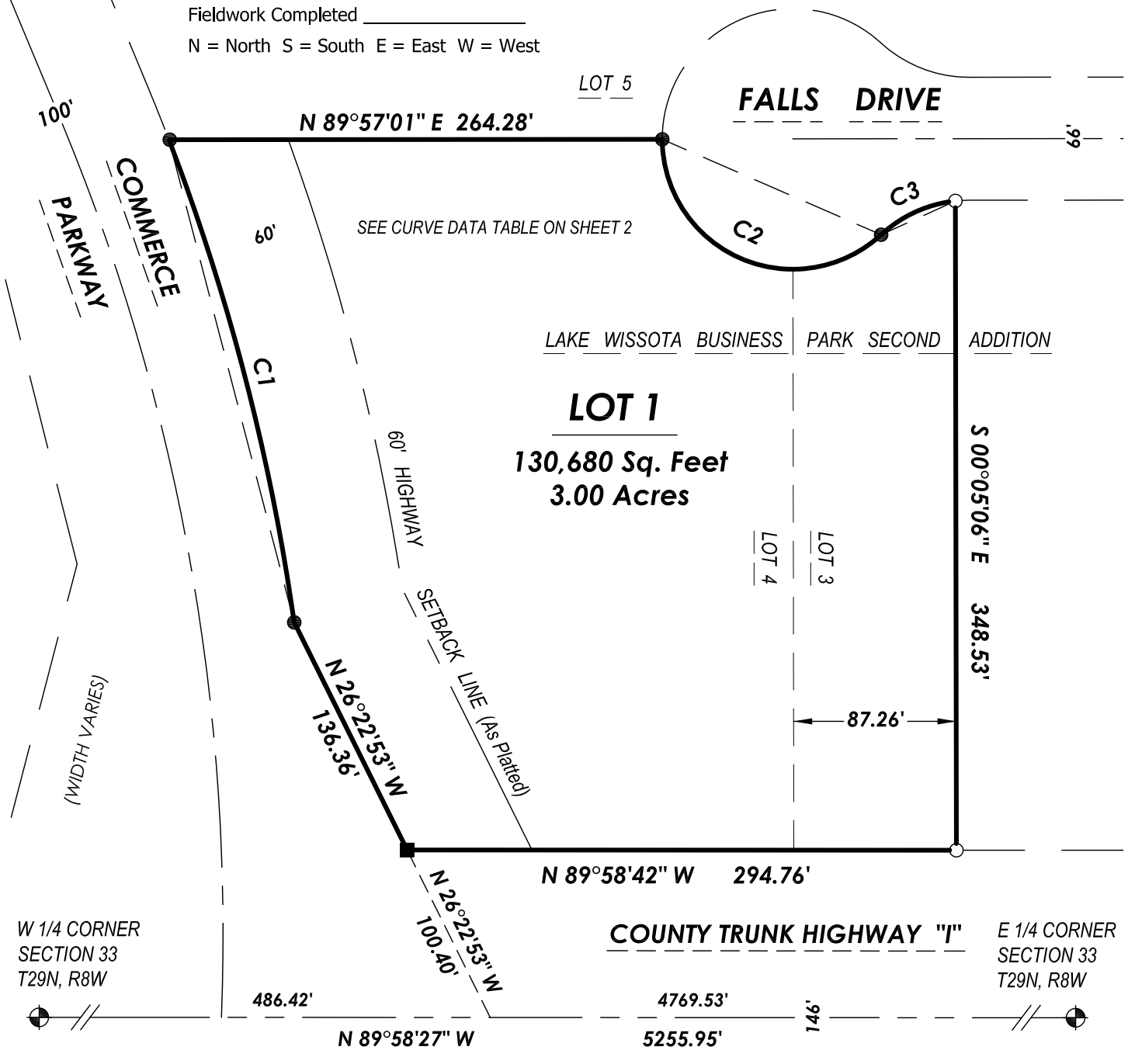


DRAFT

LEGEND

- ⊙ = FOUND MAG NAIL IN ASPHALT
- ▲ = FOUND P.K. NAIL
- = FOUND 3/4" IRON REBAR
- = FOUND 1-1/4" IRON REBAR
- = SET 3/4" x 24" IRON REBAR WEIGHING 1.50 POUNDS/FOOT
- (XX.xx) = PREVIOUSLY RECORDED AS Fieldwork Completed _____
- N = North S = South E = East W = West

LOT 4, AND THE WESTERLY 87.26 FEET OF LOT 3, BLOCK 10, LAKE WISSOTA BUSINESS PARK SECOND ADDITION, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



W 1/4 CORNER SECTION 33 T29N, R8W

E 1/4 CORNER SECTION 33 T29N, R8W

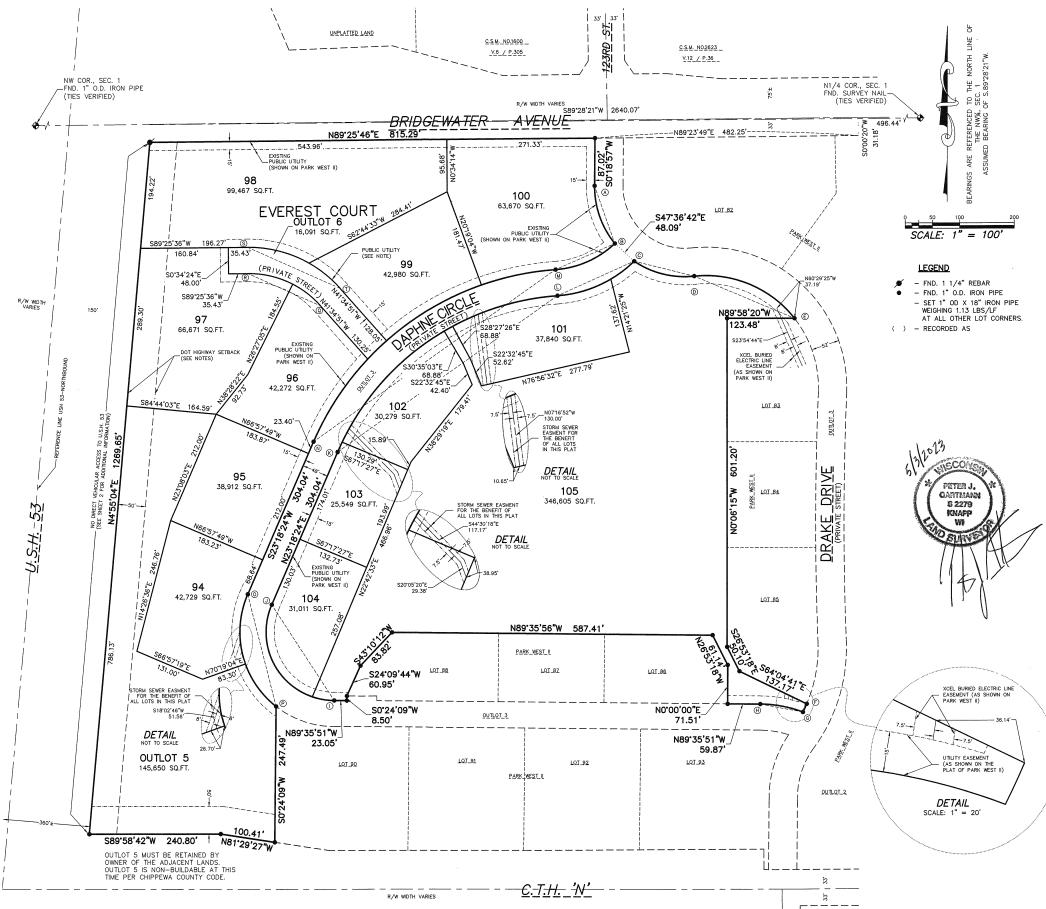
BEARINGS ARE REFERENCED TO THE EAST-WEST 1/4 LINE OF SAID SECTION 33 WHICH IS RECORDED TO BEAR N.89°58'27"W.

(WIDTH VARIES)

Item 5



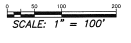
942046
RECORDED ON
06/13/2023 02:20 PM
HELEN K. HANDEL
REGISTERED SURVEYOR
REC. NO.
TRANSACTION NO.
FEE RECEIPT
CHIPPewa COUNTY, WI
PAGE: 2



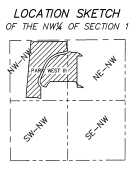
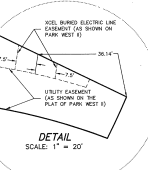
CURVE TABLE

CURVE	LOT NUMBER	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING	1ST TANGENT	2ND TANGENT
A-B	100	113.75	164.83'	039°32'21"	111.51'	S19°27'13"E	S00°18'57"W	S39°13'23"E
C-D	105	115.77	164.83'	040°14'33"	113.41'	S76°07'17"E	S56°00'01"E	N83°45'26"E
D-E	105	207.89	205.63'	05°55'27"	199.15'	N67°16'50"W	N38°19'06"W	N83°45'26"W
F-G	105	16.64'	261.11'	00°33'05"	16.64'	N24°50'18"E	N26°39'50"E	N23°00'45"E
G-H	105	79.80'	224.00'	02°02'44"	79.38'	N79°23'34"W	N69°11'12"W	N89°35'56"W
I-J	105	248.29'	126.00'	112°54'15"	210.02'	S33°08'44"E	S23°18'24"W	S89°35'51"E
	105	40.96'	126.00'	018°37'27"	40.78'	S80°17'08"E		
	104	207.33'	126.00'	094°16'48"	184.72'	S23°50'00"E		
K-L	105	518.99'	476.00'	062°28'14"	493.66'	S54°32'31"W	S85°48'38"W	S23°18'24"W
	103	20.00'	476.00'	002°24'28"	20.00'	S24°33'38"W		
	102	279.98'	476.00'	033°42'05"	275.96'	S42°33'55"W		
	105	17.67'	476.00'	002°07'37"	17.67'	S60°28'46"W		
	101	201.33'	476.00'	024°14'04"	199.84'	S73°39'36"W		
L-C	105	157.22'	224.00'	040°12'53"	154.01'	N65°40'11"E	N85°46'38"E	N45°33'45"E
	101	103.34'	224.00'	026°26'00"	102.43'	N72°33'18"E		
	105	53.88'	224.00'	013°46'53"	53.75'	N52°27'11"E		
M-N	100	120.87'	176.00'	039°20'52"	118.51'	N66°06'12"E	N85°46'38"E	H46°25'46"E
	100	139.01'	524.00'	015°15'57"	138.60'	S78°10'39"W	S85°46'38"W	S23°18'24"W
	99	202.64'	524.00'	022°09'25"	201.38'	S59°29'58"W		
O-L	6	48.07'	524.00'	005°10'21"	48.05'	S45°47'35"W		
	96	181.62'	524.00'	019°51'31"	180.71'	S33°14'09"W		
O-P	228.33'	174.00'	075°11'04"	212.29'	S14°17'08"E	S23°18'24"W	S51°52'40"E	
	94	130.55'	174.00'	042°59'20"	127.51'	S01°48'44"W		
	O-L	5	97.77'	174.00'	032°11'44"	96.49'	S35°46'48"E	
Q-R	D.L. 6	150.49'	176.00'	048°59'33"	145.95'	N66°04'37"W	N41°34'51"W	S89°25'36"W
	96	65.14'	176.00'	021°12'19"	64.77'	N52°11'00"W		
	O-L	6	95.36'	176.00'	027°47'14"	84.52'	N76°40'47"W	
S-T	D.L. 6	191.54'	224.00'	048°59'33"	185.76'	N66°04'37"W	N41°34'51"W	S89°25'36"W
	98	117.47'	224.00'	030°02'51"	116.13'	N75°32'58"W		
	99	74.07'	224.00'	018°56'42"	73.73'	N51°03'12"W		

Q.L. - OUTLOT



LEGEND
- FND. 1 1/4" REBAR
- FND. 1" O.D. IRON PIPE
- SET 1" O.D. X 18" IRON PIPE MEASURING 1.13 LB5/LF AT ALL OTHER LOT CORNERS
() - RECORDED AS



ABBREVIATIONS:
B.M. - BENCHMARK
C.P. - CORNER POINT
E.L. - ELEVATION
F.M. - FIELD MEASUREMENT
G.C. - COUNTY ROAD HIGHWAY
I.C. - INTERSECTION
L.S. - LOT SURVEY
P.C. - POINT OF CURVATURE
P.M. - POINT OF MILEAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF CONTACT
P.O.I. - POINT OF INTERSECTION
P.O.N. - POINT OF NON-ADJACENCY
P.O.T. - POINT OF TANGENCY
P.O.V. - POINT OF VIEW
P.O.W. - POINT OF WITNESS
P.O.X. - POINT OF EXTENSION
P.O.Y. - POINT OF YIELD
P.O.Z. - POINT OF ZONE
P.O.1 - POINT OF 1ST ZONE
P.O.2 - POINT OF 2ND ZONE
P.O.3 - POINT OF 3RD ZONE
P.O.4 - POINT OF 4TH ZONE
P.O.5 - POINT OF 5TH ZONE
P.O.6 - POINT OF 6TH ZONE
P.O.7 - POINT OF 7TH ZONE
P.O.8 - POINT OF 8TH ZONE
P.O.9 - POINT OF 9TH ZONE
P.O.10 - POINT OF 10TH ZONE
P.O.11 - POINT OF 11TH ZONE
P.O.12 - POINT OF 12TH ZONE
P.O.13 - POINT OF 13TH ZONE
P.O.14 - POINT OF 14TH ZONE
P.O.15 - POINT OF 15TH ZONE
P.O.16 - POINT OF 16TH ZONE
P.O.17 - POINT OF 17TH ZONE
P.O.18 - POINT OF 18TH ZONE
P.O.19 - POINT OF 19TH ZONE
P.O.20 - POINT OF 20TH ZONE
P.O.21 - POINT OF 21ST ZONE
P.O.22 - POINT OF 22ND ZONE
P.O.23 - POINT OF 23RD ZONE
P.O.24 - POINT OF 24TH ZONE
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P.O.30 - POINT OF 30TH ZONE
P.O.31 - POINT OF 31ST ZONE
P.O.32 - POINT OF 32ND ZONE
P.O.33 - POINT OF 33RD ZONE
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P.O.35 - POINT OF 35TH ZONE
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P.O.92 - POINT OF 92ND ZONE
P.O.93 - POINT OF 93RD ZONE
P.O.94 - POINT OF 94TH ZONE
P.O.95 - POINT OF 95TH ZONE
P.O.96 - POINT OF 96TH ZONE
P.O.97 - POINT OF 97TH ZONE
P.O.98 - POINT OF 98TH ZONE
P.O.99 - POINT OF 99TH ZONE
P.O.100 - POINT OF 100TH ZONE

There are no objections to this plan with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified May 2, 2023
Rene M. Doway
Department of Administration

PREPARED BY:
REAL LAND SURVEYING LLC
1360 INTERNATIONAL DRIVE
EAST CLAVES, WISCONSIN 53007
(715) 514-4116
RLS/CW

OUTLOT 6 EASEMENTS:
OUTLOT 6 IS SUBJECT TO AN INGRESS/EGRESS EASEMENT BY THE OWNERS OF LOTS 98-99. IT IS ALSO SUBJECT TO A UTILITY EASEMENT BY THE CITY OF CHIPPewa FALLS AND A GAS LINE EASEMENT BY XCEL ENERGY.
FIELDWORK COMPLETED: 12/20/2022
CAED No. 21008-3 PLAT
REVISED: 1/31/2023
REVISED: 4/17/2023
REVISED: 5/2/2023

PARK WEST III
IN THE NW1/4 OF THE NW1/4 AND NE1/4 OF THE NW1/4,
SECTION 1, T28N, R5W,
CITY OF CHIPPewa FALLS, CHIPPewa COUNTY, WISCONSIN
BEING LOT 99 AND OUTLOT 4 OF PARK WEST II

SURVEYOR'S CERTIFICATE

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF PARK WEST III LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4-NW1/4) AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4), SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING LOT 89 AND OUTLOT 4 OF PARK WEST III THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF JIM ROONEY, OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

PETER J. GARTMANN, P.L.S. No. 2279 DATED THIS 5th DAY OF May 2023


CITY COUNCIL RESOLUTION

RESOLVED THAT THIS THE PLAT OF PARK WEST III, IN THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, APPROVED BY THE CITY COUNCIL OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

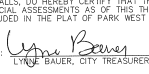
DATE APPROVED: 5/1/2023 GREGORY S. HOFFMAN, MAYOR
(SIGNATURE)  DATE: 5/30/23
GREGORY S. HOFFMAN, MAYOR

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

(SIGNATURE)  BRIDGET OWENS, CITY CLERK

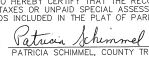
CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN SS
COUNTY OF CHIPPEWA
I, LYNNE BAUER, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS THE 2nd DAY OF May, 2023, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF PARK WEST III IN THE CITY OF CHIPPEWA FALLS.

(SIGNATURE)  DATE: June 2, 2023
LYNNE BAUER, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN SS
COUNTY OF CHIPPEWA
I, PATRICK SCHIMMEL, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 3rd DAY OF May, 2023, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF PARK WEST III.



(SIGNATURE)  DATE: 4/9/2023
PATRICK SCHIMMEL, COUNTY TREASURER

OWNER'S CERTIFICATE OF DEDICATION

PARK WEST TOWNHOMES, LLC, AS OWNER, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.
IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

-----CITY OF CHIPPEWA FALLS
-----DEPARTMENT OF ADMINISTRATION
-----DEPARTMENT OF TRANSPORTATION
WITNESS THE HAND AND SEAL OF SAID OWNER THIS 5th DAY OF May 2023


JAMES O. ROONEY, OWNER
STATE OF WISCONSIN SS
COUNTY OF CHIPPEWA
PERSONALLY CAME BEFORE ME THIS 5th DAY OF May 2023, THE ABOVE NAMED JAMES O. ROONEY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

 NOTARY PUBLIC
MY COMMISSION EXPIRES: May 5, 2024


OWNER'S CERTIFICATE OF DEDICATION

~~PARK WEST TOWNHOMES, LLC, AS OWNER, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.~~
~~IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.~~

~~-----CITY OF CHIPPEWA FALLS
-----DEPARTMENT OF ADMINISTRATION
-----DEPARTMENT OF TRANSPORTATION
WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF ____ 20__~~



~~JAMES O. ROONEY, OWNER
STATE OF WISCONSIN SS
COUNTY OF CHIPPEWA
PERSONALLY CAME BEFORE ME THIS ____ DAY OF ____ 20__, THE ABOVE NAMED JAMES O. ROONEY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
____ NOTARY PUBLIC
____ MY COMMISSION EXPIRES: ____~~

CONSENT OF CORPORATE MORTGAGEE

CHARTER BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT OF PARK WEST III AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF PARKWEST TOWNHOMES, LLC, OWNERS OF SAID LAND. IN WITNESS WHEREOF, THE SAID CHARTER BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY:

(PRINT NAME) Paul Kohr AND (PRINT NAME) _____
AT Lebanon, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED
THIS 9 DAY OF May, 2023.
(SIGNATURE)  (SIGNATURE) _____
(TITLE) SVP (TITLE) _____

STATE OF WISCONSIN SS
COUNTY OF Chippewa
PERSONALLY APPEARED BEFORE ME THIS 9th DAY OF May, 2023, THE ABOVE NAMED _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

 NOTARY PUBLIC
MY COMMISSION EXPIRES: May 5, 2024


UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR SANITARY SEWER, WATER, ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY:

HEARLAND CONTRACTORS W. GRANTORS
PARK WEST TOWNHOMES, LLC, GRANTORS TO
XCEL ENERGY COMPANY, GRANTEE
CITY OF CHIPPEWA FALLS, GRANTEE
CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH SANITARY SEWER, WATER, UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES, NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTRICTION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

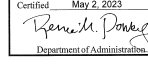
THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

DEPARTMENT OF TRANSPORTATION RESTRICTIONS AND NOTICES:

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF USH 53. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.203, STAT., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.
233.08(5) DOT HIGHWAY SETBACK - NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, ORANGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.203, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stat., as provided by s. 236.12, Wis. Stat.

Certified May 2, 2023

Department of Administration

Item 6

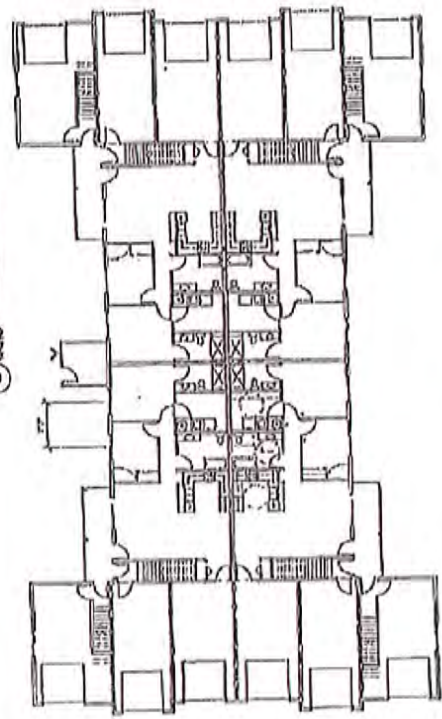
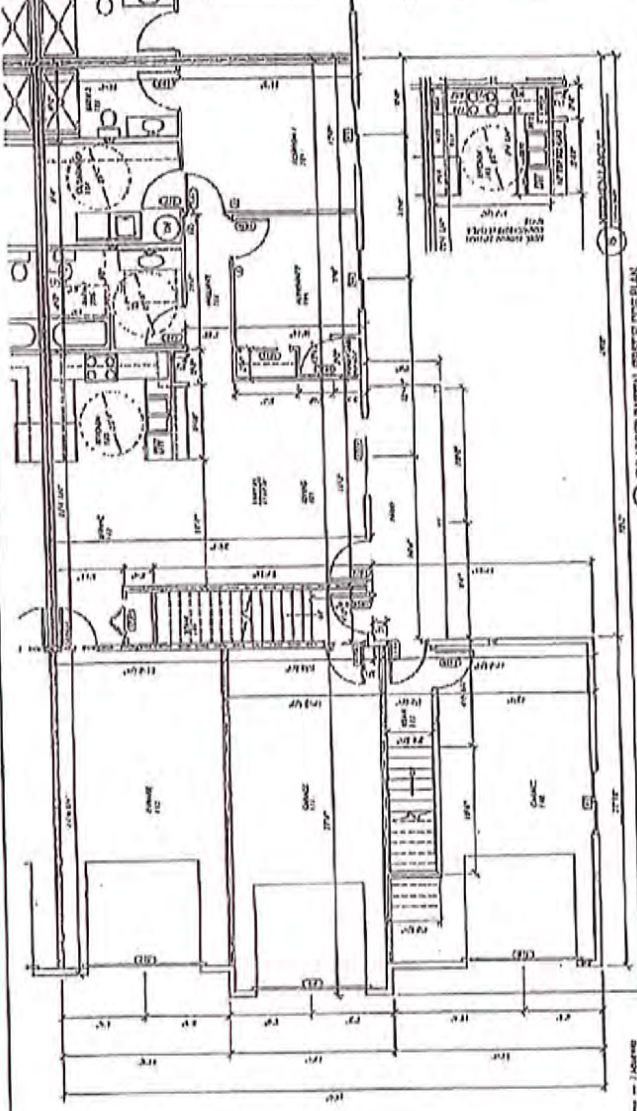
12-UNIT TOWNHOME

ROBERT B. JOHNSON ARCHITECT
 2315 STATE STREET
 EAST CAHON, WYOMING 82031
 (307) 233-1111

12-FLY 20 ROOM NRV-13R

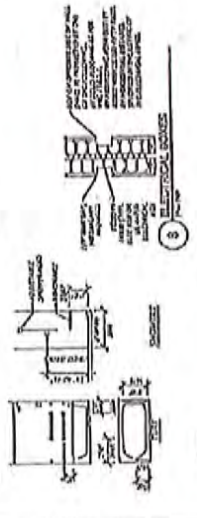
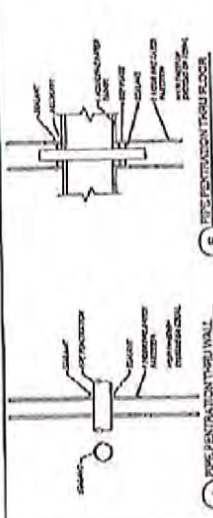
FIRST FLOOR PLAN

NO. 13
 A2



1 OVERALL FIRST FLOOR PLAN

2 ENLARGED PARTIAL FIRST FLOOR PLAN

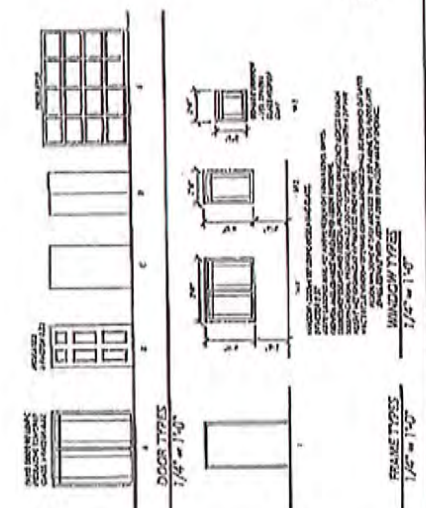
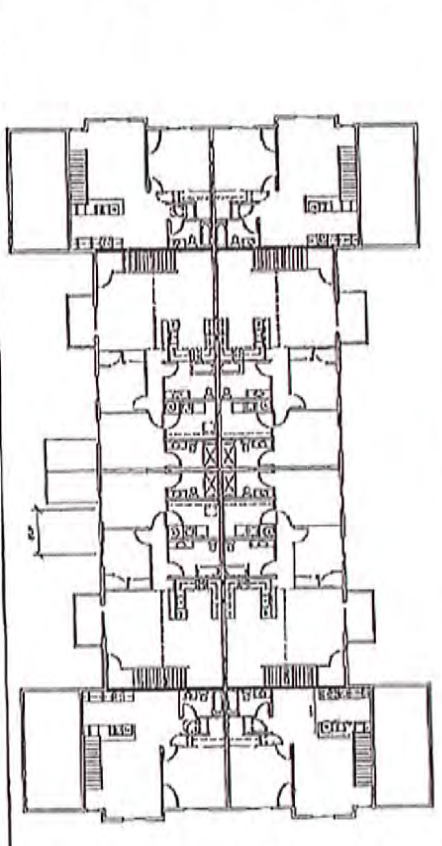
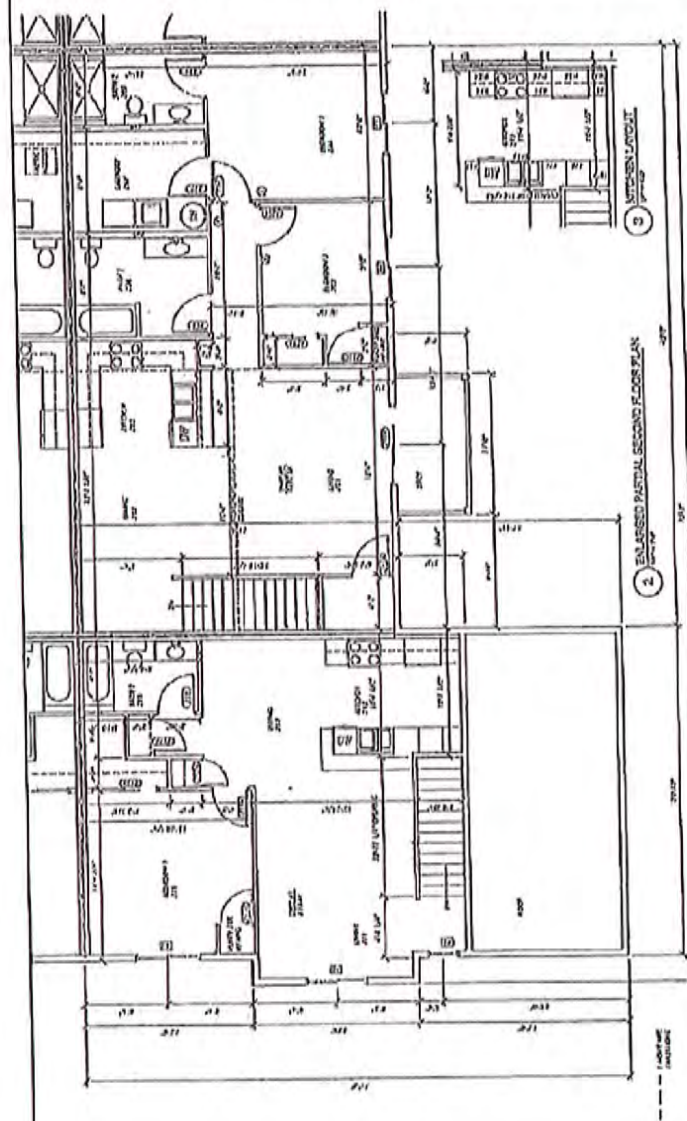


NOTES: 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. 2. FINISHES ARE AS SHOWN ON THE FINISH SCHEDULE. 3. REFER TO THE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES. 7. THE CONTRACTOR SHALL MAINTAIN THE BUILDING WEATHER-TIGHT AT ALL TIMES. 8. THE CONTRACTOR SHALL MAINTAIN THE BUILDING SECURE AT ALL TIMES. 9. THE CONTRACTOR SHALL MAINTAIN THE BUILDING CLEAN AT ALL TIMES. 10. THE CONTRACTOR SHALL MAINTAIN THE BUILDING SAFE AT ALL TIMES.

ROBERT D. JOHNSON ARCHITECT
 3031 SUNDOWN DRIVE
 EAST CLARE, WISCONSIN 53009
 920.828.0313
 WWW.ARCHITECTSOCIETY.COM

12-FLY, 20 BEDROOM NFA-1-2R
 BUILDING 777
 111

SECOND FLOOR PLAN
 SCHEDULES
 7/25-19
 A3



CONSTRUCTION SPECIFICATIONS AND ACCESSORIES

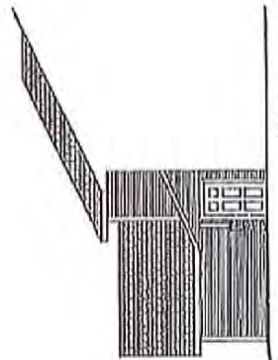
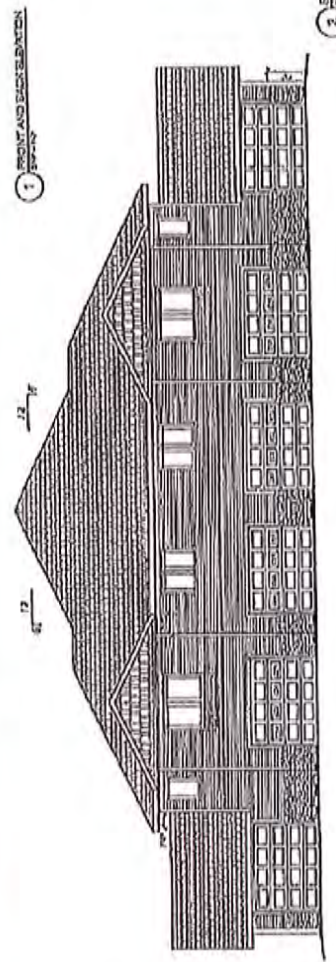
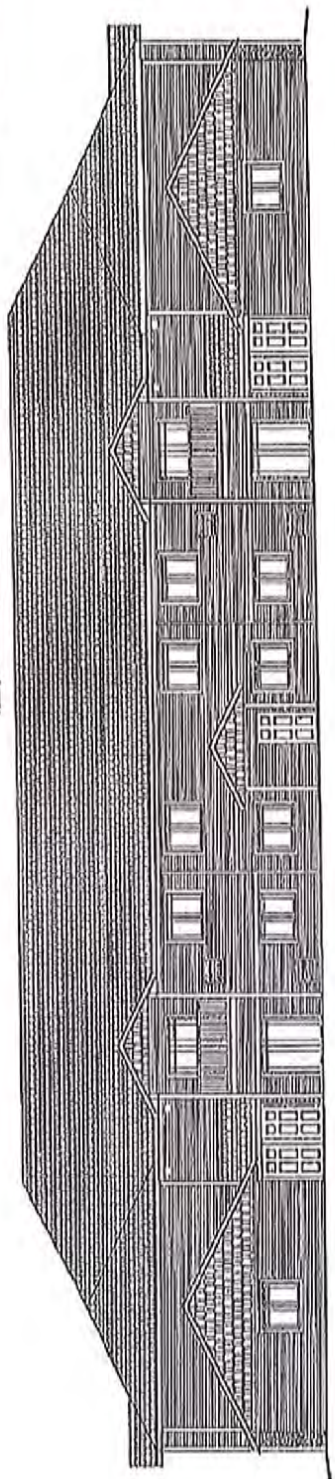
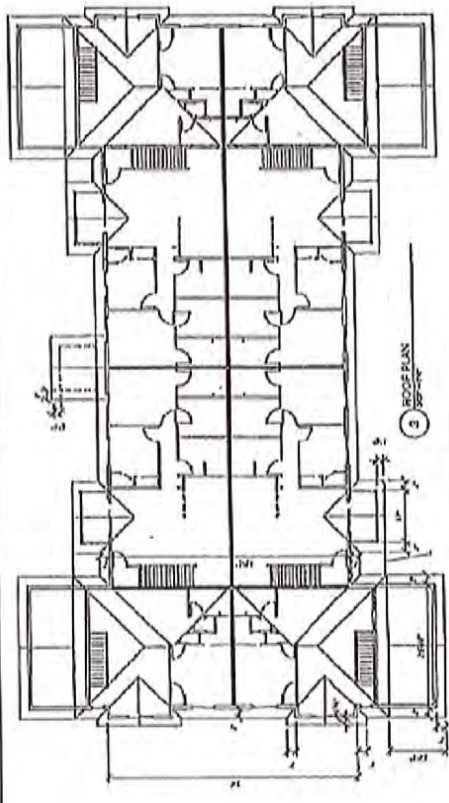
ROBERT D. JOHNSON ARCHITECTS
 5201 STONWOOD DRIVE
 FARMINGTON, WISCONSIN 53120
 760.868.8100
 RDARCHITECT@GMAIL.COM

Professional
 Architect
 Wisconsin
 No. 1000000000
 Expires 12/31/2025

1-2-FLEX, 20 BEDROOM N/PA-13R
 HILDINGS PPT
 11/20/24

TYPE 1 ROOF FLOOR & ELEVATIONS

7/20/24
 A4



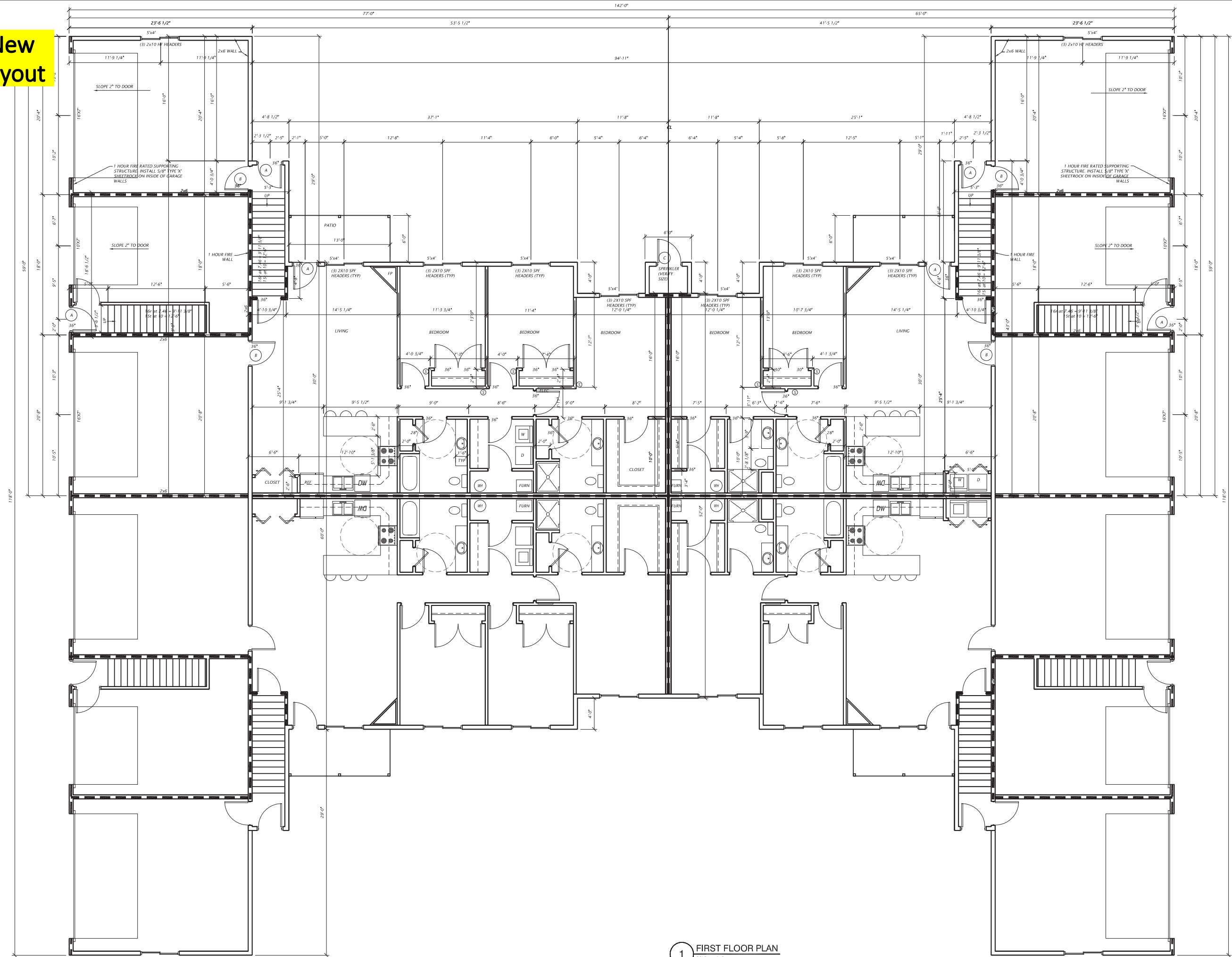
1 FRONT AND SIDE ELEVATION

2 SIDE ELEVATION

3 REAR ELEVATION



New Layout



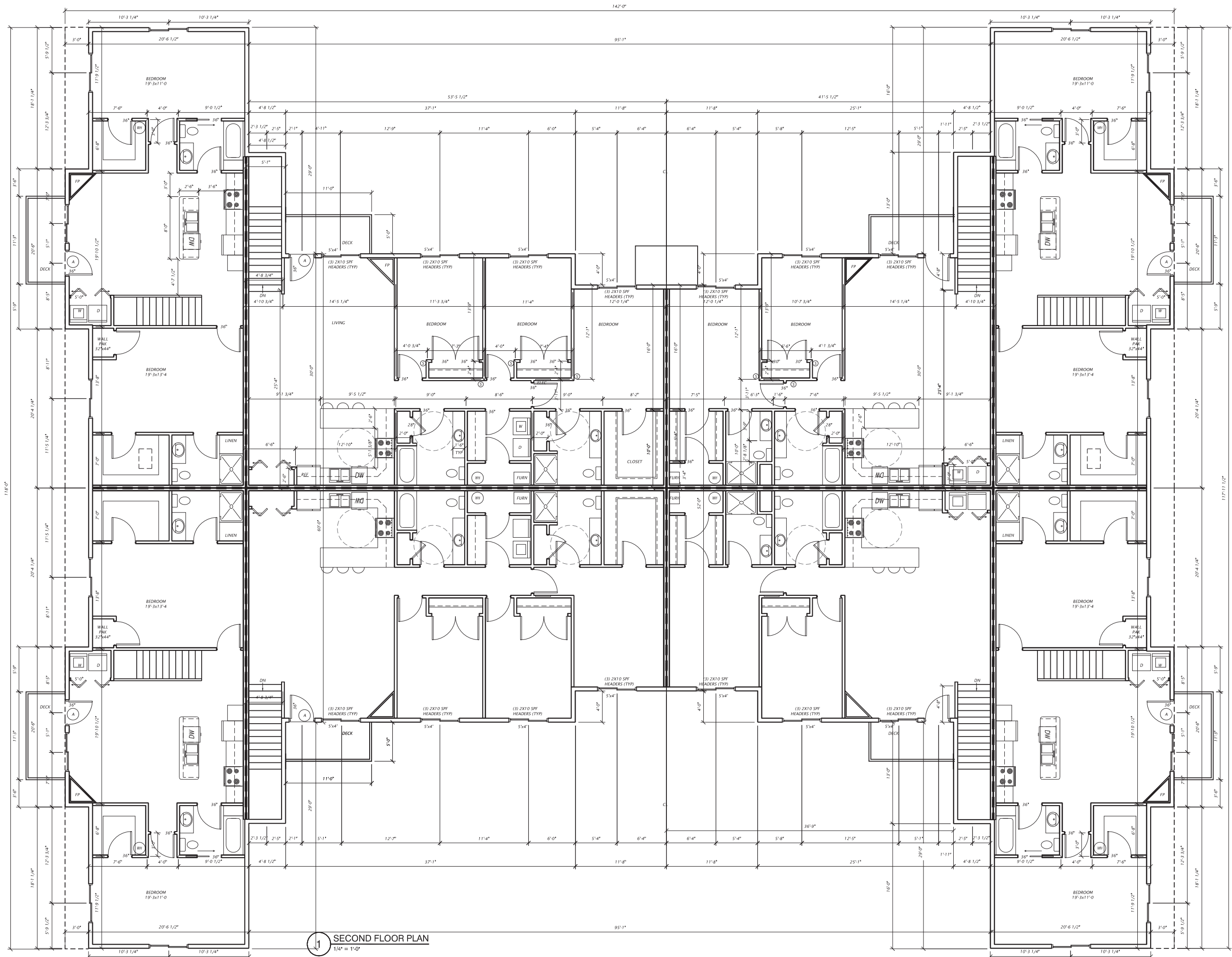
1 FIRST FLOOR PLAN
3/16" = 1'-0"

ROBERT D. JOHNSON ARCHITECT
5201 STONEWOOD DRIVE
EAU CLAIRE, WISCONSIN 54703
715.828.8330
RDJARCHITECT@GMAIL.COM

12 PLEX - OPTION 3 (28) BEDROOMS
ADDRESS
EAU CLAIRE, WI

FIRST FLOOR PLANS

6-24-24
A3



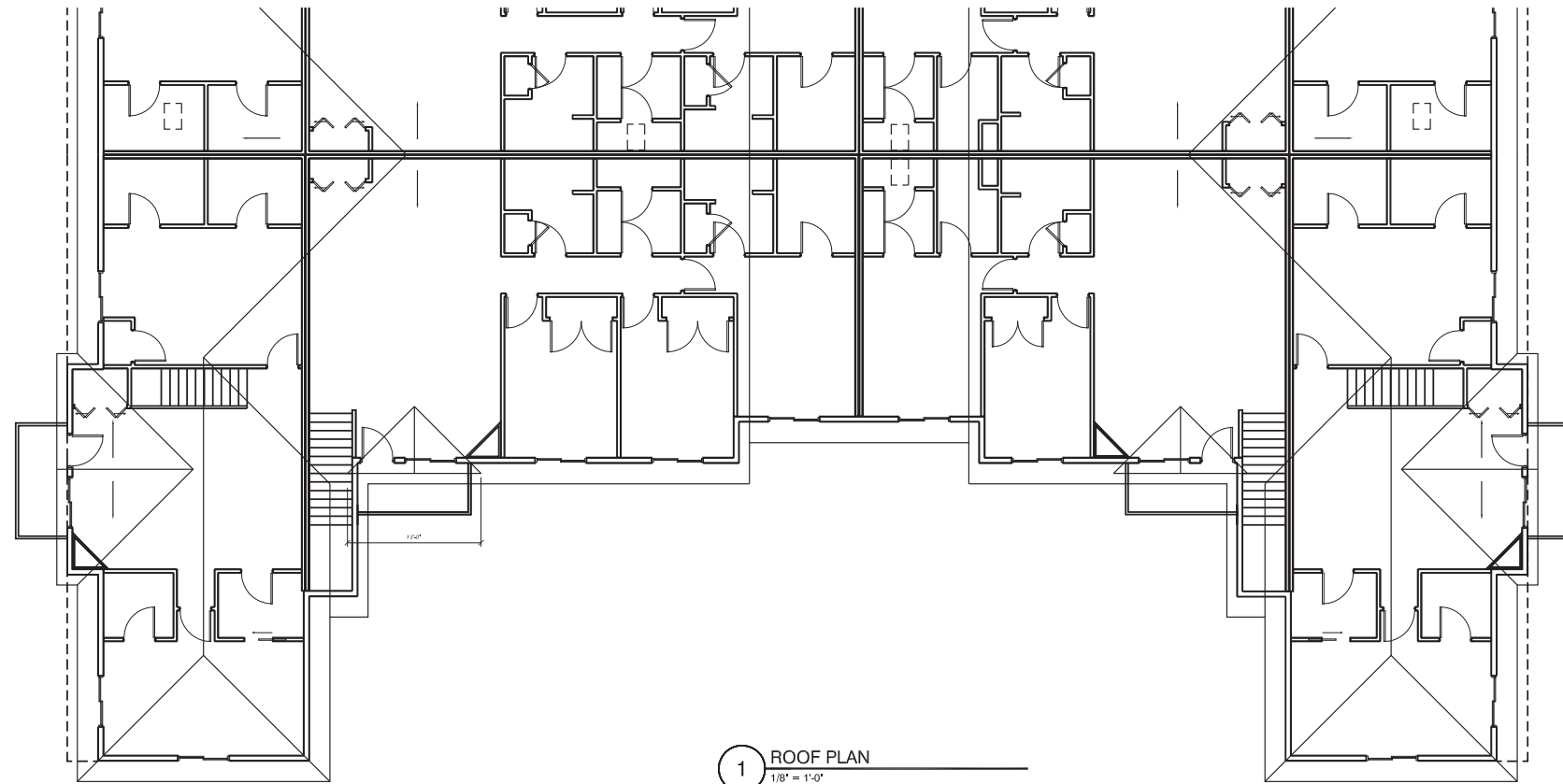
1 SECOND FLOOR PLAN
1/4" = 1'-0"

ROBERT D. JOHNSON ARCHITECT
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715.828.8330
RDJARCHITECT@GMAIL.COM

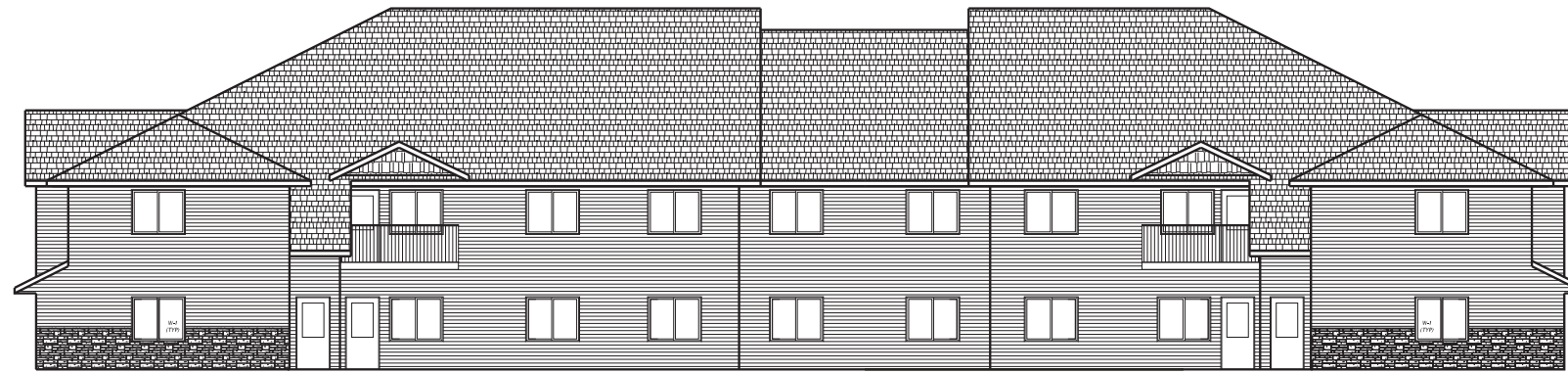
12 PLEX - OPTION 3 (28) BEDROOMS
ADDRESS
EAU CLAIRE, WI

SECOND FLOOR PLANS

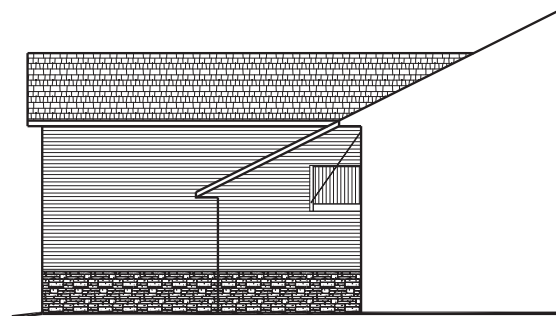
6-24-24
A4



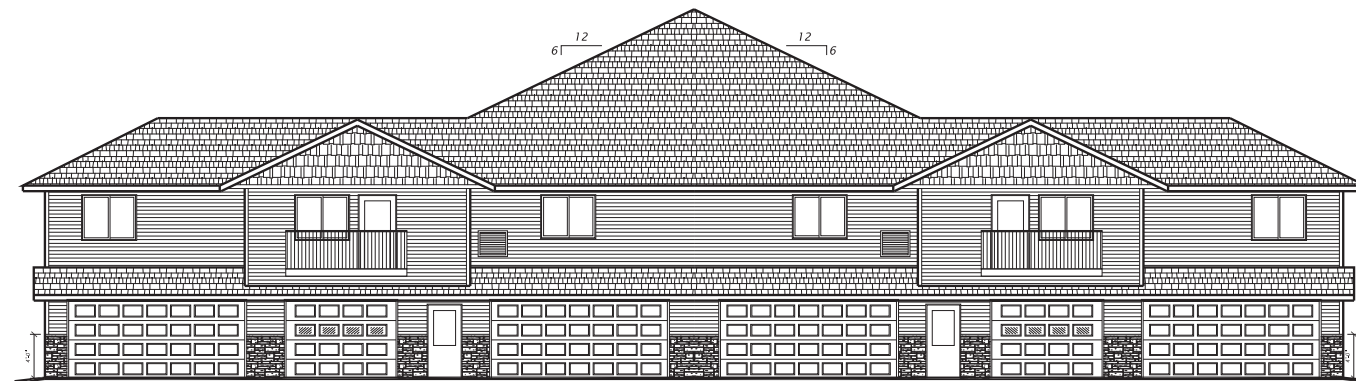
1 ROOF PLAN
1/8" = 1'-0"



2 FRONT ELEVATION
1/8" = 1'-0"



4 INSIDE ELEVATION
1/8" = 1'-0"



3 SIDE ELEVATION
1/8" = 1'-0"

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12 PLEX - OPTION 3 (28) BEDROOMS
ADDRESS
EAU CLAIRE, WI

ELEVATIONS

6-24-24

A7