

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, October 15, 2024 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

The meeting may be viewed via livestream at the
www.chippewafalls-wi.gov/council livestream link.

1. CLERK CALLS THE ROLL
2. APPROVAL OF MINUTES OF PREVIOUS MEETING
 - (a) Approve minutes of the Council Meeting of October 1, 2024.
3. PERSONAL APPEARANCES BY CITIZENS - No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
4. PUBLIC HEARINGS – None
5. COMMUNICATIONS – None
6. REPORTS
 - (a) The Board of Public Works Meeting of October 7, 2024 was cancelled due to a lack of agenda items.
 - (b) Consider Plan Commission minutes of October 7, 2024.
7. COUNCIL COMMITTEE REPORTS in the order in which they are named in Section 2.21 of the Municipal Code
 - (a) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of October 15, 2024. (*minutes to be distributed prior to meeting*)
 - (b) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of October 9, 2024. (*minutes to be distributed prior to meeting*)
 - (c) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of October 14, 2024. (*minutes to be distributed prior to meeting*)
 - (d) Park Board minutes of October 8, 2024.
8. APPLICATIONS
 - (a) Consider appointment of Nichole Goeb as Successor Agent for Pops Mart Fuels, LLC (Pops 205), 337 E Park Avenue, in relation to their alcohol beverage license.
 - (b) Consider Class “B” Beer/“Class B” Wine Temporary Alcohol Beverage License Application from the Wisconsin Farmers Union Foundation, Inc., 128 W River Street, for an event to be held on November 2, 2024.
 - (c) Consider Class “B” Beer Temporary Alcohol Beverage License Application from the Knights of Columbus for the Annual Knights of Columbus Hunter’s Stag to be held at the Knights of Columbus Hall, 236 Pumphouse Road, on November 7, 2024.
 - (d) Consider Non-Commercial Kennel License Application of Malisa Cataract, 1717 Ludgate Street.
9. PETITIONS - None
10. MAYOR ANNOUNCES APPOINTMENTS - None
11. MAYOR’S REPORT
 - (a) Proclamation declaring October 15, 2024 as White Cane Safety Day in the City of Chippewa Falls.
12. REPORT OF OFFICERS - None
13. ORDINANCES
 - (a) First Reading of **Ordinance #2024-24 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls. (Lot 4, CSM 4059 located on Chippewa Mall Drive)
14. RESOLUTIONS
 - (a) Consider **Resolution #2024-30 Entitled:** Resolution Approving a Certified Survey Map. (1225 Jefferson Avenue)

15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW – None

16. CLAIMS

(a) Consider claims as recommended by the Claims Committee.

17. CLOSED SESSION

(a) Closed Session under Wis. Stats. Sec. 19.85(1)(e) for “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session” to discuss and consider the following:

1. 2025 EMS per capita rates.

May return to Open Session for possible action on Closed Session item.

18. ADJOURNMENT

The Claims Committee will meet at 6:00 PM to review the claims of various boards and departments of the City.

NOTE: REASONABLE ACCOMMODATIONS FOR PARTICIPATION BY INDIVIDUALS WITH DISABILITIES WILL BE MADE UPON REQUEST. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT THE CITY CLERK AT 726-2719.

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 OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on October 11, 2024 at 1:45 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, October 1, 2024, in the City Hall Council Chambers. Council President John Monarski called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: Rob Kiefer, CW King, Scott Sullivan, Heather Martell, and Jason Hiess. Absent was Paul Nadreau.

Also Present: City Attorney Sam Bach-Hanson; Finance Manager/Treasurer Lynne Bauer; Director of Public Works/Utility Manager Brandon Cesafsky; City Planner/Transit Manager Brad Hentschel; Parks, Recreation, and Forestry Director John Jimenez; Police Chief Ryan Douglas; Fire Chief Jason Thom; City Clerk Bridget Givens; and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Hiess/King** to approve the minutes of the Council Meeting of September 17, 2024. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Trevor Bohland appeared on behalf of project Northern Lights and advised that he was available for any questions.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) **Motion by King/Sullivan** to approve the Board of Public Works minutes of September 23, 2024 with a correction to reflect the absence of Councilor Jason Hiess. **All present voting aye, motion carried.**

(b) **Motion by Hiess/King** to approve the Special Plan Commission minutes of September 23, 2024. **All present voting aye, motion carried.**

COUNCIL COMMITTEE REPORTS in the order in which they are named in Section 2.21 of the Municipal Code

(a) **Motion by Kiefer/Martell** to approve the Committee #3 Transportation, Construction, Public Safety, and Traffic minutes of September 25, 2024. **All present voting aye, motion carried.**

APPLICATIONS

(a) Elissa Mance was unable to appear at either Council Meeting in October to appeal the recommended denial of her Taxicab Driver License Application. She was advised to reapply if she would like her application considered in the future. **Motion by Hiess/Martell** to uphold the denial of the Taxicab Driver License Application of Elissa Mance as recommended by the Police Department. **All present voting aye, motion carried.**

(b) **Motion by Hiess/Martell** to approve the appointment of Edward Cloutier as Successor Agent for J & S Sales of Chippewa Falls (Express Mart), 1456 Kennedy Road, in relation to their alcohol beverage license. **All present voting aye, motion carried.**

(c) **Motion by Hiess/King** to approve the Temporary Class "B"/"Class B" Beer and Wine Alcohol Beverage License Application of the McDonell Athletic Booster Club for the Spirit of the Macks to be held at McDonell Central Catholic High School, 1316 Bel Air Blvd, on October 5, 2024. **All present voting aye, motion carried.**

PETITIONS – None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES - None

RESOLUTIONS – None

OTHER NEW/UNFINISHED BUSINESS

(a) The Council discussed the Timber Sale Contract between the City of Chippewa Falls Parks, Recreation, and Forestry Department and Midwest Hardwoods Company. The return is \$68,745 with the work scheduled to start in October with completion no later than April. Discussion ensued relative to use of the revenues realized from the timber sale. Finance Manager/Treasurer Bauer noted that the revenues would be placed in the General Fund and that a request for their use could be submitted to the Committee for consideration. Councilor Martell requested Bauer review how the timber sale monies were allocated in the past. **Motion by King/Sullivan** to approve the Timber Sale Contract between the City of Chippewa Falls Parks, Recreation, and Forestry Department and Midwest Hardwoods Company in the amount of \$68,745. **Roll Call Vote: Aye – King, Sullivan, Martell, Hiess, Kiefer. Motion carried.**

CLAIMS

(a) **Motion by Kiefer/Martell** to approve the claims as recommended by the Claims Committee.

City General Claims:	\$425,584.01
Authorized/Handwritten Claims:	\$155,903.51
Department of Public Utilities:	<u>\$228,137.45</u>
Total of Claims Presented	<u>\$809,624.97</u>

Roll Call Vote: Aye – Kiefer, Martell, Hiess, King, Sullivan. Motion carried.

CLOSED SESSION

(a) **Motion by Martell/Hiess** to go into Closed Session under Wis. Stats. Sec. 19.85(1)(e) for “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session” to discuss and consider the following:

1. 2025 EMS per capita rates; and to include Council, Mayor, City Attorney, Bauer, Thom, and Givens; may return to Open Session for possible action on Closed Session item.

Roll Call Vote: Aye – Martell, Hiess, Kiefer, King, Sullivan. Motion carried.

The Council discussed Item 1 above.

Motion by King/Hiess to return to Open Session. **All present voting aye, motion carried.**

ADJOURNMENT

Motion by Hiess/Sullivan to adjourn at 8:15 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET – October 1, 2024

NAME	ADDRESS
Trevon Botkins	1411 Winchester Way, Arizona, WI

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 7, 2024 – 6:30 PM**

The Plan Commission met in City Hall on October 7, 2024, at 6:30 PM. Present were Commissioners Jason Hiess, Tom Hubbard, Greg Misfeldt, Mike Tzanakis, Dan Varga, Ross Wilson, Beth Arneberg, Chad Trowbridge, Secretary Brandon Cesafsky, and Mayor Greg Hoffmann. Also attending was City Planner Brad Hentschel, City Inspector Paul Lasiewicz, and members of the public as seen on the sign in sheet.

1. **Motion** by Varga, seconded by Hubbard to approve the minutes of the September 23, 2024 Special Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Review and consider CSM for lot alteration at 1225 Jefferson Avenue. Cesafsky gave a brief history about the property stating that prior discussion about the property occurred during the spring of 2024 while the Plan Commission saw the initial request to subdivide the existing lot. Cesafsky stated that the original plan was to build two 4-plex apartments on the lots before inviting Katia Hauser up to provide further details. Katia explained that the original plan was to place the 4-plex buildings but due to building cost and the goal of low rent, she would like to remove the center lot line to allow the building of one 8-plex apartment. Cesafsky provided an outline of concerns received by residents in the area which Katia replied with stating that she too, has also received concerns and has spoken with multiple residents about the vetting process for her prospective tenants.
Motion by Hubbard, seconded by Varga to recommend engineering create a resolution upon review of county surveyor Sam Wenz and recommend Common Council consider resolution. **Hoffman, Hubbard, Tzanakis, Varga, Wilson, Arneberg, Trowbridge, Cesafsky, voting aye, Hiess voting nay, Misfeldt abstaining from the vote. MOTION CARRIED on a 8 Yes, 1 No, and 1 abstention vote.**

3. Cesafsky provided the background on the request to amend existing Planned Development Conditional Use Permit Resolution #12-08. This request is to allow the removal of 2 acres of land which are planned to be used as a new development for residential apartments.
Motion by Hubbard, seconded by Hiess to have engineering create a resolution to amend PD Resolution #12-08 and to hold a public hearing at the Plan Commission for the amendment of said resolution. **All present voting aye. MOTION CARRIED.**

4. Cesafsky gave a brief introduction for the petition of a Planned Development Conditional Use Permit submitted by NorthRidge Center LLC on behalf of CapVest LLC for the building of two - 30 unit residential apartment buildings. Cesafsky stated that this process would involve both a public hearing at the Plan Commission and also a public hearing at Council to rezone the proposed 2 acre lot from C2 - General Commercial to R3-A Residential if the Plan Commission chooses to proceed. CapVest would like to waive the fees for the rezoning per city ordinance which allows them to combine them with the Planned Development process. The Plan Commission was not in favor of this and stated that the fees should be paid for all items. Trevor Bohland provided further project updates including an alteration to the pedestrian plan and parking lot markings including arrows and lines to help the flow of traffic to the development. Trevor stated that an easement

document will also be drafted with maintenance agreements for the use of the NorthRidge parking lot. A resident raised the question of what this development would do to the aquifer and Trevor stated that this development has a bioswale which will help to filter runoff from the parking lot, the development will result in less runoff due to the fact that this area in the past has been used for mass snow storage for the NorthRidge parking lot. Cesafsky informed the resident that the notice would also be sent to Premium Waters and they would be invited to all public hearings.

There were also concerns about the amount of traffic which Trevor also provided background on stating that they have looked into this and the area roads can handle the extra traffic from the development.

Motion by Hubbard, seconded by Tzanakis to recommend the Plan Commission approve the petition for a Planned Development Conditional Use Permit and to hold a public hearing at the November 11th Plan Commission meeting. **All present voting aye.**

MOTION CARRIED.

Motion by Hubbard, seconded by Varga to recommend the Plan Commission approve the petition for rezoning a 2-acre area of Lot 4, CSM #4059 from C2-General Commercial to R3-A Multiple Family Residence District and to recommend the Common Council conduct a public hearing at the November 5th meeting. **All present voting aye.**

MOTION CARRIED.

5. Adjournment

Motion by Varga, seconded by Hiess to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission meeting adjourned at 7:25PM.

Brandon Cesafsky, Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

DATE: 10/7/2024

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Teresa Botterus	Capital Investment Partners	140 Wackerley Way Aurora WI		TBotterus@CAPVESTPARTNERS.COM
Bob + Jennie Martin	Self	639 Summit Ave. C.F		
Toby Walker	Cap Wind	1411 Windaker Way Alton WI		
Bob Adams	Self	650 Summit Ave C.F		
Katie Hansen	Self	8427 136th St		
LARRY SUNDLIER	PINE CREEK CONS.	11378 121st St CHIPPewa FALLS		

**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.

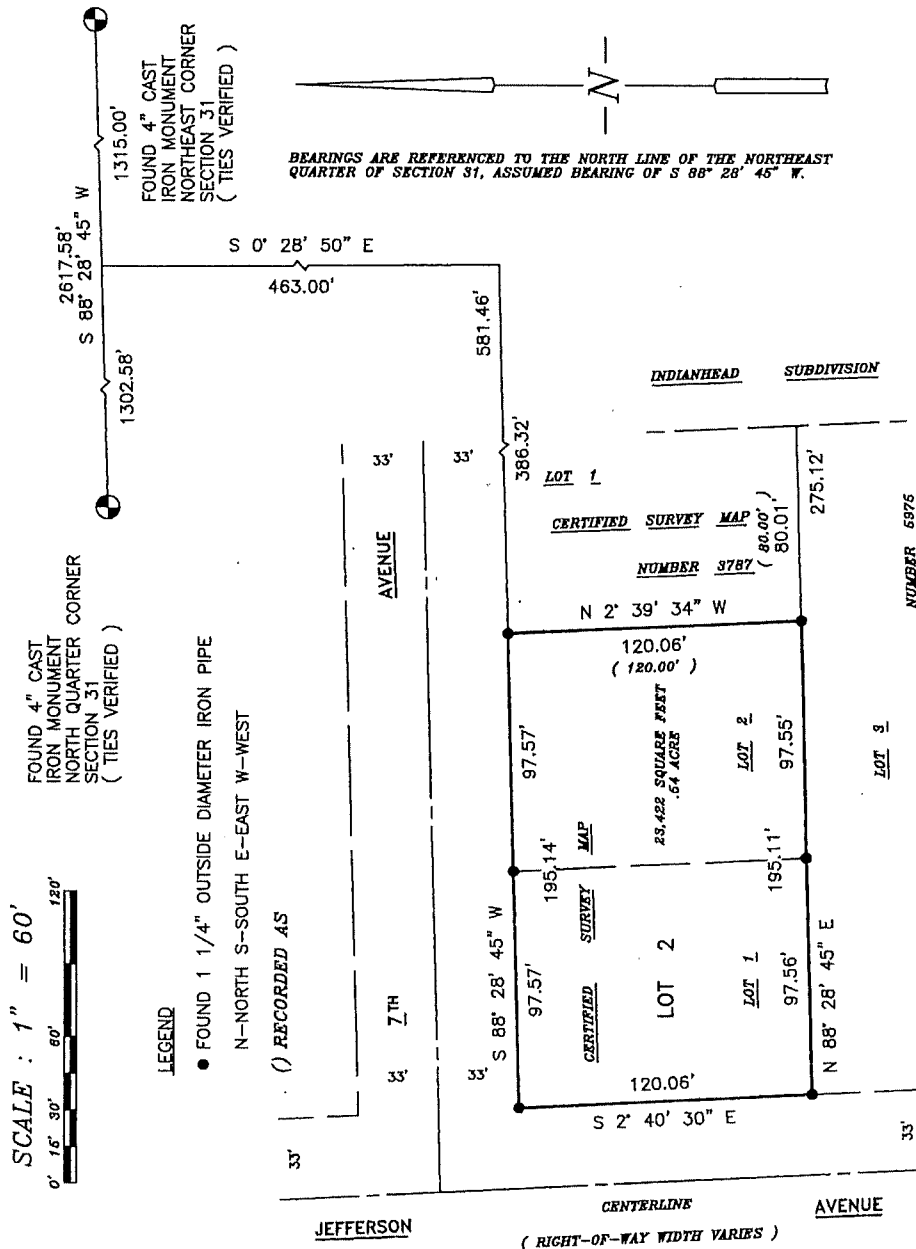
Brandon Cesafsky, Secretary
Plan Commission

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.



SURVEYOR
JOHN D. MICKESH
12059 115th AVENUE
CHIPPEWA FALLS, WISCONSIN 54728
FIELD WORK - 8 / 30 / 2024

**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

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

Greg S. Hoffman, Mayor

Date

Bridget Givens, City Clerk

Date

Preliminary

10/03/2024 9:44:44 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**

WHEREAS, the Plan Commission met on October 7th, 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 11th, 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'

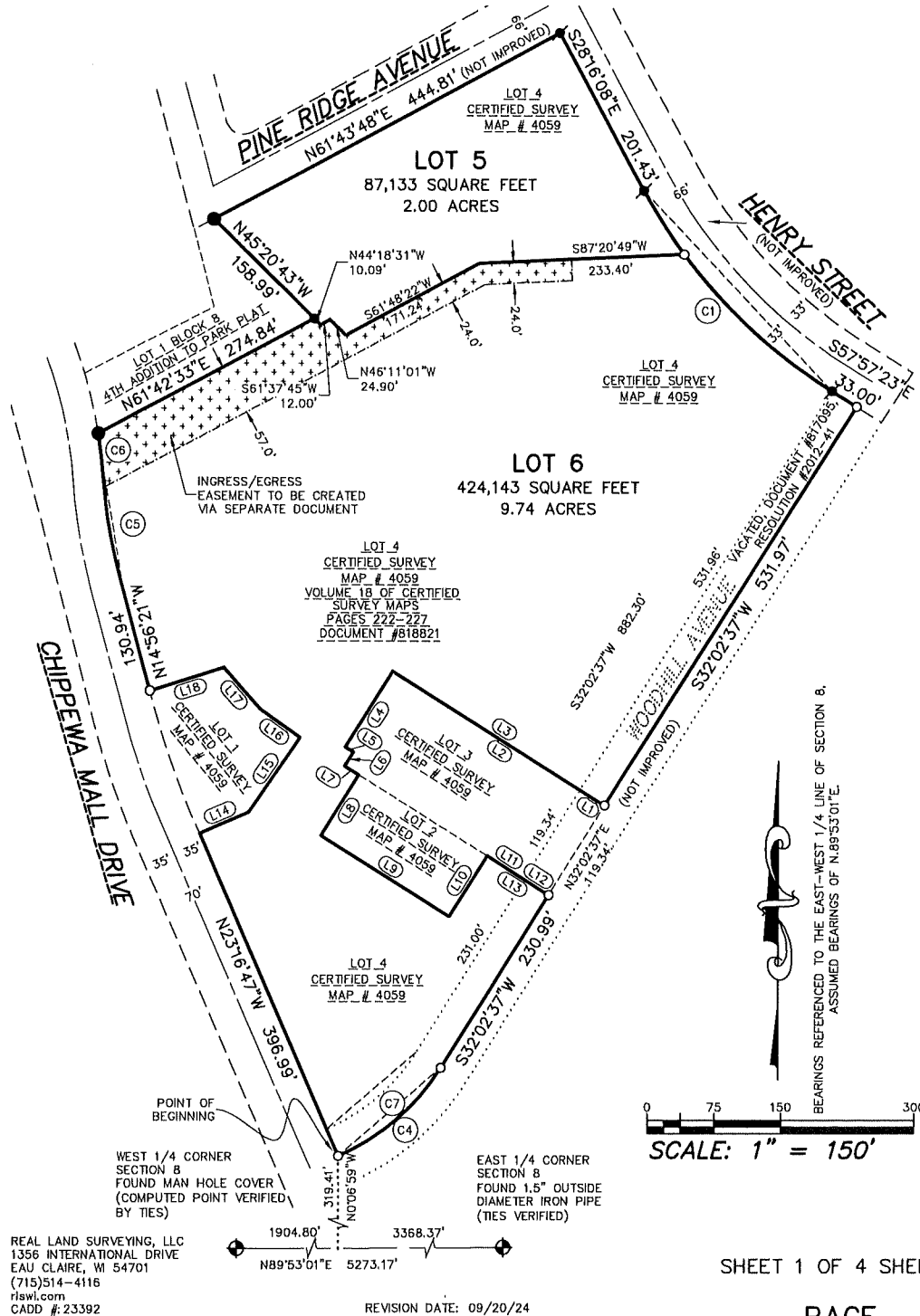


Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

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





Item 4

Date Filed: 09/19/2024

Fee Paid: \$ 325.00 Date: 09/19/2024 TR#: 4

Fee Paid: \$ 125.00 Date: 09/19/2024 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: 465 Chippewa Mall Drive, Chippewa Falls, WI 54729

Lot#: 2 & 3 Block#: 8 Subdivision: 4th Addition Parcel#: 22808-0824-7
4059004

Legal Description:

A parcel of land located in the SE 1/4 of the NW 1/4, Section 8, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin including all of Lot 4 of CSM #4059, Volume 18 of Certified Survey Maps, Pages 222-227, Document #818221.

Zoning Classification of Property:

Current zoning classification of C-2 General Commercial with request to rezone to R-3A Multiple-Family Residence District

Purpose for Which This Permit is Being Requested:

Variations in nonconforming items of zoning classification of R-3A Multiple-Family Residence consisting of (1). Minimum Either Side Yard, 10 feet (easterly property line (adjacent to Henry Street) has an approximate 3' setback for the parking lot and dumpster coral); (2). Minimum Aggregate Side Yard, 20 feet; (3). Minimum Rear Yard, 25 feet (the northerly property line has a rear yard setback for both Building #1 and #2 of 10'; (4). Lot Size (the minimum area for more than 4 dwelling units is 8,400 SF plus 1,500 SF for each additional unit over 4. Subsequently the minimum area is 92,400 SF based on a 60-unit

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

The principal use (zoning – as Exhibit "B") of all properties within 300 feet of altered property is:

1. North – R-1B Single Family & R-2 Two Family
2. South – C-2 General Commercial
3. East – R-2 Two Family & R-1B Single Family
4. West – C-2 General Commercial

The principal use consisting of a motel (Indianhead Motel), restaurants (Domino's Pizza, Sakura Japanese Cuisine, & Rally House Sports Bar), Bargain City Superstore, Chippewa Valley VA Clinic, and Empower 24Hour Gym.

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:

The proposed development meets the needs of the general public interest as noted in the City of Chippewa Falls Comprehensive Plan 2024-2044 by:
1. In order for communities to develop their economies, they must create jobs, and in turn, must have housing for workers who fill those jobs;
2. Increase the amount of quality, affordable housing choices, especially for the lower-income and higher-income price points;
3. A variety of multi-generational, multi-family housing option will be available downtown and its periphery;

Operational Plans of the Proposed Use:

Hours of Operation: 24/7
Days of Operation: 365
Number of Employees: N/A N/A
Part-time **Full-time**

Capacity:

Number of Units: 60 multi-family units
Size: 50,504 square feet of finished living space
Number of Residents/Children: 84 bedrooms
Ages: Multi-generational
Other: N/A

Building Plans:

Existing Buildings: N/A
Proposed Buildings: 2 Buildings - 50,504 square feet of finished living space
Use of Part of Building: Multi-family
Proposed Additions: N/A
Future Additions: 2 - 30-unit multi-family buildings
Change in Use: C-2 General Commercial to R-3A Multiple - Family Residence
Outside Appearance: LP Smart Siding
Number of Buildings: 2

Planting & Landscaping:

Type: Trees species of maple, oak, hackberry & spruce; shrub species of
Timetable: Installation of August 2025

Screening:

Type: N/A

Fences:

Type: Black Chain with Privacy Slats
Height: 6'
Location: Surrounding tot lot

Earth Bank:

Planting: N/A
Maintenance: N/A
Other: N/A

Lights:

Number of Lights: 3 - Light Post
Location: 1 - Tot Lot; 1 - Retention Pond; 1 - Building #2 Parking Lot area
Hours: Dusk/Dawn
Type: 2 heads per pole light

Signs:

Type: Monument Sign
Lighted: Yes
Size: 9'L x 6'H x 2'W
Location: SW corner of property
Setbacks: 20'

Drives:

Number of: 2
Location: South Property line
Width: 24'

Parking:

Number of Stalls: 106
Location of Stalls: Southerly of Building #1 and #2
Setbacks: 10.7' on westerly property line; 3' on easterly property line
Surfacing: Asphalt
Screening: N/A

Drainage:

Storm Sewer: N/A
Rock Beds: N/A
Detention Pond: N/A
Retention Pond: Bioretention Pond

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

List any additional information being submitted with this permit application:

Addressing PDCUP code (k) Vehicular and Pedestrian Access. See Pedestrian Exhibit. We are waiting on confirmation from Chippewa Yellow Bus Safety Director, Kurt Nelson on school bus pick up but are assuming that the bus will pick up kids at the SW corner of the new site (near 1st entrance into development). The developer is proposing to have a sidewalk that extends along the SW to Chippewa Mall Drive and then to the north. This sidewalk will connect to the existing pedestrian walkway that crosses both Chippewa Mall Drive and State Highway 124 connecting to the City trail. Traffic into the overall site is not altered and that the apartments will take access off of an existing travel lane. This travel lane is also on the outside perimeter of the parking lot and will therefore not interfere with the traffic flow of the existing businesses.

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

Owner(s)/Address(es)

NorthRidge Center LLC
310 Pinnacle Way, Suite #300
Eau CLaire, WI 54701
Phone #: 715-832-5575
Email: kdecook@goldridge.com
Signature: *K. DeCook*

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____


Petitioner(s)/Address(es)

Capital Investment Partners, LLC
1411 Winchester Way, Suite #8
Altoona, WI 54720
Phone #: 715-577-1949
Email: tbohland@capvestpartner.com
Signature: *T. Bohland*

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

Name
Kevin DeCook

Email
kdecook@goldridge.com

Components
1


E-SIGNATURE

Status
signed

Multi-factor Digital Fingerprint Checksum
9e0d0e3bd14b6328b06f19e4e056010e529c8950ef5bea55d9bd534967c565e0

IP Address
174.229.120.161

Device
Chrome Mobile via Android

Drawn Signature


Signature Reference ID
433A7DEE

Signature Biometric Count
5

EVENTS

Viewed At
09/17/2024 08:49 EDT

Identity Authenticated At
09/17/2024 08:55 EDT

Signed At
09/17/2024 08:55 EDT

Name
Trevor S. Bohland

Email
tbohland@capvestpartner.com


Components
1

Status
signed

Multi-factor Digital Fingerprint Checksum
ec16dd8beldatfd42d505fc2e32b0d3ac730869b62427fc8b0257b3894025fb6

IP Address
71.87.3.74

Device
Microsoft Edge via Windows

Drawn Signature


Signature Reference ID
55DA1B95

Signature Biometric Count
5

Viewed At
09/16/2024 19:06 EDT

Identity Authenticated At
09/16/2024 19:07 EDT

Signed At
09/16/2024 19:07 EDT

AUDITS

TIMESTAMP

09/16/2024 19:06 EDT
09/16/2024 19:06 EDT
09/16/2024 19:06 EDT

AUDIT

Trevor Bohland (trevor@eauclairreality.com) created document 'Northern_Lights_-_Conditional_Use_Permit_Petition.pdf' on Microsoft Edge via Windows from 54.144.112.110.

Trevor S. Bohland (tbohland@capvestpartner.com) was emailed a link to sign.

Kevin DeCook (kdecook@goldridge.com) was emailed a link to sign.

TIMESTAMP

09/16/2024 19:06 EDT
09/16/2024 19:07 EDT
09/16/2024 19:07 EDT
09/17/2024 08:49 EDT
09/17/2024 08:55 EDT
09/17/2024 08:55 EDT

AUDIT

Trevor S. Bohland (tbohland@capvestpartner.com) viewed the document on Microsoft Edge via Windows from 71.87.3.74.
Trevor S. Bohland (tbohland@capvestpartner.com) authenticated via email on Microsoft Edge via Windows from 71.87.3.74.
Trevor S. Bohland (tbohland@capvestpartner.com) signed the document on Microsoft Edge via Windows from 71.87.3.74.
Kevin DeCook (kdecook@goldridge.com) viewed the document on Chrome Mobile via Android from 174.229.120.161.
Kevin DeCook (kdecook@goldridge.com) authenticated via email on Chrome Mobile via Android from 174.229.120.161.
Kevin DeCook (kdecook@goldridge.com) signed the document on Chrome Mobile via Android from 174.229.120.161.

Map

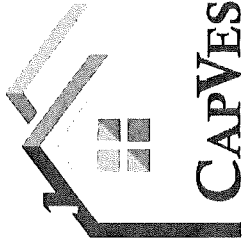
Printed 09/16/2024

Scale = 1:374'

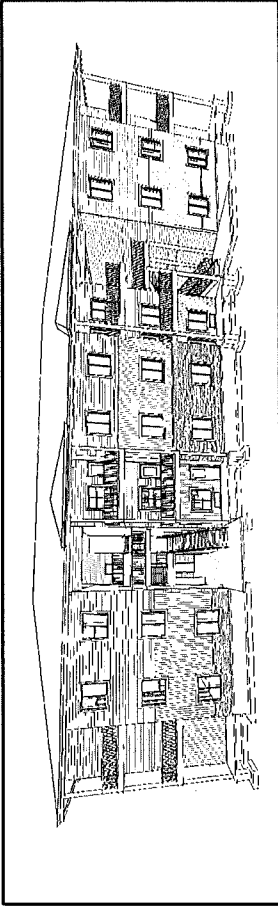
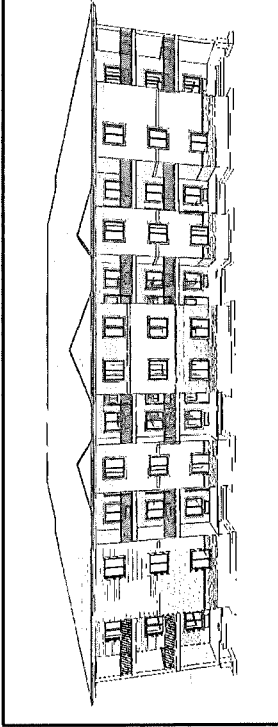
CHIPPEWA COUNTY



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



- ### GENERAL NOTES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES AND MAINTAINING PROPER RECORDS OF LOCATIONS AND DEPTHS.
 - 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 MECHANICAL DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL MECHANICAL AND ELECTRICAL WORK. VERIFY LOCATION OF SIZES OF MECHANICAL EQUIPMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR FOR THE PROJECT. ALL MATERIALS SHALL BE FURNISHED TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND 20% OF ALL COSTS FOR PERMITS AND 20% OF ALL COSTS FOR OBTAINING PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THE PROJECT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS FOR THE PROJECT.

PROJECT DIRECTORY

OWNER:
CAPVEST LLC
1411 WINCHESTER WAY, SUITE 69
WINCHESTER, WI 54785
PHONE: 715.577.1849

STRUCTURAL DESIGN:
GRABER
5435 BROWNWAY STREET, NE, SUITE 220
MINNETONKA, MN 55345
PHONE: 763.834.4165

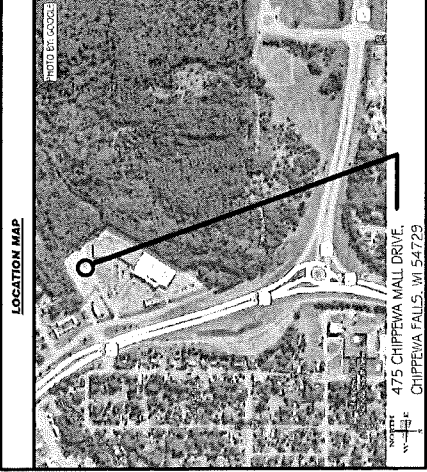
MECHANICAL DESIGN:
ELAMING DESIGN
CONTRACTOR

ELECTRICAL DESIGN:
ADVANCED ENGINEERING CONCEPTS
1411 WINCHESTER WAY, SUITE 69
WINCHESTER, WI 54785
PHONE: 715.552.0330

GENERAL CONTRACTOR:
CAPVEST LLC
1411 WINCHESTER WAY, SUITE 69
WINCHESTER, WI 54785
PHONE: 715.577.1849

CONTRACTOR:
CAPVEST LLC
1411 WINCHESTER WAY, SUITE 69
WINCHESTER, WI 54785
PHONE: 715.577.1849

CONSTRUCTION MANAGER:
CAPVEST LLC
1411 WINCHESTER WAY, SUITE 69
WINCHESTER, WI 54785
PHONE: 715.577.1849



SHEET INDEX

NO.	DESCRIPTION	NO.	DESCRIPTION
1	GENERAL CONTRACTOR	10	MECHANICAL CONTRACTOR
2	ELECTRICAL CONTRACTOR	11	ELECTRICAL CONTRACTOR
3	MECHANICAL CONTRACTOR	12	ELECTRICAL CONTRACTOR
4	MECHANICAL CONTRACTOR	13	ELECTRICAL CONTRACTOR
5	MECHANICAL CONTRACTOR	14	ELECTRICAL CONTRACTOR
6	MECHANICAL CONTRACTOR	15	ELECTRICAL CONTRACTOR
7	MECHANICAL CONTRACTOR	16	ELECTRICAL CONTRACTOR
8	MECHANICAL CONTRACTOR	17	ELECTRICAL CONTRACTOR
9	MECHANICAL CONTRACTOR	18	ELECTRICAL CONTRACTOR
10	MECHANICAL CONTRACTOR	19	ELECTRICAL CONTRACTOR
11	MECHANICAL CONTRACTOR	20	ELECTRICAL CONTRACTOR
12	MECHANICAL CONTRACTOR	21	ELECTRICAL CONTRACTOR
13	MECHANICAL CONTRACTOR	22	ELECTRICAL CONTRACTOR
14	MECHANICAL CONTRACTOR	23	ELECTRICAL CONTRACTOR
15	MECHANICAL CONTRACTOR	24	ELECTRICAL CONTRACTOR
16	MECHANICAL CONTRACTOR	25	ELECTRICAL CONTRACTOR
17	MECHANICAL CONTRACTOR	26	ELECTRICAL CONTRACTOR
18	MECHANICAL CONTRACTOR	27	ELECTRICAL CONTRACTOR
19	MECHANICAL CONTRACTOR	28	ELECTRICAL CONTRACTOR
20	MECHANICAL CONTRACTOR	29	ELECTRICAL CONTRACTOR
21	MECHANICAL CONTRACTOR	30	ELECTRICAL CONTRACTOR
22	MECHANICAL CONTRACTOR	31	ELECTRICAL CONTRACTOR
23	MECHANICAL CONTRACTOR	32	ELECTRICAL CONTRACTOR
24	MECHANICAL CONTRACTOR	33	ELECTRICAL CONTRACTOR
25	MECHANICAL CONTRACTOR	34	ELECTRICAL CONTRACTOR
26	MECHANICAL CONTRACTOR	35	ELECTRICAL CONTRACTOR
27	MECHANICAL CONTRACTOR	36	ELECTRICAL CONTRACTOR
28	MECHANICAL CONTRACTOR	37	ELECTRICAL CONTRACTOR
29	MECHANICAL CONTRACTOR	38	ELECTRICAL CONTRACTOR
30	MECHANICAL CONTRACTOR	39	ELECTRICAL CONTRACTOR
31	MECHANICAL CONTRACTOR	40	ELECTRICAL CONTRACTOR
32	MECHANICAL CONTRACTOR	41	ELECTRICAL CONTRACTOR
33	MECHANICAL CONTRACTOR	42	ELECTRICAL CONTRACTOR
34	MECHANICAL CONTRACTOR	43	ELECTRICAL CONTRACTOR
35	MECHANICAL CONTRACTOR	44	ELECTRICAL CONTRACTOR
36	MECHANICAL CONTRACTOR	45	ELECTRICAL CONTRACTOR
37	MECHANICAL CONTRACTOR	46	ELECTRICAL CONTRACTOR
38	MECHANICAL CONTRACTOR	47	ELECTRICAL CONTRACTOR
39	MECHANICAL CONTRACTOR	48	ELECTRICAL CONTRACTOR
40	MECHANICAL CONTRACTOR	49	ELECTRICAL CONTRACTOR
41	MECHANICAL CONTRACTOR	50	ELECTRICAL CONTRACTOR
42	MECHANICAL CONTRACTOR	51	ELECTRICAL CONTRACTOR
43	MECHANICAL CONTRACTOR	52	ELECTRICAL CONTRACTOR
44	MECHANICAL CONTRACTOR	53	ELECTRICAL CONTRACTOR
45	MECHANICAL CONTRACTOR	54	ELECTRICAL CONTRACTOR
46	MECHANICAL CONTRACTOR	55	ELECTRICAL CONTRACTOR
47	MECHANICAL CONTRACTOR	56	ELECTRICAL CONTRACTOR
48	MECHANICAL CONTRACTOR	57	ELECTRICAL CONTRACTOR
49	MECHANICAL CONTRACTOR	58	ELECTRICAL CONTRACTOR
50	MECHANICAL CONTRACTOR	59	ELECTRICAL CONTRACTOR
51	MECHANICAL CONTRACTOR	60	ELECTRICAL CONTRACTOR
52	MECHANICAL CONTRACTOR	61	ELECTRICAL CONTRACTOR
53	MECHANICAL CONTRACTOR	62	ELECTRICAL CONTRACTOR
54	MECHANICAL CONTRACTOR	63	ELECTRICAL CONTRACTOR
55	MECHANICAL CONTRACTOR	64	ELECTRICAL CONTRACTOR
56	MECHANICAL CONTRACTOR	65	ELECTRICAL CONTRACTOR
57	MECHANICAL CONTRACTOR	66	ELECTRICAL CONTRACTOR
58	MECHANICAL CONTRACTOR	67	ELECTRICAL CONTRACTOR
59	MECHANICAL CONTRACTOR	68	ELECTRICAL CONTRACTOR
60	MECHANICAL CONTRACTOR	69	ELECTRICAL CONTRACTOR
61	MECHANICAL CONTRACTOR	70	ELECTRICAL CONTRACTOR
62	MECHANICAL CONTRACTOR	71	ELECTRICAL CONTRACTOR
63	MECHANICAL CONTRACTOR	72	ELECTRICAL CONTRACTOR
64	MECHANICAL CONTRACTOR	73	ELECTRICAL CONTRACTOR
65	MECHANICAL CONTRACTOR	74	ELECTRICAL CONTRACTOR
66	MECHANICAL CONTRACTOR	75	ELECTRICAL CONTRACTOR
67	MECHANICAL CONTRACTOR	76	ELECTRICAL CONTRACTOR
68	MECHANICAL CONTRACTOR	77	ELECTRICAL CONTRACTOR
69	MECHANICAL CONTRACTOR	78	ELECTRICAL CONTRACTOR
70	MECHANICAL CONTRACTOR	79	ELECTRICAL CONTRACTOR
71	MECHANICAL CONTRACTOR	80	ELECTRICAL CONTRACTOR
72	MECHANICAL CONTRACTOR	81	ELECTRICAL CONTRACTOR
73	MECHANICAL CONTRACTOR	82	ELECTRICAL CONTRACTOR
74	MECHANICAL CONTRACTOR	83	ELECTRICAL CONTRACTOR
75	MECHANICAL CONTRACTOR	84	ELECTRICAL CONTRACTOR
76	MECHANICAL CONTRACTOR	85	ELECTRICAL CONTRACTOR
77	MECHANICAL CONTRACTOR	86	ELECTRICAL CONTRACTOR
78	MECHANICAL CONTRACTOR	87	ELECTRICAL CONTRACTOR
79	MECHANICAL CONTRACTOR	88	ELECTRICAL CONTRACTOR
80	MECHANICAL CONTRACTOR	89	ELECTRICAL CONTRACTOR
81	MECHANICAL CONTRACTOR	90	ELECTRICAL CONTRACTOR
82	MECHANICAL CONTRACTOR	91	ELECTRICAL CONTRACTOR
83	MECHANICAL CONTRACTOR	92	ELECTRICAL CONTRACTOR
84	MECHANICAL CONTRACTOR	93	ELECTRICAL CONTRACTOR
85	MECHANICAL CONTRACTOR	94	ELECTRICAL CONTRACTOR
86	MECHANICAL CONTRACTOR	95	ELECTRICAL CONTRACTOR
87	MECHANICAL CONTRACTOR	96	ELECTRICAL CONTRACTOR
88	MECHANICAL CONTRACTOR	97	ELECTRICAL CONTRACTOR
89	MECHANICAL CONTRACTOR	98	ELECTRICAL CONTRACTOR
90	MECHANICAL CONTRACTOR	99	ELECTRICAL CONTRACTOR
91	MECHANICAL CONTRACTOR	100	ELECTRICAL CONTRACTOR

NO.	DESCRIPTION
1	GENERAL CONTRACTOR
2	ELECTRICAL CONTRACTOR
3	MECHANICAL CONTRACTOR
4	MECHANICAL CONTRACTOR
5	MECHANICAL CONTRACTOR
6	MECHANICAL CONTRACTOR
7	MECHANICAL CONTRACTOR
8	MECHANICAL CONTRACTOR
9	MECHANICAL CONTRACTOR
10	MECHANICAL CONTRACTOR
11	MECHANICAL CONTRACTOR
12	MECHANICAL CONTRACTOR
13	MECHANICAL CONTRACTOR
14	MECHANICAL CONTRACTOR
15	MECHANICAL CONTRACTOR
16	MECHANICAL CONTRACTOR
17	MECHANICAL CONTRACTOR
18	MECHANICAL CONTRACTOR
19	MECHANICAL CONTRACTOR
20	MECHANICAL CONTRACTOR
21	MECHANICAL CONTRACTOR
22	MECHANICAL CONTRACTOR
23	MECHANICAL CONTRACTOR
24	MECHANICAL CONTRACTOR
25	MECHANICAL CONTRACTOR
26	MECHANICAL CONTRACTOR
27	MECHANICAL CONTRACTOR
28	MECHANICAL CONTRACTOR
29	MECHANICAL CONTRACTOR
30	MECHANICAL CONTRACTOR
31	MECHANICAL CONTRACTOR
32	MECHANICAL CONTRACTOR
33	MECHANICAL CONTRACTOR
34	MECHANICAL CONTRACTOR
35	MECHANICAL CONTRACTOR
36	MECHANICAL CONTRACTOR
37	MECHANICAL CONTRACTOR
38	MECHANICAL CONTRACTOR
39	MECHANICAL CONTRACTOR
40	MECHANICAL CONTRACTOR
41	MECHANICAL CONTRACTOR
42	MECHANICAL CONTRACTOR
43	MECHANICAL CONTRACTOR
44	MECHANICAL CONTRACTOR
45	MECHANICAL CONTRACTOR
46	MECHANICAL CONTRACTOR
47	MECHANICAL CONTRACTOR
48	MECHANICAL CONTRACTOR
49	MECHANICAL CONTRACTOR
50	MECHANICAL CONTRACTOR
51	MECHANICAL CONTRACTOR
52	MECHANICAL CONTRACTOR
53	MECHANICAL CONTRACTOR
54	MECHANICAL CONTRACTOR
55	MECHANICAL CONTRACTOR
56	MECHANICAL CONTRACTOR
57	MECHANICAL CONTRACTOR
58	MECHANICAL CONTRACTOR
59	MECHANICAL CONTRACTOR
60	MECHANICAL CONTRACTOR
61	MECHANICAL CONTRACTOR
62	MECHANICAL CONTRACTOR
63	MECHANICAL CONTRACTOR
64	MECHANICAL CONTRACTOR
65	MECHANICAL CONTRACTOR
66	MECHANICAL CONTRACTOR
67	MECHANICAL CONTRACTOR
68	MECHANICAL CONTRACTOR
69	MECHANICAL CONTRACTOR
70	MECHANICAL CONTRACTOR
71	MECHANICAL CONTRACTOR
72	MECHANICAL CONTRACTOR
73	MECHANICAL CONTRACTOR
74	MECHANICAL CONTRACTOR
75	MECHANICAL CONTRACTOR
76	MECHANICAL CONTRACTOR
77	MECHANICAL CONTRACTOR
78	MECHANICAL CONTRACTOR
79	MECHANICAL CONTRACTOR
80	MECHANICAL CONTRACTOR
81	MECHANICAL CONTRACTOR
82	MECHANICAL CONTRACTOR
83	MECHANICAL CONTRACTOR
84	MECHANICAL CONTRACTOR
85	MECHANICAL CONTRACTOR
86	MECHANICAL CONTRACTOR
87	MECHANICAL CONTRACTOR
88	MECHANICAL CONTRACTOR
89	MECHANICAL CONTRACTOR
90	MECHANICAL CONTRACTOR
91	MECHANICAL CONTRACTOR
92	MECHANICAL CONTRACTOR
93	MECHANICAL CONTRACTOR
94	MECHANICAL CONTRACTOR
95	MECHANICAL CONTRACTOR
96	MECHANICAL CONTRACTOR
97	MECHANICAL CONTRACTOR
98	MECHANICAL CONTRACTOR
99	MECHANICAL CONTRACTOR
100	MECHANICAL CONTRACTOR

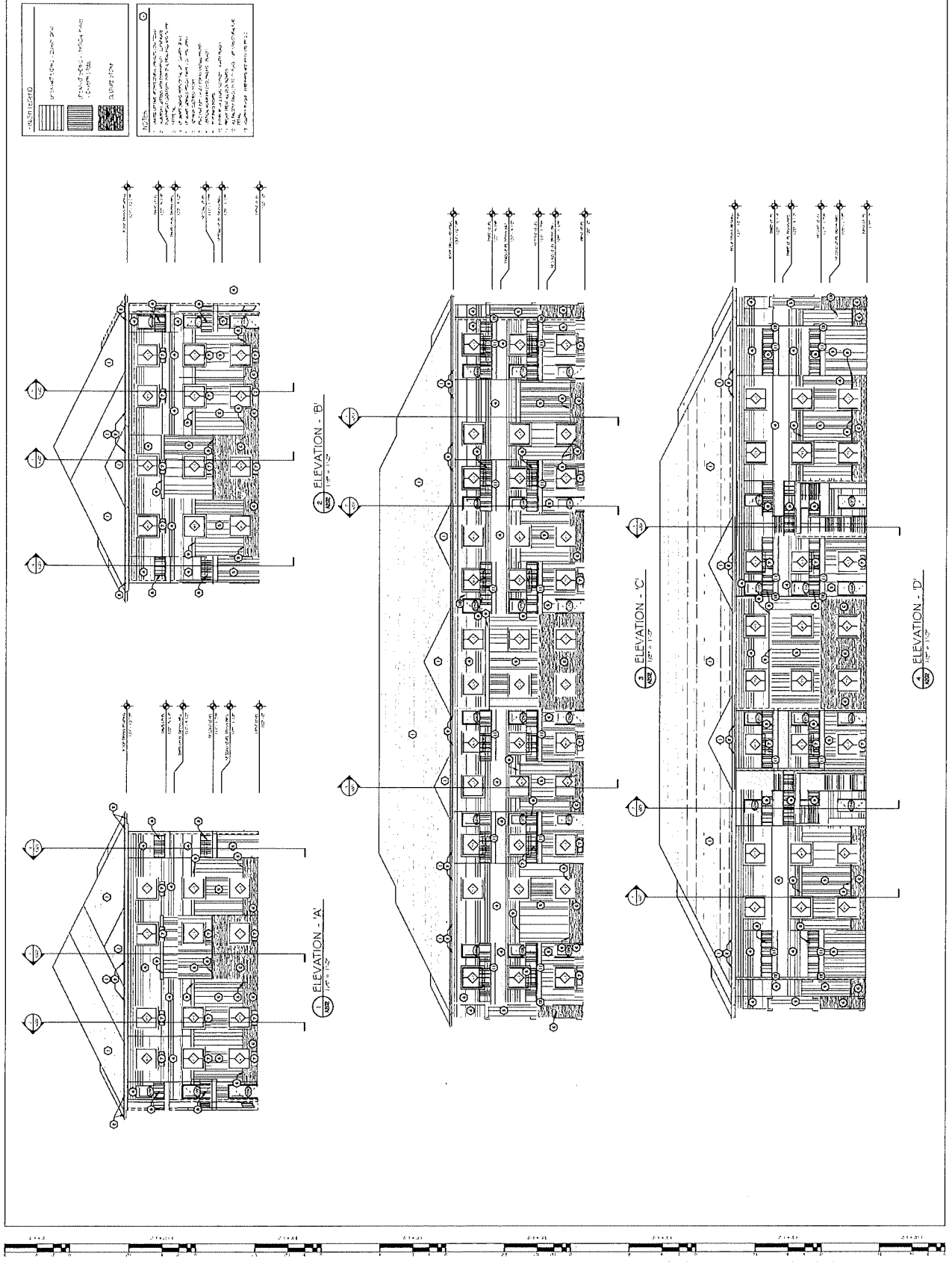
DATE: 01/15/2023
DRAWN BY: JACOB
CHECKED BY: JACOB
APPROVED BY: JACOB

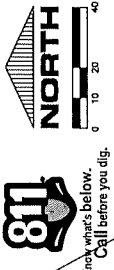
001

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

DATE	10/27/20
BY	MM
APP'D	MM
SCALE	AS SHOWN
PROJECT	30-UNIT MULTI-FAMILY APARTMENTS
NO.	10/27/20

CAPEVEST LLC
 PROJECT # 19-13424
 30-UNIT MULTI-FAMILY APARTMENTS

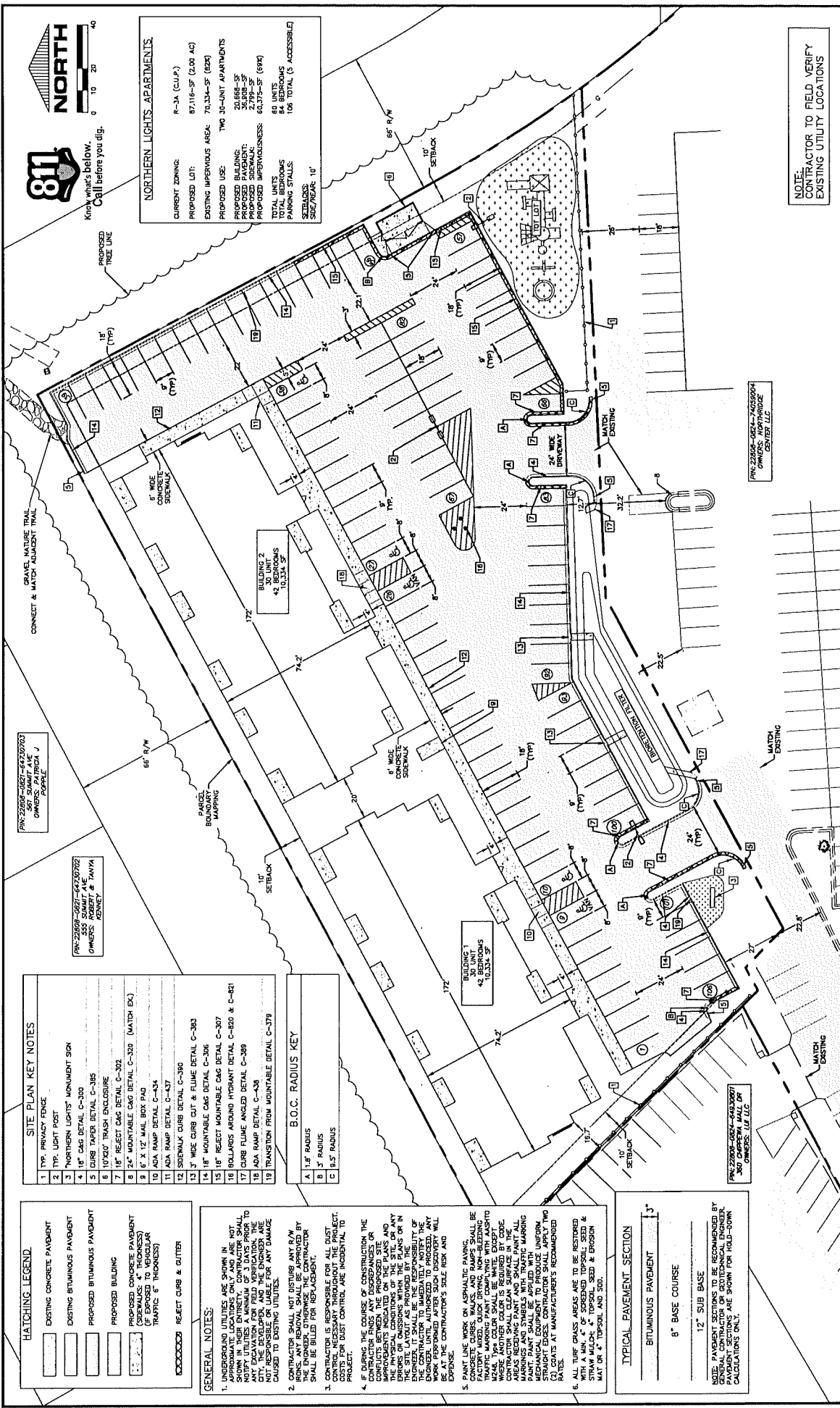




Keep what's below.
Call before you dig.

NORTHERN LIGHTS APARTMENTS

CURRENT ZONING: R-3A (C.U.P.)
 EXISTING IMPERVIOUS AREA: 78,334-SF (2,00 AC)
 PROPOSED USE: TWO 30-UNIT APARTMENTS
 PROPOSED BUILDING: 30,868-SF
 PROPOSED PAVEMENT: 35,808-SF
 PROPOSED SIDEWALK: 2,799-SF
 PROPOSED IMPROVEMENTS: 64,379-SF (68%)
 TOTAL UNITS: 60 UNITS
 TOTAL BEDROOMS: 60
 TOTAL BATHS: 60
 TOTAL PARKING STALLS: 106 TOTAL (5 ACCESSIBLE)
 SETBACKS: 5/24/REAR: 10'



- 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'X10' TRASH ENCLOSURE
 7. 18" REJECT C&G DETAIL C-300
 8. 24" MOUNTABLE C&G DETAIL C-320 (MATCH EX.)
 9. 5' X 11' 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 ANGGLED DETAIL C-389
 18. ADA RAMP DETAIL C-435
 19. TRANSITION FROM MOUNTABLE DETAIL C-379

- B.O.C. RADIUS KEY**
- A. 11.8' RADIUS
 - B. 3' RADIUS
 - C. 9.5' RADIUS

- HATCHING LEGEND**
- [Hatched Box] EXISTING CONCRETE PAVEMENT
 - [Hatched Box] EXISTING BITUMINOUS PAVEMENT
 - [Dotted Box] PROPOSED BITUMINOUS PAVEMENT
 - [Solid Box] PROPOSED BUILDING
 - [Hatched Box] PROPOSED CONCRETE PAVEMENT (SIDEWALKS: 4" THICKNESS) (IF EXPOSED TO VEHICULAR TRAFFIC: 6" THICKNESS)
 - [Hatched Box] REJECT CURB & GITTER

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN RED. APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL VERIFY ALL UTILITIES FOR FIELD VERIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CONTRACTOR SHALL NOT DISTURB ANY R/W AREAS. ANY REMOVAL SHALL BE APPROVED BY THE CITY ENGINEER. CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
3. CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL NECESSARY THROUGHOUT THE PROJECT. PRECIPITATION OR DUST CONTROL ARE INCIDENTAL TO THE PROJECT.
4. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE PLAN AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY OTHER INFORMATION PROVIDED BY THE CITY ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE CITY ENGINEER IMMEDIATELY UNTIL AUTHORIZED TO PROCEED. ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
5. PAINT LINE WORK ON ASPHALTIC PAVING, CONCRETE CURBS, WALKS AND RAMPS SHALL BE WHITE. TRAFFIC MARKING SHALL BE WHITE EXCEPT WHERE NOTED OTHERWISE. THE COLOR SHALL BE WHITE EXCEPT WHERE NOTED OTHERWISE. CONTRACTOR SHALL CLEAN SURFACE IN THE WORK AREAS AND STABILIZE WITH TRAFFIC MARKING PAINT. PAINT SHALL BE APPLIED WITH AN AIRLESS SPRAYING METHOD. CONTRACTOR SHALL APPLY TWO (2) COATS AT MANUFACTURER'S RECOMMENDED RATES.
6. ALL TURF GRASS AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION WITH TOPSOIL, SEED & EROSION CONTROL MAT OR 4" TOPSOIL AND SOIL.

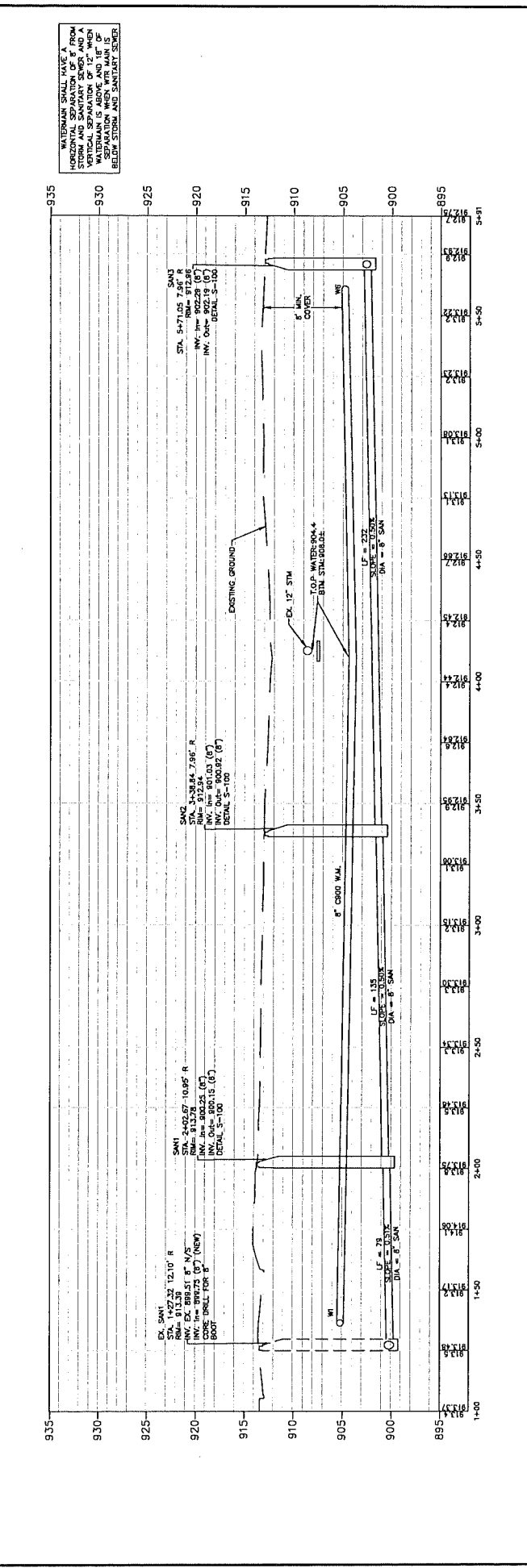
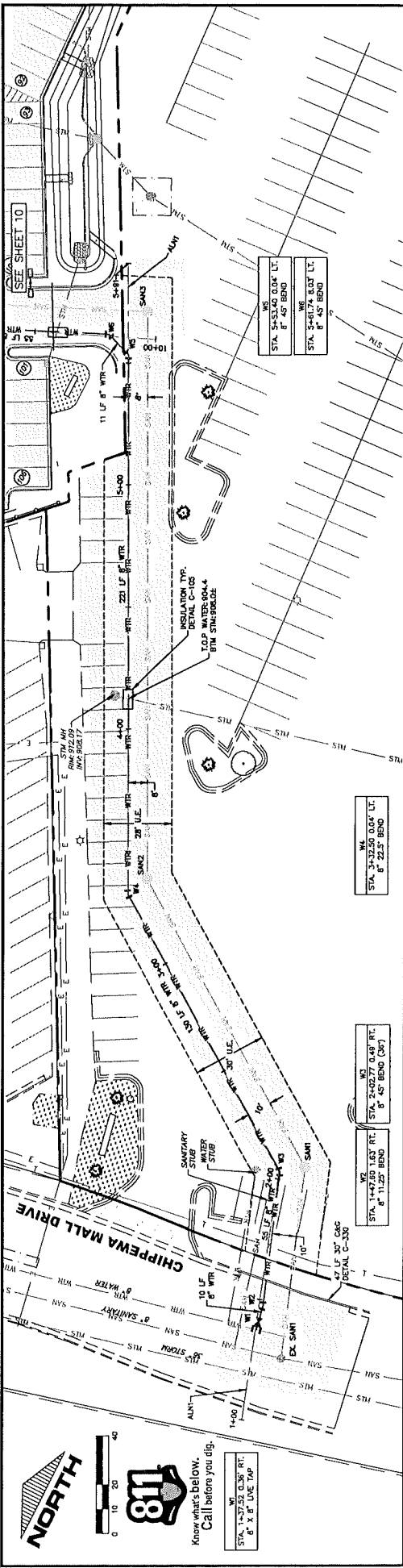
TYPICAL PAVEMENT SECTION

BITUMINOUS PAVEMENT
 8" BASE COURSE
 12" SUB BASE

NOTE: PAVEMENT SECTIONS TO BE RECOMMENDED BY THE CONTRACTOR. PAVEMENT SECTIONS ARE SHOWN FOR HOLD-DOWN CALCULATIONS ONLY.

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAWN BY	DESIGN BY	CHECKED
<p>PROJ. NO. 23078</p> <p>ADVANCED ENGINEERING CONCEPTS EAU CLAIRE, WI 54601 PH: 715-833-0300 WWW.AEC-LLC.COM COPYRIGHT 2024, AEC, LLC</p> <p>AEC</p>					
<p>SITE PLAN</p> <p>NORTHERN LIGHTS CAPITAL INVESTMENT PARTNERS LLC 425 CHIPPEWA MALL DR CHIPPEWA FALLS, WI 54725</p>			<p>DATE 09/2024</p> <p>4</p> <p>13</p>		



NO.	DATE	REVISIONS	DRAWN BY	DESIGN BY	CHECKED

PROJECT NO.	23078
CLIENT	NORTHERN LIGHTS CAPITAL INVESTMENT PARTNERS LLC 425 CHIPPEWA MALL DR CHIPPEWA FALLS, WI 54729
CONTRACT	UTILITY EXTENSION - ALIGNMENT 1 PLAN & PROFILE STA. 1+00 TO 5+91
DESIGNER	ADVANCED ENGINEERING CONCEPTS EAU CLAIRE, WI 54601 PHONE: 715-835-0330 FAX: 715-835-0330 COPYRIGHT 2024 AEC LLC
DRAWN	9
DATE	09/20/24
SHEET NO.	13

WATERMAIN SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 12" WHEN CROSSING OVER SANITARY SEWER. SEWER SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 12" WHEN CROSSING OVER WATERMAIN. MINIMUM VERTICAL SEPARATION WHEN WATER MAIN IS BELOW STORM AND SANITARY SEWER.

NORTH

Know what's below.
Call before you dig.

STA. 1+37.32 0.36 RT.
8" X 8" U/LINE 100'

W2
STA. 1+47.50 1.53 RT.
8" X 45" BEND (CB)

W4
STA. 3+22.50 0.04 LT.
8" X 22.5' BEND

W3
STA. 5+50.00 0.04 LT.
8" X 45" BEND

W4
STA. 5+61.74 8.03 LT.
8" X 45" BEND

W5
STA. 5+47.02 7.55 R
8" X 45" BEND

W6
STA. 5+47.02 7.55 R
8" X 45" BEND

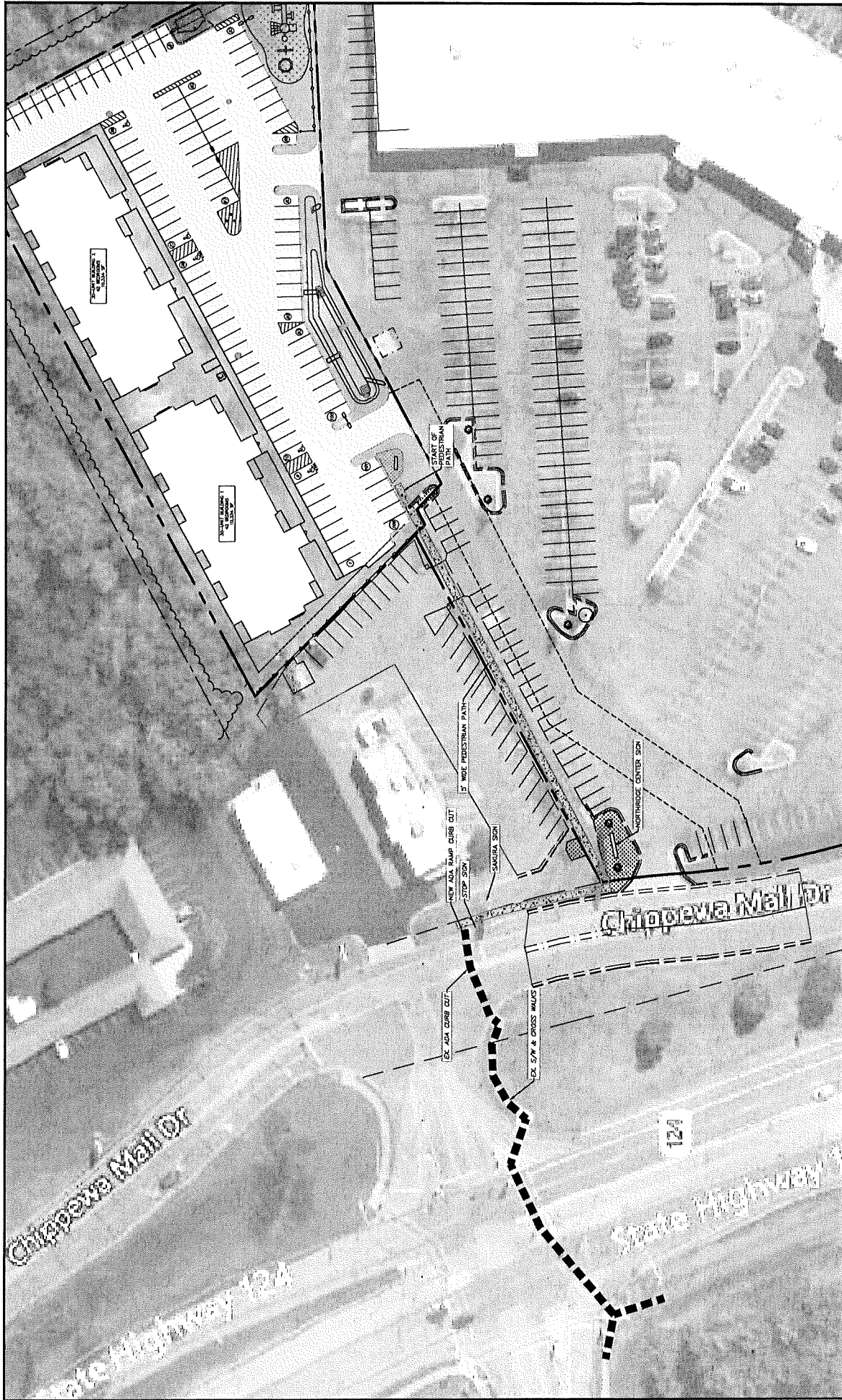
W7
STA. 2+02.67 10.95' R
8" X 45" BEND (CB)


W8
STA. 1+47.22 12.10' R
8" X 45" BEND (CB)

W9
STA. 1+37.32 0.36 RT.
8" X 8" U/LINE 100'

W10
STA. 1+37.32 0.36 RT.
8" X 8" U/LINE 100'

W11
STA. 1+37.32 0.36 RT.
8" X 8" U/LINE 100'

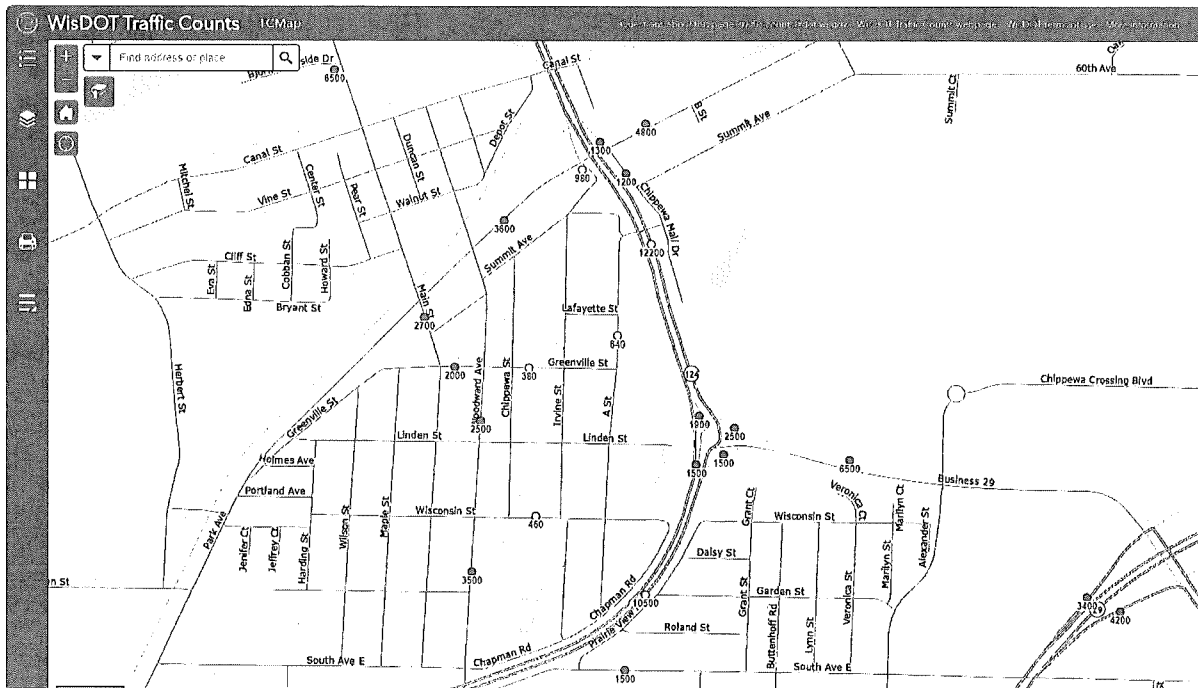


NO.	DATE	REVISIONS	DRAWN BY	DESIGN BY	CHECKED	PROJ. NO. 23078	 ADVANCED ENGINEERING CONCEPTS 1001 EAST CLARE, W. STATE INDIANAPOLIS, IN 46202-2000 TEL: 317-251-2000 FAX: 317-251-2000 COPYRIGHT 2024, AEC LLC.	NORTHERN LIGHTS ART PEDESTRIAN PATH EXHIBIT NOT TO SCALE	NORTHERN LIGHTS CAPITAL INVESTMENT PARTNERS LLC CHIPPWEVA MALL DR CHIPPWEVA FALLS, WI 54728	DIS. NAME EX1
						DATE 09/2024				

Vehicular & Pedestrian Traffic:

The WisDOT traffic count data (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).

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, October 8, 2024

1. Call to order by Beth Arneberg at 6:00 p.m.
Roll Call: Members Present: Audrey Stowell, Beth Arneberg, Justin Agnew, Rob Kiefer and Travis Siebert
Absent: Reggie Geissler, John Abbe
Staff present: John Jimenez and Mikinley Prafke
2. Approval of Minutes: September 10, 2024. **Motion by Siebert/Kiefer to approve minutes of September 10, 2024. Motion passed.**
3. Personal Appearances by Citizens. None.
4. Discuss/Consider Special Event Applications. None.
5. Discuss/Consider
 - a. Flag Hill. John J. states Haas will be starting the project within the next week.
John Abbe arrives.
 - b. Forestry Project. The contract has been signed with Buffalo Lumber. They are looking to start a little later; John will be confirming they can finish on time. John will be requesting distribution of revenue received from the logging to be used for forestry. John gives tree inventory report and update.
 - c. Zoo Exhibits. Renovation of large animal exhibits quotes came in. Hyena exhibit - \$155,000; tiger exhibit \$231,000; bear exhibit - \$396,000. Renovation of all exhibits consists of demo of the faux rock structure and recreation of different aesthetic using more sustainable project. John reports we also have a new vet. John requests funds for tiger care. Beth suggests making request of Friends of Irvine Park Zoo. John will verify there is no urgency of care. John is proposing a rolling gate east of the Watusi indoor/outdoor barn for approximately \$5,000. This would allow staff to do maintenance with larger trucks and allow access for tree cutting. Discussed rolling the fence back during the time trucks need to get in there. John will discuss with staff. John reports on Cynthia's attendance at the conference and passes along her thanks for covering that expense.
 - d. Marshall Park. John discusses future plans for Marshall Park, especially for ball field and skateboard park. Ball field is used by t-ball and Special Olympics. John discussed removing the outfield fence and improving and/or maintaining infield. Discussed possible future plans for Marshall and timing of planning.
 - e. Recreation Report. MiKinley gives report. Pickleball tournament was Saturday and successful; looking at a spring tournament. Basketball and volleyball league sign ups are continuing. He is getting donations and sponsorships for Run for the Lights. MiKinley also discussed lifeguarding

class, first aid class, swimming lessons, and volunteer opportunities.
Received suggestion for extra communication for winter swimming lessons.

- f. Director Report. John gives report including Christmas Village set-up on November 2, piloting new software, and prepping parking lot at maintenance building in the park. John also distributed donation account summary.
6. Approve Claims. Discussion regarding bench refunds. **Motion by Kiefer/Siebert to approve claims in the amount of \$89,140.69. Motion passed.**
7. Park Board Members' Concerns or Comments. Letter for Thorpe funds should be on the agenda for next month. Potential for historical marker at Flag Hill if we can pin down the history.
8. Adjournment. **Motion by Kiefer/Siebert to adjourn at 7:17 p.m. Motion passed.**

Submitted by:
Audrey Stowell, Secretary

Temporary Alcohol Beverage License

Municipality

License(s) Requested	Fees	
	<input checked="" type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees
	Background Check	\$
	Total Fees	\$

OCT 10 2024
CITY TREASURER
TR # 71958

Part A: Organization Information

1. Organization Name
Wisconsin Farmers Union Foundation Inc

2. Organization Permanent Address
128 W River Street

3. City
Chippewa Falls

4. State
WI

5. Zip Code
54729

6. Mailing Address (if different from permanent address)
117 W Spring Street

7. FEIN
[REDACTED]

8. Date of Organization/Incorporation
02/05/96

9. State of Organization/Incorporation
WI

10. Phone
(715) 723-5561

11. Email
info@wisconsinfarmersunion.com

12. Organization type (check one)

Bona Fide Club Church Fair Association/Agricultural Society Veteran's Organization
 Lodge/Society Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? Yes No

14. Wisconsin Seller's Permit Number (if applicable)

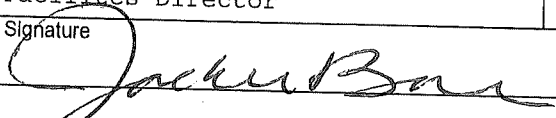
Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.
Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Keown-Bomar	Julie	Executive Director	(715) 492-3549
Von Ruden	Darin	Board President	(608) 852-4272
Gorell	Ed	Treasurer	(715) 287-3383
Hinchley	Tina	Vice President	(608) 764-5090
Boos	Jackie	Agent	(715) 450-4322

Continued →

Part C: Event Information			
1. Name of Event (if applicable) Wedding - Artz + Kalkofen			
2. Dates of Operation 11/02/24		3. Hours of Operation 4p-11p	
4. Premises Address 128 W River Street			
5. City Chippewa Falls		6. State WI	7. Zip Code 54729
8. County Chippewa	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: Chippewa Falls		10. Aldermanic District 8
11. Organizer of Event (if not the named applicant) Private Event		12. Email and/or Phone Number for Organizer of Event	
13. Organizer Website		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Second Floor of 128 W River Street, private social event.			

Part D: Attestation			
Who must sign this application? • one officer or director of the nonprofit organization			
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Last Name Boos		First Name Jacqueline	M.I. T
Title Facilities Director	Email jboos@wisconsinfarmersunion.com		Phone (715) 450-4322
Signature 		Date 10/04/24	

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

Municipality

License(s) Requested	Fees	
<input type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees	\$ 10.00
	Background Check	\$
	Total Fees	\$

PAID
CITY OF CHIPPEWA FALLS
SEP 26 2024
CITY TREASURER
TR # 71850

Part A: Organization Information

1. Organization Name
Knights of Columbus, Goldsmith Council #974

2. Organization Permanent Address
236 Pumhouse Road

3. City
Chippewa Falls

4. State
WI

5. Zip Code
54729

6. Mailing Address (if different from permanent address)
same

7. FEIN
[REDACTED]

8. Date of Organization/Incorporation
06/13/05

9. State of Organization/Incorporation
Wisconsin

10. Phone
(715) 271-4737

11. Email
ttozer77@gmail.com

12. Organization type (check one)
 Bona Fide Club Church Fair Association/Agricultural Society Veteran's Organization
 Lodge/Society Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? Yes No

14. Wisconsin Seller's Permit Number (if applicable)

Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.
Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Tozer	Timothy	President	(715) 271-4737 ✓
Hinjosa	Joseph	Vice President	(715) 404-0750 ✓
Horan	Michael	Warden	(715) 579-5451 ✓
Parkhurst	Robert	Treasurer	(715) 225-0549 ✓
Pulver	Scott	Secretary	(715) 944-9681 ✓

Continued →

Part C: Event Information

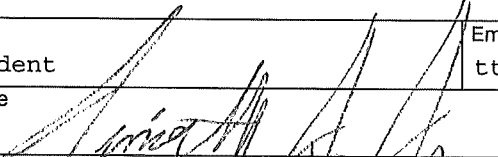
1. Name of Event (If applicable) Annual Knight of Columbus Hunter's Stag			
2. Dates of Operation November 7th, 2024		3. Hours of Operation 4 pm to 11 pm	
4. Premises Address 236 Pumhouse Road, Chippewa Falls, WI 54729			
5. City Chippewa Falls		6. State WI	7. Zip Code 54729
8. County Chippewa	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: Chippewa Falls		10. Aldermanic District
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event ttozer77@gmail.com	
13. Organizer Website		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Columbus Hall - multipurpose hall with 400 person capacity. All activities are held within the confines of the hall with no outside ares for alcohol.			

Part D: Attestation

Who must sign this application?

- one officer or director of the nonprofit organization

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Tozer	First Name Timothy	M.I. A.
Title President	Email ttozer77@gmail.com	Phone (715) 271-4737
Signature 		Date 09/17/2024

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 9/25/2024	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

REVIEWED: Lt. K. BOG #103 (CFPI)



NON-COMMERCIAL KENNEL LICENSE APPLICATION

PAID
CITY OF CHIPPEWA FALLS
SEP 16 2024
CITY TREASURER
TR # 71772

Complete this application and submit it, along with a legible photocopy of the following:

- Current Rabies Vaccination Certificate (required)
- Certificate of Spay or Neuter (if applicable)
- Proof of Dog/Cat License from the City of Chippewa Falls Police Department (CFPD) or proof of pending application for animals in excess of three.

Note:
 *Addition of animals requires completion and approval of a new Non-Commercial Kennel License Application (\$25 fee applies)
 *Pending dog/cat licenses with the CFPD must be paid within 10 days of approval for Non-Commercial Kennel License to be in effect.

Fee: \$25 non-refundable fee payable to the City of Chippewa Falls

OWNER INFORMATION - PLEASE PRINT CLEARLY

Malisa Cataract
 First Name Last Name
1717 Ludgate St CF 715-529-2994
 Address Telephone Number
Malisa Cataract 9/16/2024
 Signature of Applicant Date

ANIMAL (1)
Keira F spayed neutered unaltered Terrier Mix Blk + White
 Pet's Name Sex Breed Color(s)
4/21/2022 4/21/2025
 Rabies Vaccination Date Rabies Expiration Date

ANIMAL (2)
Luna F spayed neutered unaltered Terrier Mix Brindle/white
 Pet's Name Sex Breed Color(s)
4/21/2022 4/21/2025
 Rabies Vaccination Date Rabies Expiration Date

ANIMAL (3)
Violet F spayed neutered unaltered Mix Tan/white
 Pet's Name Sex Breed Color(s)
6/28/23 6/28/26
 Rabies Vaccination Date Rabies Expiration Date

ANIMAL (4)
Rose F spayed neutered unaltered Mix Red/Tan/white
 Pet's Name Sex Breed Color(s)
6/28/23 6/28/26
 Rabies Vaccination Date Rabies Expiration Date

ANIMAL (5)

spayed neutered unaltered

 Pet's Name Sex Breed Color(s)

 Rabies Vaccination Date Rabies Expiration Date

ANIMAL (6)

spayed neutered unaltered

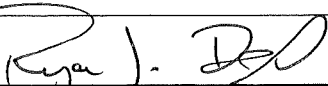
 Pet's Name Sex Breed Color(s)

 Rabies Vaccination Date Rabies Expiration Date

WRITTEN RECOMMENDATION OF POLICE DEPARTMENT

On 09-25-24 I, Sgt. Stephen McMahon went to 1717 Ludgate and made contact with Malisa. Malisa allowed me into the residence where I was able to interact with the four dogs. All four dogs were very friendly and appeared to be healthy and well fed. Malisa directed me to the area of the dogs food and water. I observed the dogs had plenty of food and water. The dogs had plenty of room inside of the residence as well as a fenced in area in the backyard. Malisa also informed me that when the dogs were not in the fenced in area they had an electric fence system for the rest of the yard if the dogs were out in that portion of the yard. ~~After~~ All of the dogs were current on their vaccination and licensing. After completing my assessment of the property it appears Malisa is set up to be able to support the multiple dogs and the kennel license.

Signature of Police Chief



Date

9/27/24

TO BE COMPLETED BY CLERK

Date rcv'd & filed w/municipal clerk

Date routed to Police Department

Date reported to Council

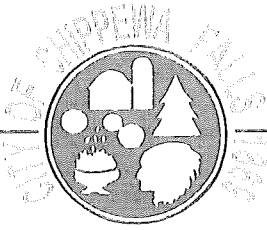
Signature of Clerk/Deputy Clerk

Date license issued

IMPORTANT NOTICES

All dogs over 5 months of age are required to be vaccinated against rabies and licensed.
 Failure to license may result in a citation and/or fine.

All applicants should read and be familiar with Chippewa Falls Municipal Code Section 12.11 relative to



City of Chippewa Falls

30 WEST CENTRAL STREET, CHIPPEWA FALLS, WISCONSIN 54729

PROCLAMATION

WHEREAS, on October 6, 1964, the United States Congress designated October 15th of each year as White Cane Safety Day; and

WHEREAS, blindness and severe visual impairment affects approximately 109,000 Wisconsin residents; and

WHEREAS, the majority of these person(s) use travel aids, such as a white cane or a service animal to get around public streets and sidewalks and places of public accommodation; and

WHEREAS, these travel aids are universally recognized as symbols representing vision loss; and

WHEREAS, Wisconsin's White Cane Law requires that motorists come to a full stop before approaching closer than 10 feet to a pedestrian who is using a white cane or service animal; and

WHEREAS, Greater awareness of the White Cane Law leads to safer, more attentive driving in general, enhancing the safety of all pedestrians, including children, elders and people with disabilities; and

WHEREAS, communities have the opportunity to implement many proven features to enhance the safety of all pedestrians, including sidewalks, accessible pedestrian signals and curb ramps.

NOW, THEREFORE, I, Greg Hoffman, Mayor of the City of Chippewa falls do hereby proclaim Tuesday, October 15, 2024 as **WHITE CANE SAFETY DAY** and acknowledge the importance of pedestrian safety year-round.

IN WITNESS WHEREOF, I have hereunto set my hand and signed this on the 15th day of October, 2024.

Signed _____

Greg Hoffman, Mayor

Home of The World's Purest Water

715-726-2701 • FAX - 715-726-2759

AN ORDINANCE AMENDING THE ZONING
CODE OF THE CITY OF CHIPPEWA FALLS

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN AS
FOLLOWS:

- 1. That the following described real estate situated in the City of Chippewa Falls,
Chippewa County, Wisconsin, be rezoned:

Parcel #22808-0824-74959004, a 2 acre area of Lot 4, CSM 4059
located on Chippewa Mall Drive

C-2 General Commercial District to R-3A Multiple Family Residence District

- 2. That the Zoning District Map of the City of Chippewa Falls be and the same is hereby
amended in accordance with the foregoing.
- 3. That this Ordinance shall take effect from and after its passage and publication.

DATED this 5th day of November, 2024.

COUNCIL PRESIDENT: _____
John Monarski

FIRST READING: OCTOBER 15, 2024
SECOND READING: NOVEMBER 5, 2024
PUBLIC HEARING: NOVEMBER 5, 2024

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map prepared by John Mickesh for Katia Hauser to remove the lot line between Lots 1 and 2, is hereby approved by the Chippewa Falls Common Council. Said parcel being all of Lots 1 and 2 of Certified Survey Map #5975 recorded in Volume 30 of the Certified Survey Maps Pages 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.

Dated this 15th day of October, 2024

ADOPTED: _____
Council President

APPROVED: _____
Mayor

I hereby certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Chippewa Falls, Wisconsin.

ATTEST: _____
City Clerk

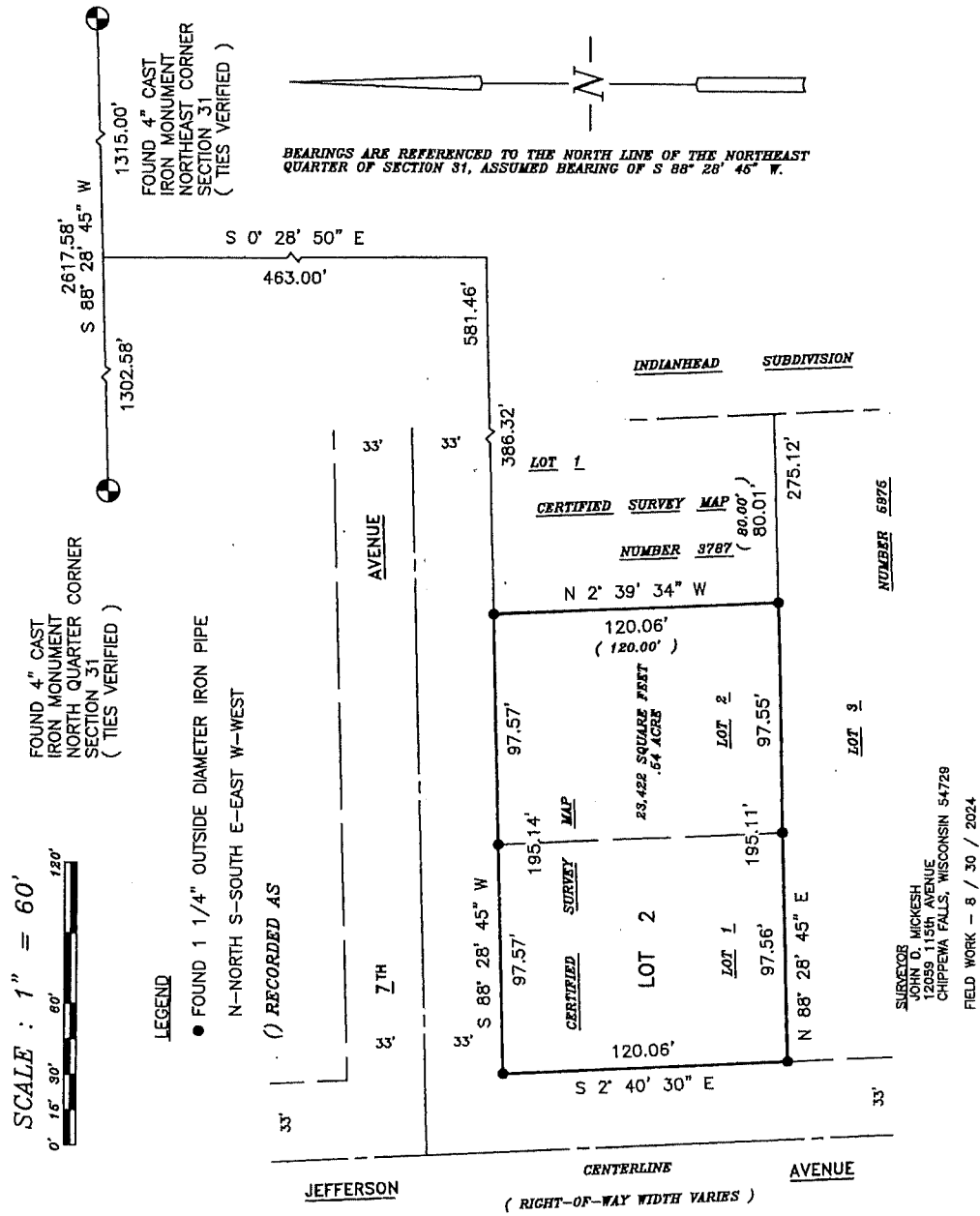
CHIPPEWA COUNTY CERTIFIED SURVEY

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.



SURVEYOR
 JOHN D. MICKESH
 12059 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729
 FIELD WORK - 8 / 30 / 2024

**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

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

Greg S. Hoffman, Mayor

Date

Bridget Givens, City Clerk

Date