

## **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, October 7, 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 September 23, 2024 Special Plan Commission Meeting. *(Attachment)*
2. Review and consider CSM alteration for 1225 Jefferson Avenue. Make recommendation to Common Council. *(Attachment)*
3. Review and consider amending existing PDCUP Resolution 12-08 to allow redevelopment. Make recommendation for public hearing. *(Attachment)*
4. Review and consider petition for a Planned Development Conditional Use Permit and Rezone for the Northern Lights Project. Make recommendation for both Rezone and PDCUP public hearings. *(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 emailed to the Chippewa Herald, posted on the 1st floor of City Hall, and on the outside City Hall Bulletin Board on Thursday, October 3, 2024 at 11:00 AM by LMR.

**MINUTES OF THE SPECIAL PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, SEPTEMBER 23, 2024 – 6:30 PM**

The Plan Commission met in City Hall on September 23, 2024, at 6:30 PM. Present were Commissioners Jason Hiess, Tom Hubbard, Greg Misfeldt, Mike Tzanakis, Dan Varga, Ross Wilson, Secretary Brandon Cesafsky, and Mayor Greg Hoffmann. Absent was Beth Arneberg and Chad Trowbridge. Also attending was City Inspector Paul Lasiewicz, Roddy Wekkin of CapVest and local resident Jacob Keis.

1. **Motion** by Varga, seconded by Hubbard to approve the minutes of the August 12, 2024 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**
2. Review and consider CSM for Northern Lights project.  
**Motion** by Hiess, seconded by Hubbard to discuss item 3 before item 2. **All present voting aye. MOTION CARRIED.**
3. Cesafsky and Lasiewicz provided the background on the Northern Lights project. Attachments include site layout, pedestrian sidewalk layout, utility layout, and right-of-way vacation outline. Lasiewicz stated that the Planned Development Conditional Use Permit is needed due to setback requirements, building separation requirements, and height requirements allowed by the zoning code. Cesafsky gave the background on project schedule and stated that this project started about a year ago. There were discussions on the safe bus pick-up of children which Wilson stated that the School District could help with determining if a pick-up is required. There was discussion about snow storage and Roddy Wekkin stated they would treat it like other developments where they pile snow in the parking stalls until there is a need to haul it off. There were concerns brought up about using required parking stalls for snow storage. Recently there is a drive to get this project going so the developer could break ground this fall which was the reasoning for the special meeting. Cesafsky informed the Plan Commission that he currently has an email out to Sam Bach, City Attorney, to get answers on a few questions raised both internally and by the developer. Cesafsky also stated that CapVest has previously approached the City for City contributed funding. Cesafsky has informed Trevor Bohland of CapVest that if they proceed with the PDCUP, they must do so under their own financial power and must provide a financial plan as part of the process. Trevor is currently looking into this to see if it is feasible. Roddy did not have an update on that information at the time of the meeting.  
**No Action taken.**
2. The Plan Commission discussed the CSM for the Northern Lights project. Cesafsky said that the City requested to see an easement outlined on the CSM for ingress/egress. Trevor Bohland provided an updated CSM prior to the meeting which was distributed. Cesafsky said the Engineering Department still needs to review the ingress/egress proposal from the developer's engineers to ensure traffic can safely use the development. Cesafsky stated that the CSM will need to go through the county review process before the resolution is drafted for consideration by council.  
**Motion** by Tzanakis, seconded by Hiess to recommend Common Council approve the CSM resolution for the Northern Lights project upon fees being paid, County review/approval, and creation of the resolution by the Engineering Department. **All present voting aye. MOTION CARRIED.**

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

4. **Adjournment**

**Motion** by Varga, seconded by Hiess to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission meeting adjourned at 7:15 PM.

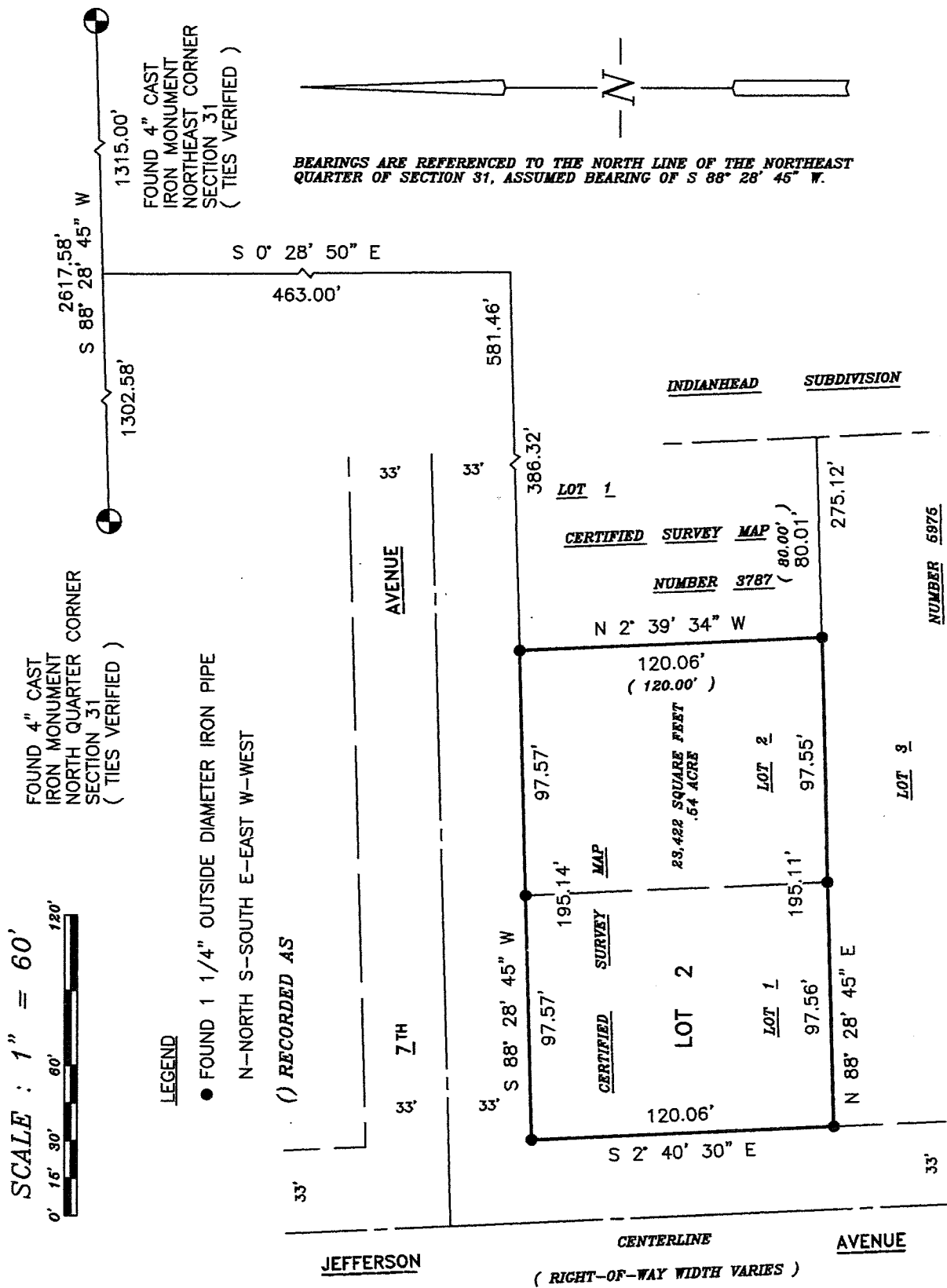
Brandon Cesafsky, Secretary  
Plan Commission

CHIPPEWA COUNTY CERTIFIED SURVEY

MAP NUMBER \_\_\_\_\_

RECORDED IN VOLUME \_\_\_\_\_ OF THE  
CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY  
MAP NUMBER 5975 RECORDED IN VOLUME 30 OF THE  
CERTIFIED SURVEY MAPS PAGES 175-176 AS DOCUMENT  
NUMBER 952836 IN THE NORTHWEST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 29  
NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN.



**BEING ALL OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP # 5975  
RECORDED IN VOLUME 30 OF THE CERTIFIED SURVEY MAPS PAGE  
175 - 176 AS DOCUMENT # 952836 IN THE NORTHWEST QUARTER  
OF THE NORTHEAST QUARTER SECTION 31, TOWNSHIP 29 NORTH,  
RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY,  
WISCONSIN.**

I, John D. Mickesh, Professional Land Surveyor, hereby certify :

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and AE – 7 of the Wisconsin Administrative Code and the Subdivision Regulations of the City of Chippewa Falls and under the direction of Michael and Katia Hauser, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is all of Lots 1 and 2 of Certified Survey Map # 5975 Recorded in Volume 30 of the Certified Survey Maps Page 175 - 176 as Document # 952836 in the Northwest Quarter of the Northeast Quarter of Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

**LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NUMBER 5975 RECORDED IN VOLUME 30 OF  
THE CERTIFIED SURVEY MAPS PAGES 175 - 176 AS DOCUMENT NUMBER 952836**

Said parcel is subject to easements and restrictions of record.

**CITY COUNCIL APPROVAL**

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Resolved that this Certified Survey Map in the City of Chippewa Falls is hereby approved.

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Greg S. Hoffman, Mayor

Date

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Bridget Givens, City Clerk

Date

10/03/2024 9:44:44 AM

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL  
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT  
RESOLUTION AMENDING #12-08 PERMITTING REDEVELOPMENT  
AT #475 CHIPPEWA MALL DRIVE**

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**WHEREAS**, the Plan Commission met on October 7<sup>th</sup>, 2024 to consider a petition from Northridge Properties to amend existing PDCUP resolution #12-08 to remove approximately 2 Acres further described as lot 5 in the attached **CSMXXXX** from the original 11.7 Acre Planned Development and to development the 2.0 acres into two thirty unit multifamily complex unit's zone R-3A; 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, November 11<sup>th</sup>, 2024 at 6:30 P.M. to hear all concerns about Commercial Planned Development Conditional Use Permit Resolution #12-08 for redevelopment at #475 Chippewa Mall Drive 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 **#24-XX** for redevelopment at #475 Chippewa Mall Drive is granted under the following conditions:

- a) That the development shall be in compliance with the attached site plans.
- b) That 2 principal buildings are permitted on the site as shown on the site plans.
- c) The property being removed from the existing PDCUP shall utilize the existing driveway entrance on the north end of the property. A mutual access agreement shall be executed and recorded with the Chippewa County Register of Deeds. A copy shall be submitted to the City Engineering Department.
- d) 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.
- e) 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.
- f) That except as specifically provided herein, all regulations of City Codes shall apply.

# Preliminary

10/03/2024 9:44:51 AM

R-24-XX

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL  
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT  
RESOLUTION AMENDING #12-08 PERMITTING REDEVELOPMENT  
AT #475 CHIPPEWA MALL DRIVE**

---

**MOTION:** \_\_\_\_\_

**SECONDED:** \_\_\_\_\_

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on November 11, 2024 by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays and \_\_\_\_\_ abstentions.

**ATTEST:** \_\_\_\_\_

Brandon Cesafsky  
Secretary, Plan Commission



# Map



Printed 09/16/2024

Scale = 1:374'



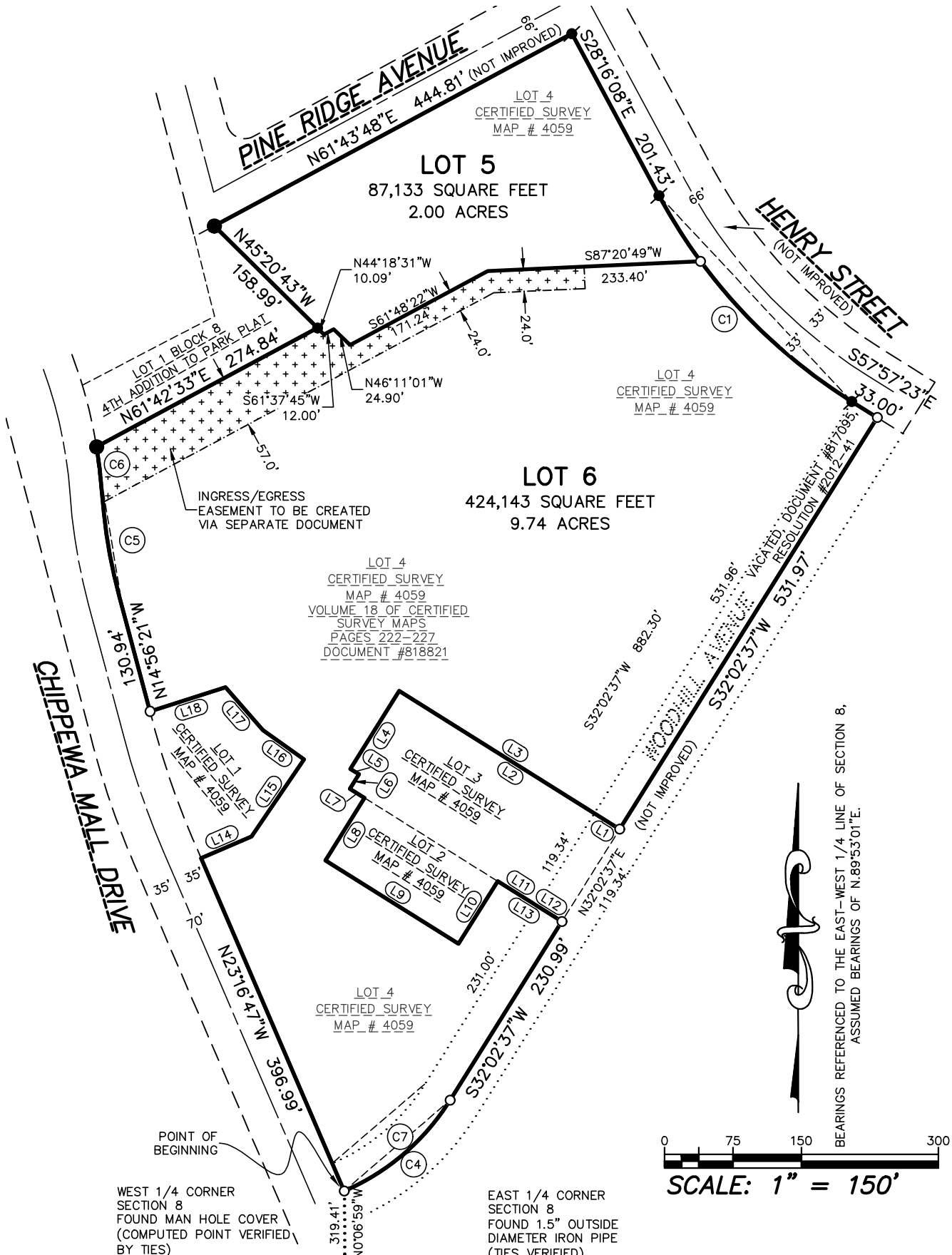
**Disclaimer:** This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



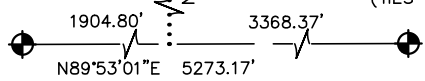
CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

RECORDED IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4,  
SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
INCLUDING ALL OF LOT 4 OF CERTIFIED SURVEY MAP  
#4059, VOLUME 18 OF CERTIFIED SURVEY MAPS, PAGES  
222-227, DOCUMENT #818821 AND HALF OF THE  
ADJACENT VACATED RIGHT OF WAY FOR WOODHILL AVENUE



REAL LAND SURVEYING, LLC  
1356 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701  
(715)514-4116  
rlswi.com  
CADD #: 23392



REVISION DATE: 09/20/24

SHEET 1 OF 4 SHEETS

PAGE \_\_\_\_\_



Item 4

Date Filed: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**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:** \_\_\_\_\_

**Lot#:** \_\_\_\_\_ **Block#:** \_\_\_\_\_ **Subdivision:** \_\_\_\_\_ **Parcel#:** \_\_\_\_\_

**Legal Description:**

**Zoning Classification of Property:**

**Purpose for Which This Permit is Being Requested:**

**Existing Use of Property Within 300 Feet of Subject Property: (List or Attach Map)**

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:

**Operational Plans of the Proposed Use:**

Hours of Operation: \_\_\_\_\_

Days of Operation: \_\_\_\_\_

Number of Employees: \_\_\_\_\_

Part-time

Full-time

**Capacity:**

Number of Units: \_\_\_\_\_

Size: \_\_\_\_\_

Number of Residents/Children: \_\_\_\_\_

Ages: \_\_\_\_\_

Other: \_\_\_\_\_

**Building Plans:**

Existing Buildings: \_\_\_\_\_

Proposed Buildings: \_\_\_\_\_

Use of Part of Building: \_\_\_\_\_

Proposed Additions: \_\_\_\_\_

Future Additions: \_\_\_\_\_

Change in Use: \_\_\_\_\_

Outside Appearance: \_\_\_\_\_

Number of Buildings: \_\_\_\_\_

**Planting & Landscaping:**

Type: \_\_\_\_\_

Timetable: \_\_\_\_\_

**Screening:**

Type: \_\_\_\_\_

**Fences:**

Type: \_\_\_\_\_

Height: \_\_\_\_\_

Location: \_\_\_\_\_

**Earth Bank:**

**Planting:** \_\_\_\_\_

**Maintenance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**Lights:**

**Number of Lights:** \_\_\_\_\_

**Location:** \_\_\_\_\_

**Hours:** \_\_\_\_\_

**Type:** \_\_\_\_\_

**Signs:**

**Type:** \_\_\_\_\_

**Lighted:** \_\_\_\_\_

**Size:** \_\_\_\_\_

**Location:** \_\_\_\_\_

**Setbacks:** \_\_\_\_\_

**Drives:**

**Number of:** \_\_\_\_\_

**Location:** \_\_\_\_\_

**Width:** \_\_\_\_\_

**Parking:**

**Number of Stalls:** \_\_\_\_\_

**Location of Stalls:** \_\_\_\_\_

**Setbacks:** \_\_\_\_\_

**Surfacing:** \_\_\_\_\_

**Screening:** \_\_\_\_\_

**Drainage:**

**Storm Sewer:** \_\_\_\_\_

**Rock Beds:** \_\_\_\_\_

**Detention Pond:** \_\_\_\_\_

**Retention Pond:** \_\_\_\_\_

**Submit Site Plan Showing Property Line, Buildings and Other Structures.**



List any additional information being submitted with this permit application:

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

**Owner(s)/Address(es)**

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: Kim Black

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

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

**Petitioner(s)/Address(es)**

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: TSNO

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

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

**SIGNATURE CERTIFICATE**



**REFERENCE NUMBER**

89A14BF9-60AB-4E58-ABB7-7C8B585A03A6

**TRANSACTION DETAILS**

**Reference Number**

89A14BF9-60AB-4E58-ABB7-7C8B585A03A6

**Transaction Type**

Signature Request

**Sent At**

09/16/2024 19:06 EDT

**Executed At**

09/17/2024 08:55 EDT

**Identity Method**

email

**Distribution Method**

email

**Signed Checksum**

34b4a7de3e61358bd381875554b38d27d523322104927c145a082fcae7366f33

**Signer Sequencing**

Disabled

**Document Passcode**

Disabled

**DOCUMENT DETAILS**

**Document Name**

Northern Lights - Conditional Use Permit Petition

**Filename**

Northern\_Lights\_-\_Conditional\_Use\_Permit\_Petition.pdf

**Pages**

4 pages

**Content Type**

application/pdf



**File Size**

130 KB

**Original Checksum**

d43aa907883de251d59f7fbb39086e097eec5673c46210c0fe2623bd4ae62b7f

**SIGNERS**

SIGNER	E-SIGNATURE	EVENTS
<p><b>Name</b> Kevin DeCook</p> <p><b>Email</b> kdecook@goldridge.com</p> <p><b>Components</b> 1</p>	<p><b>Status</b> signed</p> <p><b>Multi-factor Digital Fingerprint Checksum</b> 9e0d0e3bdf4b6328b06ff9e4e056010e529c8950ef5bea55d9bd534967c565e0</p> <p><b>IP Address</b> 174.229.120.161</p> <p><b>Device</b> Chrome Mobile via Android</p> <p><b>Drawn Signature</b> </p> <p><b>Signature Reference ID</b> 433A7DEE</p> <p><b>Signature Biometric Count</b> 5</p>	<p><b>Viewed At</b> 09/17/2024 08:49 EDT</p> <p><b>Identity Authenticated At</b> 09/17/2024 08:55 EDT</p> <p><b>Signed At</b> 09/17/2024 08:55 EDT</p>
<p><b>Name</b> Trevor S. Bohland</p> <p><b>Email</b> tbohland@capvestpartner.com</p> <p><b>Components</b> 1</p>	<p><b>Status</b> signed</p> <p><b>Multi-factor Digital Fingerprint Checksum</b> ec16dd8befdafdd42d505fc2e32b0d3ac730869b62427fc8b0257b3894025fb6</p> <p><b>IP Address</b> 71.87.3.74</p> <p><b>Device</b> Microsoft Edge via Windows</p> <p><b>Drawn Signature</b> </p> <p><b>Signature Reference ID</b> 55DA1B95</p> <p><b>Signature Biometric Count</b> 5</p>	<p><b>Viewed At</b> 09/16/2024 19:06 EDT</p> <p><b>Identity Authenticated At</b> 09/16/2024 19:07 EDT</p> <p><b>Signed At</b> 09/16/2024 19:07 EDT</p>

**AUDITS**

TIMESTAMP	AUDIT
09/16/2024 19:06 EDT	Trevor Bohland (trevor@eauclairerealty.com) created document 'Northern_Lights_-_Conditional_Use_Permit_Petition.pdf' on Microsoft Edge via Windows from 54.144.112.110.
09/16/2024 19:06 EDT	Trevor S. Bohland (tbohland@capvestpartner.com) was emailed a link to sign.
09/16/2024 19:06 EDT	Kevin DeCook (kdecook@goldridge.com) was emailed a link to sign.

<b>TIMESTAMP</b>	<b>AUDIT</b>
09/16/2024 19:06 EDT	Trevor S. Bohland (tbohland@capvestpartner.com) viewed the document on Microsoft Edge via Windows from 71.87.3.74.
09/16/2024 19:07 EDT	Trevor S. Bohland (tbohland@capvestpartner.com) authenticated via email on Microsoft Edge via Windows from 71.87.3.74.
09/16/2024 19:07 EDT	Trevor S. Bohland (tbohland@capvestpartner.com) signed the document on Microsoft Edge via Windows from 71.87.3.74.
09/17/2024 08:49 EDT	Kevin DeCook (kdecook@goldridge.com) viewed the document on Chrome Mobile via Android from 174.229.120.161.
09/17/2024 08:55 EDT	Kevin DeCook (kdecook@goldridge.com) authenticated via email on Chrome Mobile via Android from 174.229.120.161.
09/17/2024 08:55 EDT	Kevin DeCook (kdecook@goldridge.com) signed the document on Chrome Mobile via Android from 174.229.120.161.



# Map



Printed 09/16/2024

Scale = 1:374'



**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.





# CAPVEST LLC

## 30-UNIT MULTI-FAMILY APARTMENT BUILDINGS 1 & 2

### CHIPPEWA FALLS, WI 54729



CAPVEST LLC  
 30-UNIT MULTI-FAMILY APARTMENTS  
 CHIPPEWA FALLS, WI 54729

NO.	DATE	DESCRIPTION

DRAWN BY: G.S.  
 PM: K.G.A.  
 JOB NO: 24-031  
 DATE: 05.23.2024  
 COVER SHEET  
001

SET TYPE - ISSUED FOR BIDDING



#### GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF EXISTING UTILITIES AND EASEMENTS.
- ALL WORK SHALL BE IN COMPLIANCE WITH LOCAL, STATE AND NATIONAL CODES FOR RESPECTIVE TRADES.
- DO NOT SCALE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- THERE IS SOME OVERLAP BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS. REVIEW COMPLETE PLANS FOR ARCHITECTURAL/STRUCTURAL WORK. NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EXPANSION/CONTROL JOINTS IN ALL MATERIALS, SYSTEMS AND BUILDING CONFIGURATIONS INCLUDING CAULKING AS REQUIRED. JOINTS SHALL BE PLACED NO MORE THAN 30 TIMES THE SLAB THICKNESS O.C. BOTH DIRECTIONS IN CONCRETE SLABS, 20' TO 25' O.C. FOR MASONRY WALLS AND 20' TO 30' O.C. BOTH DIRECTIONS FOR GYPSUM BOARD WALLS, SOFFITS, CEILING, ETC.
- THE OWNER AND/OR CLIENT HAS ASSUMED RESPONSIBILITY FOR ALL BIDDING, AND RELATED DETAILS.
- ALL DETAILS NOT INDICATED SHALL BE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.

#### PROJECT DIRECTORY

<p><b>OWNER:</b> CAPVEST LLC 1411 WINCHESTER WAY, SUITE 89 ALTOONA, WI 54720 PHONE: 715.577.1949</p> <p><b>ARCHITECT:</b> RIVER VALLEY ARCHITECTS, INC. 3300 BIRCH STREET, SUITE 1A EAU CLAIRE, WI 54703 PHONE: 715.832.0875</p> <p><b>CIVIL DESIGN:</b> ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR., SUITE 1 EAU CLAIRE, WI 54701 715.552.0330</p>	<p><b>STRUCTURAL DESIGN:</b> GRAEF 3433 BROADWAY STREET NE, SUITE 220 MINNEAPOLIS, MN 55413 PHONE: 763.898.4185</p> <p><b>PLUMBING DESIGN:</b> DESIGN-BUILD BY CONTRACTOR</p> <p><b>HVAC DESIGN:</b> DESIGN-BUILD BY CONTRACTOR</p> <p><b>ELECTRICAL DESIGN:</b> DESIGN-BUILD BY CONTRACTOR</p>	<p><b>FIRE PROTECTION:</b> DESIGN-BUILD BY CONTRACTOR</p> <p><b>GENERAL CONTRACTOR:</b> CAPVEST LLC 1411 WINCHESTER WAY, SUITE 89 ALTOONA, WI 54720 PHONE: 715.577.1949</p> <p><b>CONSTRUCTION MANAGER:</b> CAPVEST LLC 1411 WINCHESTER WAY, SUITE 89 ALTOONA, WI 54720 PHONE: 715.577.1949</p>
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#### LOCATION MAP



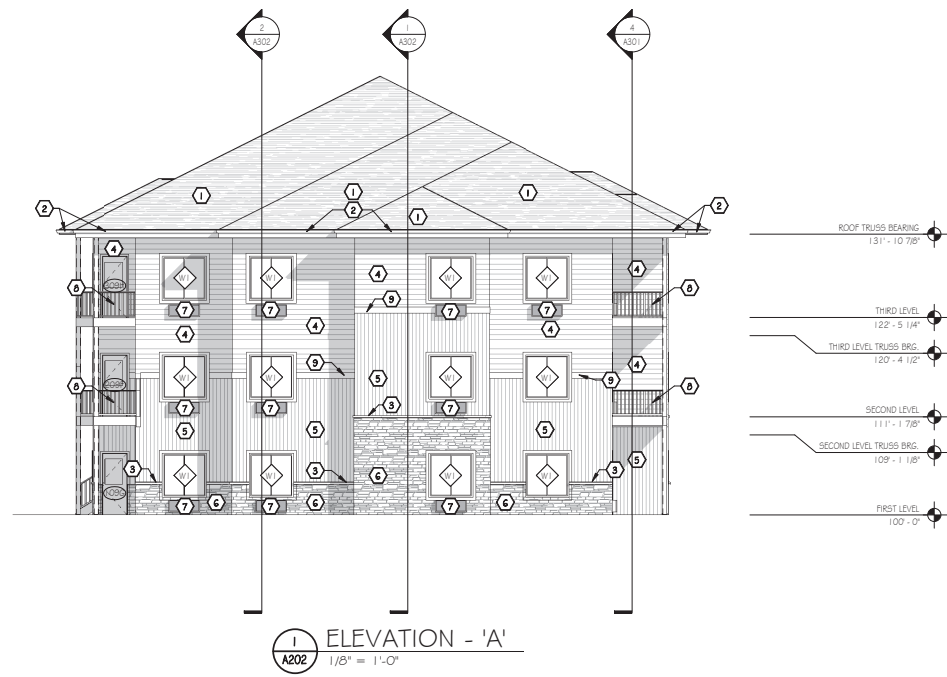
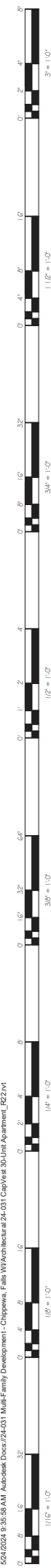
#### SHEET INDEX

<p>GENERAL</p> <p>001 COVER SHEET</p> <p>CIVIL (BY OTHERS - FOR REFERENCE ONLY)</p> <p>1 TITLE SHEET</p> <p>2 EXISTING CONDITIONS &amp; DEMOLITION PLAN</p> <p>3 EXISTING CONDITIONS &amp; DEMOLITION PLAN</p> <p>4 SITE PLAN</p> <p>5 GRADING PLAN</p> <p>6 EROSION CONTROL PLAN</p> <p>7 EROSION CONTROL PLAN</p> <p>8 UTILITY PLAN</p> <p>9 UTILITY EXTENSION - ALIGNMENT 1</p> <p>10 UTILITY EXTENSION - ALIGNMENT 2</p> <p>11 DETAILS</p> <p>12 DETAILS</p> <p>13 DETAILS</p> <p>STRUCTURAL</p> <p>5-001 GENERAL NOTES</p> <p>5-002 GENERAL INFORMATION</p> <p>5-003 GENERAL FOUNDATION DETAILS</p> <p>5-004 GENERAL WOOD FRAMING DETAILS</p> <p>5-101 FOUNDATION PLAN</p> <p>5-102 SECOND FLOOR FRAMING PLAN</p> <p>5-103 THIRD FLOOR FRAMING PLAN</p> <p>5-104 ROOF FLOOR FRAMING PLAN</p> <p>5-501 FOUNDATION DETAILS AND SCHEDULES</p> <p>5-502 FLOOR FRAMING DETAILS - EXTERIOR</p> <p>5-602 WOOD SHEAR WALL SCHEDULES</p> <p>5-603 WOOD SCHEDULES</p>	<p>ARCHITECTURAL</p> <p>A001 GENERAL &amp; ARCHITECTURAL INFORMATION</p> <p>A002 CODE / LIFE SAFETY PLAN</p> <p>A003 CODE / LIFE SAFETY PLAN</p> <p>A004 ASSEMBLIES</p> <p>A005 WALL TYPES</p> <p>A101 MAIN LEVEL PLAN</p> <p>A101.1 MAIN LEVEL DIMENSION PLAN</p> <p>A102 SECOND LEVEL PLAN</p> <p>A102.1 SECOND &amp; THIRD LEVEL DIMENSION PLAN</p> <p>A103 THIRD LEVEL PLAN</p> <p>A104 ROOF PLAN</p> <p>A202 EXTERIOR ELEVATIONS</p> <p>A301 BUILDING SECTIONS</p> <p>A302 BUILDING SECTIONS</p> <p>A311 WALL SECTIONS</p> <p>A312 WALL SECTIONS</p> <p>A401 ENLARGED PLANS</p> <p>A402 ENLARGED PLANS</p> <p>A403 ENLARGED PLANS</p> <p>A404 ENLARGED PLANS</p> <p>A405 ENLARGED PLANS</p> <p>A501 EXTERIOR DETAILS</p> <p>A502 FLOOR EDGE DETAILS</p> <p>A503 STAIR DETAILS</p> <p>A505 ROOF DETAILS</p> <p>A600 DOOR AND WINDOW ELEVATIONS</p> <p>A601 DOOR SCHEDULE AND HARDWARE GROUPS</p> <p>A602 DOOR AND WINDOW DETAILS</p>
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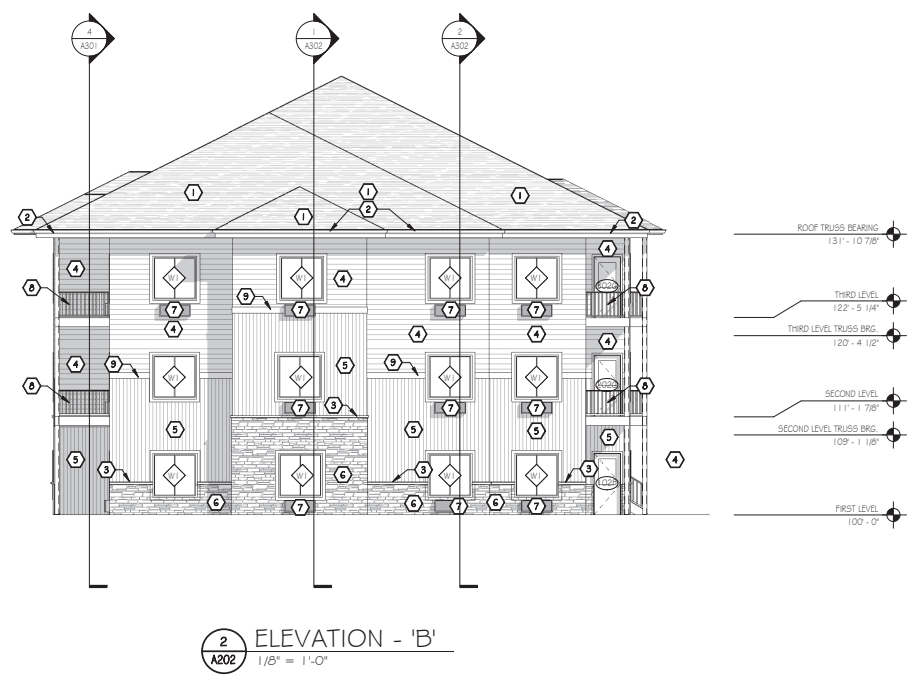
**ARCHITECT**

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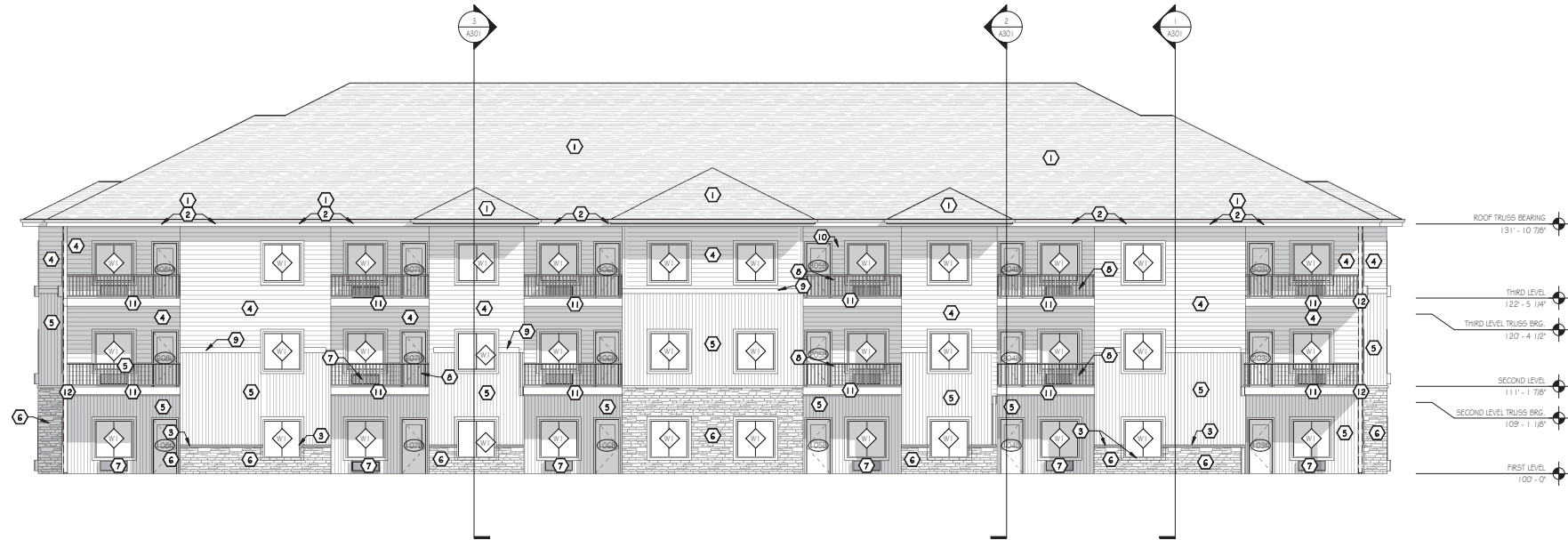
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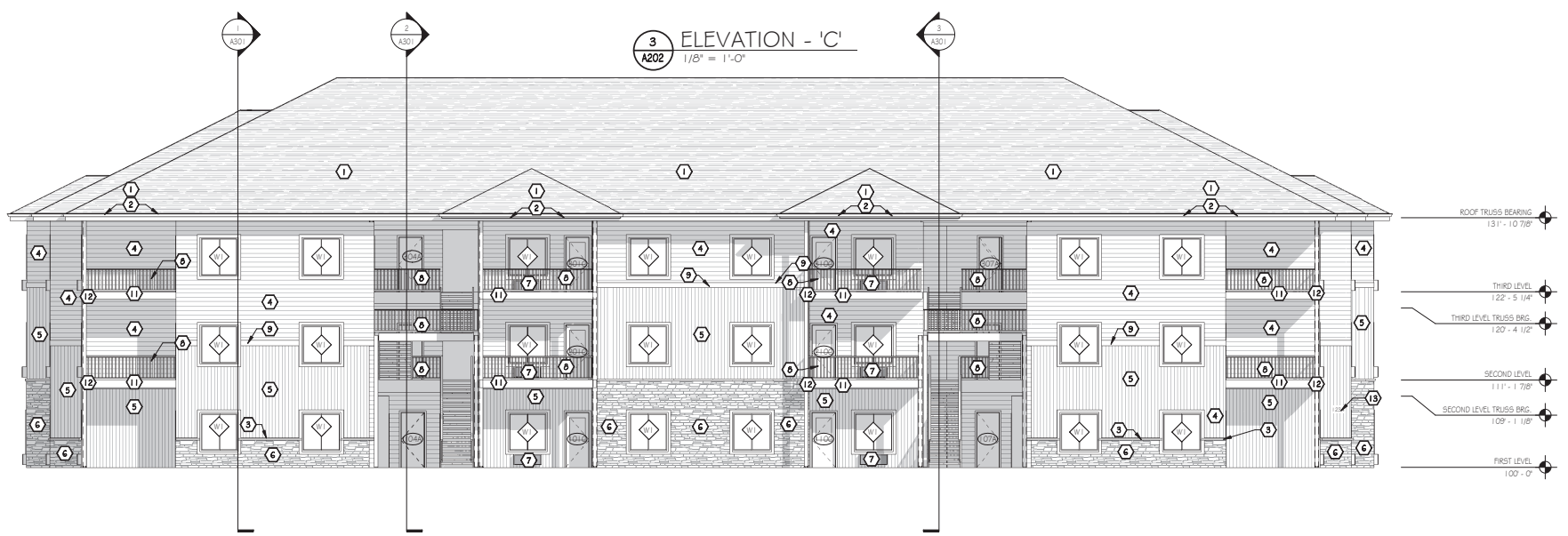
1 ELEVATION - 'A'  
A202  
1/8" = 1'-0"



2 ELEVATION - 'B'  
A202  
1/8" = 1'-0"



3 ELEVATION - 'C'  
A202  
1/8" = 1'-0"



4 ELEVATION - 'D'  
A202  
1/8" = 1'-0"

**FINISH LEGEND**

	LP SMART SIDING - QUARRY GRAY
	LP SMART SIDING - VERTICAL PANEL - CAVERN STEEL
	CULTURE STONE

- NOTES**
- LIMITED LIFETIME ARCHITECTURAL SHINGLES (CHARCOAL)
  - ALUMINUM GUTTERS WITH DOWNSPOUTS - COORDINATE DOWNSPOUT LOCATIONS WITH CIVIL DRAWINGS AND OWNER.
  - STONE SILL
  - LP SMART SIDING (HORIZONTAL LAP - QUARRY GRAY)
  - LP SMART SIDING (VERTICAL PANEL - CAVERN STEEL)
  - 42" HIGH CULTURED STONE
  - PIAC UNIT (SEE JASO) FOR MOUNTING HEIGHT
  - VERTICAL ALUMINUM DECK RAILING - (BLACK)
  - 6" LP BAND BOARD
  - EXTERIOR WALL LIGHT SCOFFERS - (MATTE BLACK)
  - BROWN TREAT ALL DECK BOARDS
  - ALL BALCONY BRACKETS TO BE BLACK - SEE STRUCTURAL FOR DETAIL
  - ADDRESS PLAQUE - FURNISHED AND INSTALLED BY G.C.



CAPVEST LLC  
30-UNIT MULTI-FAMILY APARTMENTS  
CHIPPEWA FALLS, WI 54729

NO.	DATE	DESCRIPTION

DRAWN BY: G.S.  
 PM: K.G.A.  
 JOB NO: 24-031  
 DATE: 05.23.2024

EXTERIOR ELEVATIONS

A202

SET TYPE - ISSUED FOR BIDDING

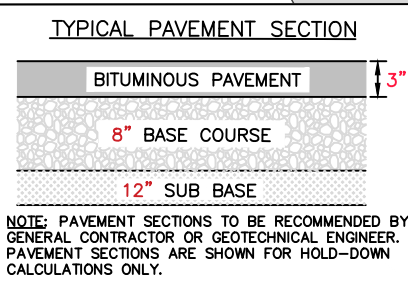


HATCHING LEGEND	
[Hatched Pattern]	EXISTING CONCRETE PAVEMENT
[Hatched Pattern]	EXISTING BITUMINOUS PAVEMENT
[Hatched Pattern]	PROPOSED BITUMINOUS PAVEMENT
[Hatched Pattern]	PROPOSED BUILDING
[Hatched Pattern]	PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)
[Hatched Pattern]	REJECT CURB & GUTTER

SITE PLAN KEY NOTES	
1	TYP. PRIVACY FENCE
2	TYP. LIGHT POST
3	"NORTHERN LIGHTS" MONUMENT SIGN
4	18" C&G DETAIL C-300
5	CURB TAPER DETAIL C-385
6	10'X20' TRASH ENCLOSURE
7	18" REJECT C&G DETAIL C-302
8	24" MOUNTABLE C&G DETAIL C-320 (MATCH EX.)
9	6' X 12' MAIL BOX PAD
10	ADA RAMP DETAIL C-434
11	ADA RAMP DETAIL C-437
12	SIDEWALK CURB DETAIL C-390
13	3' WIDE CURB CUT & FLUME DETAIL C-383
14	18" MOUNTABLE C&G DETAIL C-306
15	18" REJECT MOUNTABLE C&G DETAIL C-307
16	BOLLARDS AROUND HYDRANT DETAIL C-820 & C-821
17	CURB FLUME ANGLED DETAIL C-389
18	ADA RAMP DETAIL C-438
19	TRANSITION FROM MOUNTABLE DETAIL C-379

B.O.C. RADIUS KEY	
A	1.8' RADIUS
B	3' RADIUS
C	9.5' RADIUS

- GENERAL NOTES:**
- UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION. THE CITY, THE DEVELOPER, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
  - CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
  - CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL NECESSARY THROUGHOUT THE PROJECT. COSTS FOR DUST CONTROL ARE INCIDENTAL TO PROJECT.
  - IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
  - PAINT LINE WORK ON ASPHALTIC PAVING, CONCRETE CURBS, WALKS, AND RAMPS SHALL BE FACTORY MIXED, QUICK DRYING, NON-BLEEDING TRAFFIC MARKING PAINT COMPLYING WITH AASHTO M248. TYPE COLOR SHALL BE WHITE, EXCEPT WHERE ANOTHER COLOR IS REQUIRED BY CODE. CONTRACTOR SHALL CLEAN SURFACE IN THE AREAS RECEIVING PAINT AND SHALL PAINT ALL MARKINGS AND SYMBOLS WITH TRAFFIC MARKING PAINT. PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. CONTRACTOR SHALL APPLY TWO (2) COATS AT MANUFACTURER'S RECOMMENDED RATES.
  - ALL TURF GRASS AREAS ARE TO BE RESTORED WITH A MIN. 4" OF SCREENED TOPSOIL; SEED & STRAW MULCH; 4" TOPSOIL, SEED & EROSION MAT OR 4" TOPSOIL AND SOD.



PIN: 22808-0824-64930801  
360 CHIPPEWA MALL DR  
OWNERS: LUI LLC

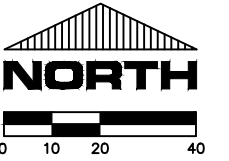
PIN: 22808-0821-64730703  
561 SUMMIT AVE  
OWNERS: PATRICIA J POPPLE

PIN: 22808-0821-64730702  
555 SUMMIT AVE  
OWNERS: ROBERT & TANYA KENNEY

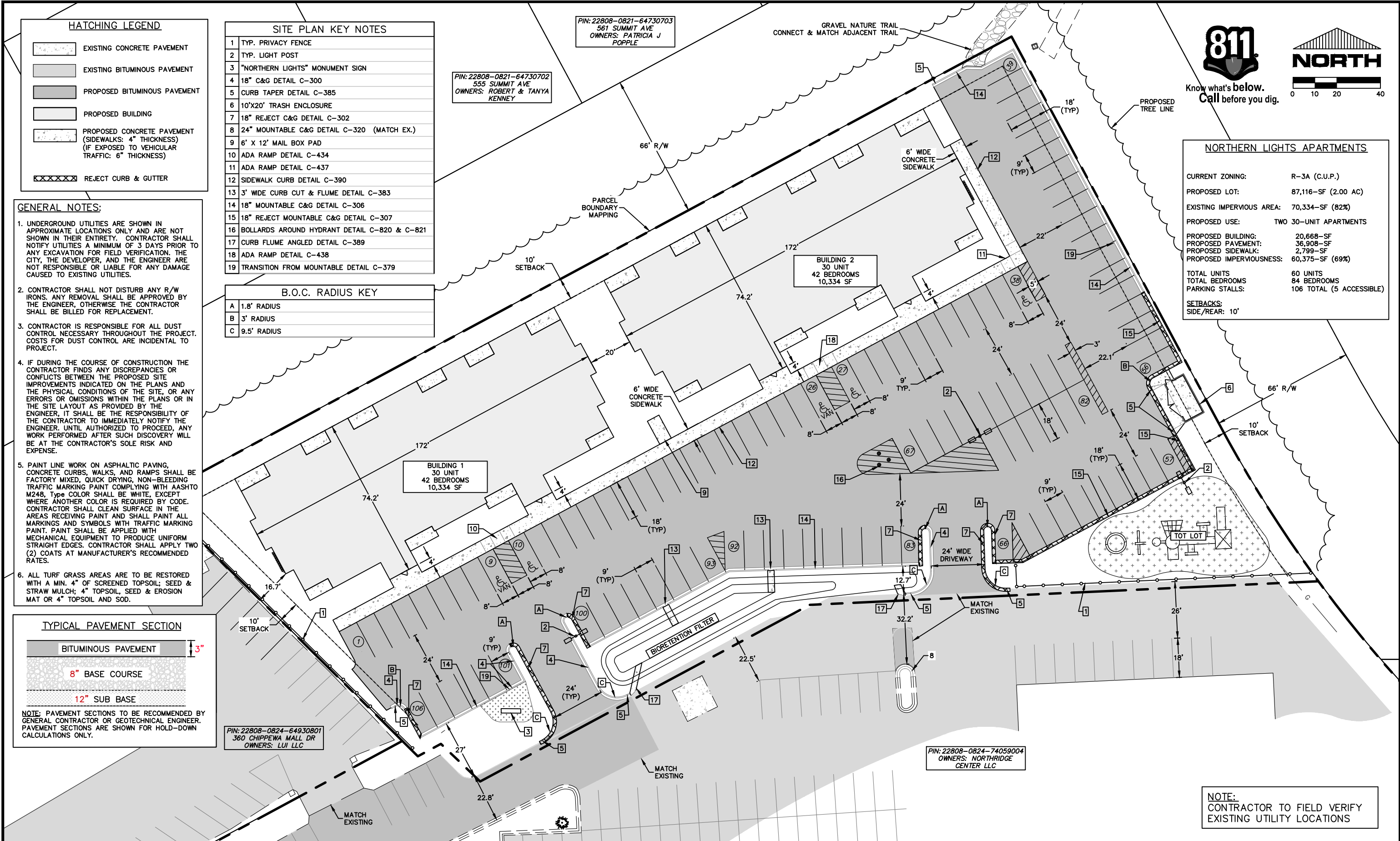
PIN: 22808-0824-74059004  
OWNERS: NORTHRIDGE CENTER LLC



Know what's below.  
Call before you dig.



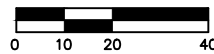
NORTHERN LIGHTS APARTMENTS	
CURRENT ZONING:	R-3A (C.U.P.)
PROPOSED LOT:	87,116-SF (2.00 AC)
EXISTING IMPERVIOUS AREA:	70,334-SF (82%)
PROPOSED USE:	TWO 30-UNIT APARTMENTS
PROPOSED BUILDING:	20,668-SF
PROPOSED PAVEMENT:	36,908-SF
PROPOSED SIDEWALK:	2,799-SF
PROPOSED IMPERVIOUSNESS:	60,375-SF (69%)
TOTAL UNITS:	60 UNITS
TOTAL BEDROOMS:	84 BEDROOMS
PARKING STALLS:	106 TOTAL (5 ACCESSIBLE)
SETBACKS:	SIDE/REAR: 10'



NOTE: CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

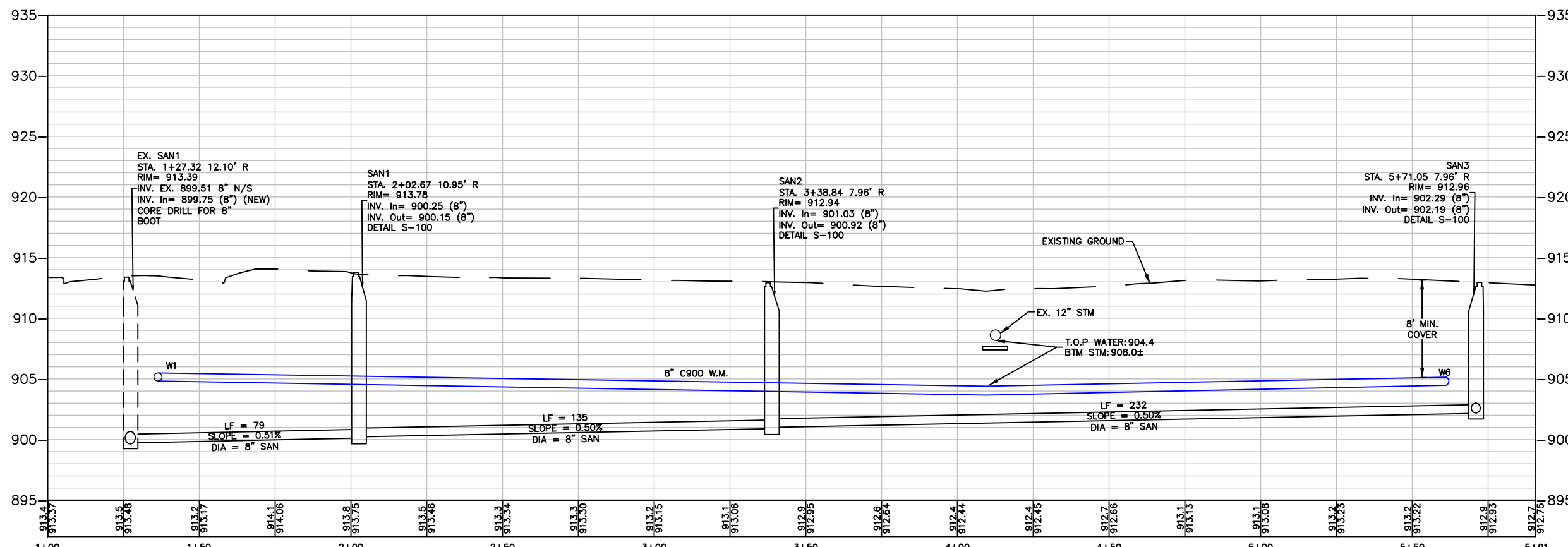
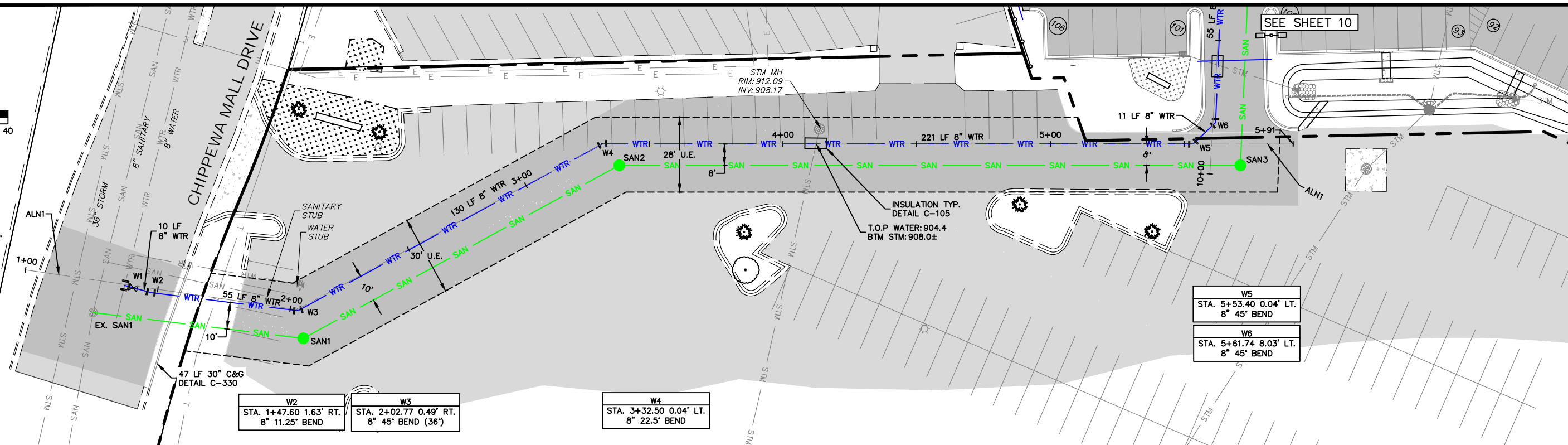
NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 23078		ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2024 AEC LLC.	SITE PLAN	NORTHERN LIGHTS CAPITAL INVESTMENT PARTNERS LLC 475 CHIPPEWA MALL DR CHIPPEWA FALLS, WI 54729	DWG NAME 23078 PG4 SITE	4
DATE 09/2024					13	



Know what's below.  
Call before you dig.

W1  
STA. 1+37.52 0.36' RT.  
8" X 8" LIVE TAP



WATERMAIN SHALL HAVE A HORIZONTAL SEPARATION OF 8" FROM STORM AND SANITARY SEWER AND A VERTICAL SEPARATION OF 12" WHEN WATERMAIN IS ABOVE AND 18" OF SEPARATION WHEN WTR MAIN IS BELOW STORM AND SANITARY SEWER

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO. 23078		ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2024 AEC LLC.	UTILITY EXTENSION - ALIGNMENT 1 PLAN & PROFILE STA. 1+00 TO 5+91	NORTHERN LIGHTS CAPITAL INVESTMENT PARTNERS LLC 475 CHIPPEWA MALL DR CHIPPEWA FALLS, WI 54729	DWG NAME 23078 PG8 UTILITY DATE 09/2024	9 13
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NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.  
23078



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1360 INTERNATIONAL DR  
EAU CLAIRE, WI 54701  
PH: 715-552-0330  
info@aec.engineering  
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NORTHERN LIGHTS APT.  
PEDESTRIAN PATH EXHIBIT  
NOT TO SCALE

NORTHERN LIGHTS  
CAPITAL INVESTMENT PARTNERS LLC  
475 CHIPPEWA MALL DR  
CHIPPEWA FALLS, WI 54729

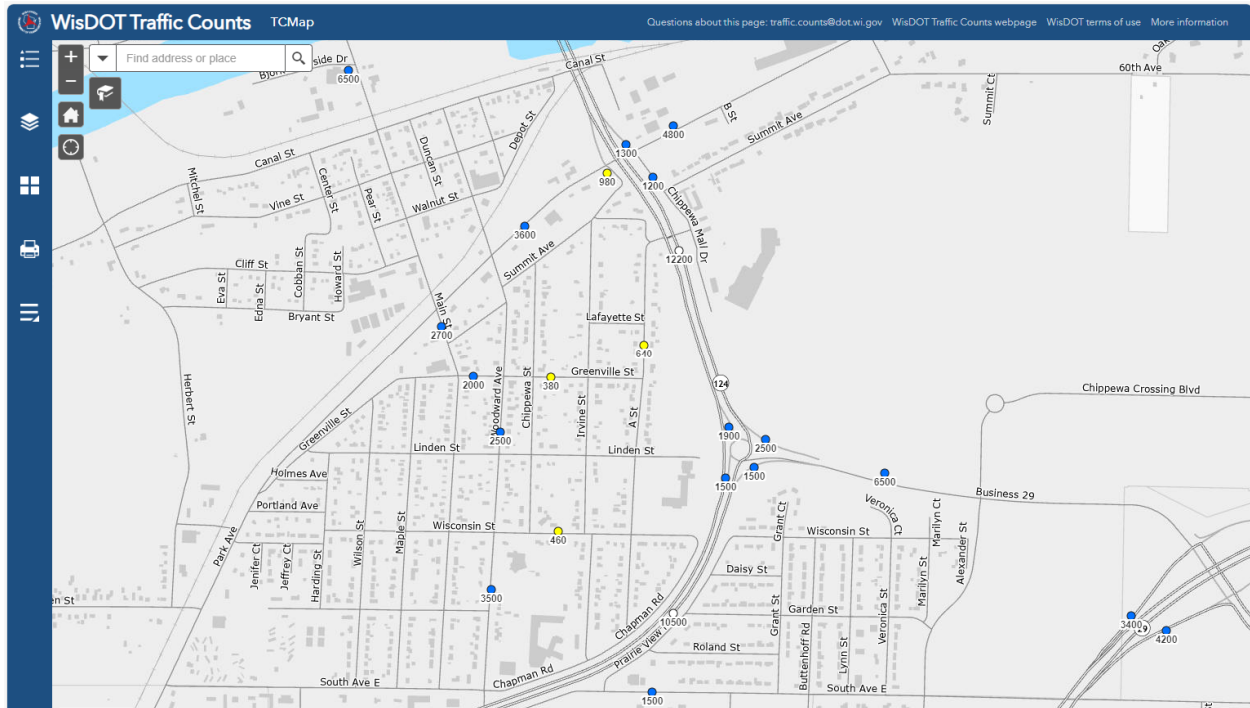
DWG NAME  
23078  
PATH  
DATE  
09/2024

EX1  
13

## Vehicular & Pedestrian Traffic:

The WisDOT traffic count data ([www.wisdot.maps.arcgis.com](http://www.wisdot.maps.arcgis.com)) shows the average annual daily traffic on nearby streets as:

- Chippewa Mall Drive and Summit Avenue to be 1,200 vehicles (AADT – 8/9/2021)
- Chippewa Mall Drive and Park Avenue to be 1,300 vehicles (AADT – 8/9/2021)
- State Highway 124 (west of Chippewa Mall Drive) to be 12,200 vehicles (AADT – 8/3/2021)



Based on the Institute of Transportation Engineers (ITE) Trip Generation Report, apartments generate approximately 7 vehicle trips per day and 0.7 vehicle trips per peak hour. 60 dwelling units at 7 trips per day is 420 trips daily and 42 vehicles per peak hour. The threshold for Chippewa Mall Drive is 11,000 per day based on the Highway Capacity Manual (HCM), meaning this project is not anticipated to generate traffic onto Chippewa Mall Drive or their ancillary streets beyond its capacity limitations. The maximum vehicles per hour per U.S. Department of Transportation Federal Highway Administration is 750 vehicles per hour for a collector street.

**To improve traffic flows around the perimeter of the mall and into the proposed apartments, this project will install paint striping islands and drive arrows within the mall parking lot. This will better define the drive isles within the mall parking lot and points of entry to the perimeter road (see attached exhibit).**

As CapVest seeks to continue to further develop its multi-family development footprint, we conducted research to understand our impact to the communities. Our existing developments that consist of 30-unit design buildings have on average 10.71% – 13.64% of units with school eligible children – i.e. a 100-unit development would have between 10 – 14 likely new children entering the local school system(s).