

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, November 11, 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 October 7, 2024 Plan Commission Meeting. *(Attachment)*
2. Conduct Public Hearing to amend a Commercial Planned Development Conditional Use Permit Resolution #24-02 Permitting Redevelopment at 475 Chippewa Mall Drive (Amends Resolution #12-08 and replaces repealed Special Use Permit #O-05-04). *(Attachment)*
3. Consider Commercial Planned Development Conditional Use Permit Resolution #24-02 Permitting Redevelopment at 475 Chippewa Mall Drive (Amends Resolution #12-08 and replaces repeated Special Use Permit #O-05-04). *(Attachment)*
4. Conduct Public Hearing to consider a Planned Development Conditional Use Permit Resolution #24-03 Permitting Redevelopment Within Lot 5 Near 475 Chippewa Mall Drive. *(Attachment)*
5. Consider Planned Development Conditional Use Permit Resolution #24-03 Permitting Redevelopment Within Lot 5 Near 475 Chippewa Mall Drive. *(Attachment)*
6. Consider Petition to Rezone for Veritas Classical Academy from Mason Companies from I-2 Light Industrial to P-1 Public/Institutional District. Make recommendation to Common Council. *(Attachment)*
7. Adjournment.

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

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

CERTIFICATION

I hereby certify that a copy of this Agenda was emailed to the Chippewa Herald, posted on the 1st floor of City Hall, and on the outside City Hall Bulletin Board on Thursday, November 7, 2024 at 11:00 AM by Leanne Rogge.

**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

Item 2

**NOTICE OF PUBLIC HEARING
AMENDMENT OF A PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
CITY OF CHIPPEWA FALLS, WISCONSIN**

Notice is hereby given that the Plan Commission of the City of Chippewa Falls will conduct a public hearing in the Council Chambers, Municipal Building, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at **6:30 P.M. on Monday, November 11, 2024** regarding:

An amendment to existing Planned Development Conditional Use Permit Resolution #12-08 for redevelopment on Lot #4 of Certified Survey Map #4059 on Chippewa Mall Drive. The proposed request is to remove a 2 acre parcel from the existing planned development conditional use permit.

Following the hearing, the Plan Commission will consider adoption of a resolution granting the permit.

A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours. (8:30 A.M. to 3:30 P.M.)

Brandon Cesafsky, Secretary
Plan Commission

NORTHERN LIGHTS PROJECT LOCATION MAP



**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #24-02 PERMITTING REDEVELOPMENT AT
475 CHIPPEWA MALL DRIVE (Amends Resolution #12-08 and replaces
repealed Special Use Permit #O-05-04)**

WHEREAS, the City of Chippewa Falls Common Council conducted a public hearing on February 1, 2005 and then granted a Special Use Permit #O-05-04 allowing redevelopment to occur at #475 Chippewa Mall Drive; and

WHEREAS, SUP #O-05-04 applied to and the redevelopment occurred on Lots 2 & 3, Block 8, 4th Addition to Park Plat located on Chippewa Mall Drive; and

WHEREAS, said Lots 2 & 3, Block 8, 4th Addition to Park Plat comprise parcel #3264 which is zoned C-2 General Commercial District; and

WHEREAS, on November 12, 2012, the City of Chippewa Falls Plan Commission heard a request from NorthRidge Center, LLC, to subdivide the parcel # 3264 and sell proposed Lot 3 to Micon Cinemas and allow the existing Micon Cinemas building to remain in place with zero setback lot lines: and

WHEREAS, the Plan Commission met on October 7, 2024 to consider a petition from NorthRidge Center, LLC to amend existing PDCUP resolution #12-08 to remove 2 Acres from the development, further described as Lot 5 in the attached CSM, from the original 11.7 Acre Planned Development; and

WHEREAS, the Plan Commission evaluated the petition 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, 2024 at 6:30 pm to hear all concerns about Commercial Planned Development Conditional Use Permit Resolution #24-02 for amending the existing development 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 #12-08 for redevelopment at #475 Chippewa Mall Drive be amended under the following conditions:

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #24-02 PERMITTING REDEVELOPMENT AT
475 CHIPPEWA MALL DRIVE (Amends Resolution #12-08 and replaces
repealed Special Use Permit #O-05-04)**

- a) That two acres have been removed from the original 11.7 acre planned development as seen in attached CSM.
- b) That the permit shall apply to Lots 2 & 3, Block 8, 4th Addition to Park Plat located at #475 Chippewa Mall Drive.
- c) That the development shall be in compliance with the attached site plans.
- d) That 3 principal buildings are permitted on the site as shown on the site plans.
- e) That, in addition to uses permitted in the C-2 General Commercial District, the rear 30% of the Multi-Tenant Professional Business Center and the rear 30% of the former grocery store building may be used for climate-controlled, secured business storage as well as permitted uses.
- f) That the two pad sites located away from the main building may be developed with a total of 12,000 s.f. of building for both sites.
- g) That one 20' x 74', 12 table, 48 seat outdoor patio be allowed to be constructed in the front yard setback at Pad "B" (Anderson's Grill & Bar located at #465 Chippewa Mall Drive) as shown on attached Exhibit "G". The area shall be in compliance with Section 12.03 (6) of the City of Chippewa Falls Municipal Code, entitled "Outdoor Beer Gardens". The fence required by this Section shall be wrought iron. The exit egress gate in the fence required by the State Building Code shall be lockable to prevent entrance from the exterior, but allow for unobstructed egress in accordance with State regulations.
- ~~h) That a new building addition of 15,900 s.f. may be added to the northeast of the former grocery building.~~
- i) That hours of operation may be 24 hours per day, 7 days per week, except any applicable alcohol regulations.
- j) That 2 monument signs are permitted in compliance with normal setback requirements, at locations shown on the site plan and to the form and design shown on the plans (attached). Said monument signs shall not exceed 30 feet in height and 16 feet in width. The monument signs may be lighted in a manner that does not pose a hazard or nuisance to the public.
- k) That two pylon signs are permitted, one at each of the pad sites, as shown on the attached site plan. The pylon signs shall not exceed 30 feet in height and may be lighted in a manner that does not pose a hazard or a nuisance to the public.
- l) The City Sign Code shall apply to all buildings except as stated in this permit.
- m) Signage for the theater shall comply with attached revised Exhibit "F" dated March 8, 2004.
- n) Two driveways are permitted to Chippewa Mall Drive in compliance with the City Driveway Code.
- o) Covenants preventing vehicular access to Pine Ridge Avenue and Henry Street shall remain in effect.
- p) Screening and landscaping required by existing covenants shall remain in effect.

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #24-02 PERMITTING REDEVELOPMENT AT
475 CHIPPEWA MALL DRIVE (Amends Resolution #12-08 and replaces
repealed Special Use Permit #O-05-04)**

- q) That a total of 675 parking spaces shall be provided when all phases are completed. Parking spaces shall be provided in phases to coincide with parking demand created by each redevelopment phase. All parking areas shall be blacktopped and shall comply with setback requirements of the City Zoning Code.
- r) The three plan sheets prepared by Tushie Montgomery Architects, dated February 14, 2003, reduced copies of which are attached hereto, are made a part of this permit. (The full size plans that were submitted with the application for this permit are on file in the office of the Secretary of the Plan Commission. The full size plans shall take precedence over reduced size plans in questions of interpretation).
- s) That the existing building, (Micon Cinemas), located on proposed Lot #3 of the attached certified survey map(Exhibit G) be allowed with zero setback lot lines along it's east and west property lines. These zero setbacks are hereby granted pursuant to the provisions of 17.26(3)(b) and (9)(d) of the City Code.
- t) That the east and west walls of the Micon Cinemas building meet all applicable building and fire codes for firewalls.
- u) That emergency access be provided to the south side of the NorthRidge Center. In addition, that the NorthRidge Center LLC provide easement agreements for review by the City that provide for parking, vehicle, pedestrian, and maintenance ingress / egress, and all utilities serving the buildings whether public or private utilities for all of the lots (parcels) as Divided and shown on attached Exhibits "H (1-3)" and "I".
- v) That Special Use Permit #O-05-04 be repealed by ordinance adopted by the Chippewa Falls Common Council.
- w) 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.
- x) 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.
- y) That except as specifically provided herein, all regulations of City Codes shall apply.
- z) A Pre-application Conference was held on October 31, 2012 and the General Development Plan and Final Development Plan stages are combined, all pursuant to 17.26(6) of the City Code.

MOTION: _____

SECONDED: _____

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #24-02 PERMITTING REDEVELOPMENT AT
475 CHIPPEWA MALL DRIVE (Amends Resolution #12-08 and replaces
repealed Special Use Permit #O-05-04)**

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

We the applicants of the Planned Development Conditional Use Permit Resolution #24-02 agree to abide by all the conditions set forth in this resolution.

Applicant (Signature) _____ Applicant (Print) _____

Applicant (Signature) _____ Applicant (Print) _____

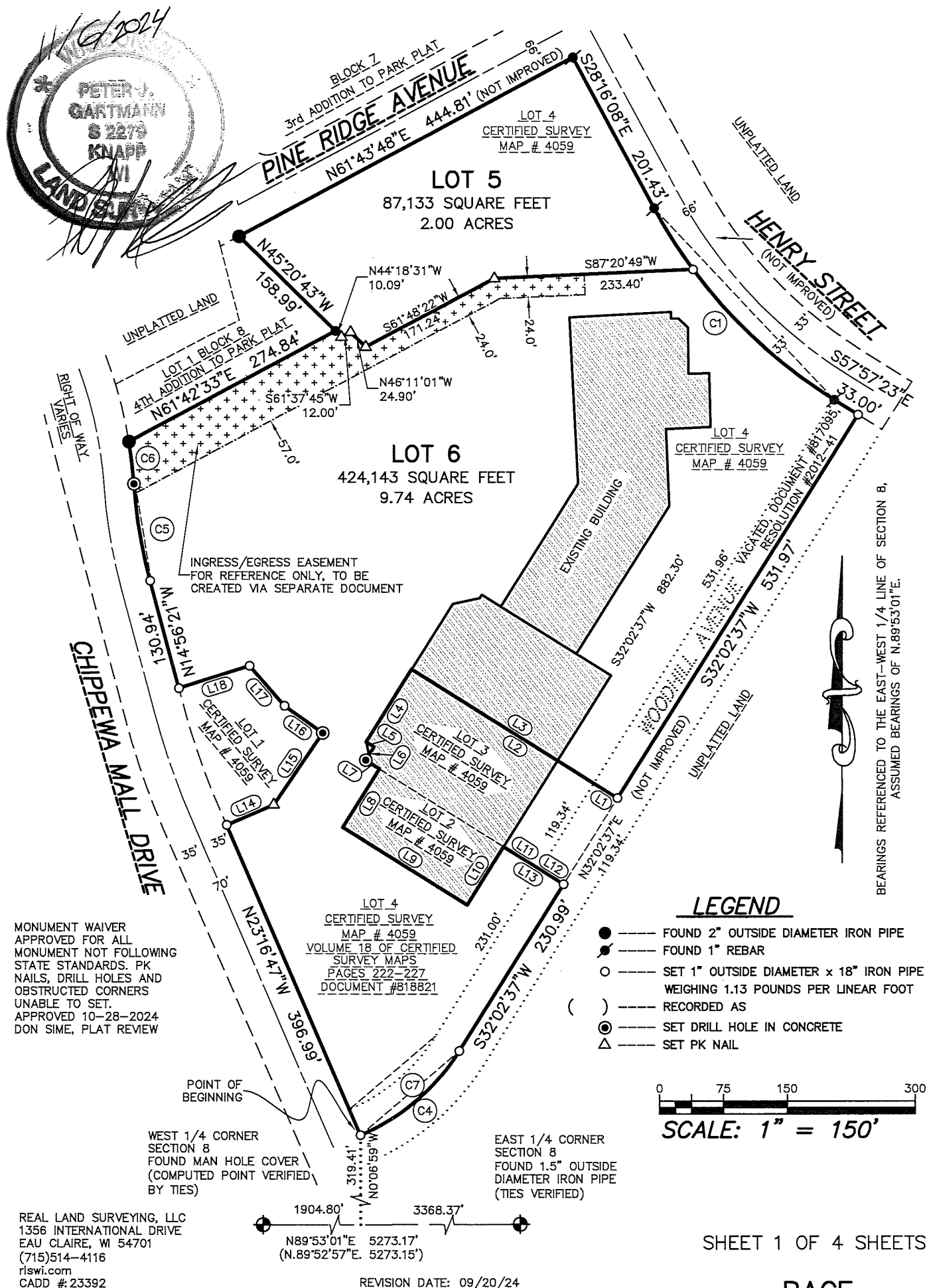
Applicant (Signature) _____ Applicant (Print) _____

All fees Paid _____ (Public Works)

To be recorded and returned to City before building permits are issued.

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



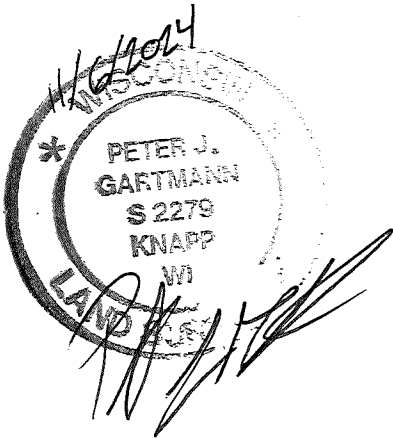
CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO._____

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CURVE TABLE								
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	1ST TANGENT	2ND TANGENT
	5	312.60'	603.30'	029°41'14"	309.11'	S43°06'45"E		
	6	85.35'	603.30'	008°06'19"	85.27'	S32°19'17"E		
C3		227.25'	603.30'	021°34'55"	225.91'	S47°09'55"E	S36°22'27"E	S57°57'22"E
C4		155.06'	256.21'	034°40'37"	152.71'	S49°22'55"W	S32°02'37"W	S66°43'13"W
C5		115.64'	604.36'	010°57'46"	115.46'	N09°27'28"W	N14°56'21"W	N03°58'35"W
C6		49.80'	604.36'	004°43'18"	49.79'	N06°40'03"W	N04°18'24"W	N09°01'42"W
C7		135.09'	223.21'	034°40'37"	133.04'	S49°22'55"W	S32°02'37"W	S66°43'13"W

Line Table		
Line #	Direction	Length
L1	S57° 56' 08"E	33.00
L2	S57° 56' 08"E	252.09
L3	N57° 56' 08"W	285.09
L4	S32° 03' 52"W	100.73
L5	S57° 56' 08"E	11.14
L6	S32° 03' 52"W	18.62
L7	S57° 56' 18"E	18.90
L8	S32° 03' 52"W	80.80
L9	S57° 56' 08"E	172.12
L10	N32° 02' 49"E	80.81
L11	N57° 56' 18"W	50.00
L12	N57° 56' 18"W	33.00
L13	S57° 56' 18"E	83.00
L14	N66° 43' 48"E	60.11
L15	N34° 16' 06"E	102.10
L16	N54° 34' 33"W	55.18
L17	N41° 07' 00"W	62.31
L18	S72° 17' 10"W	86.74



CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOLUME _____ 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

SURVEYOR'S CERTIFICATE:

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

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: LOCATED IN THE 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 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;
- THENCE N.89°53'01"E., ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 8, AT A DISTANCE OF 1904.80 FEET;
- THENCE N.00°06'59"W., AT A DISTANCE OF 319.41 FEET TO THE POINT OF BEGINNING;
- THENCE N.23°16'47"W., AT A DISTANCE OF 396.99 FEET TO THE EXTERIOR BOUNDS OF LOT 1 CERTIFIED SURVEY MAP #4059;
- THENCE N.66°43'48"E., ALONG SAID BOUNDS, AT A DISTANCE OF 60.11 FEET;
- THENCE N.34°16'06"E., ALONG SAID BOUNDS, AT A DISTANCE OF 102.10 FEET;
- THENCE N.54°34'33"W., ALONG SAID BOUNDS, AT A DISTANCE OF 55.18 FEET;
- THENCE N.41°07'00"W., ALONG SAID BOUNDS, AT A DISTANCE OF 62.31 FEET;
- THENCE S.72°17'10"W., ALONG SAID BOUNDS, AT A DISTANCE OF 86.74 FEET TO THE EASTERLY RIGHT OF WAY FOR CHIPPEWA MALL DRIVE;
- THENCE N.14°56'21"W., ALONG SAID RIGHT OF WAY, AT A DISTANCE OF 130.94 FEET;
- THENCE 115.64 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY, WITH A LONG CHORD WHICH BEARS, 115.46 FEET, N.09°27'28"W., AND A CENTRAL ANGLE OF 010°57'46" HAVING A RADIUS OF 604.36 FEET;
- THENCE 49.80 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY, WITH A LONG CHORD WHICH BEARS 49.79 FEET, N.06°40'03"W., AND A CENTRAL ANGLE OF 004°43'18" HAVING A RADIUS OF 604.36 FEET TO THE EXTERIOR BOUNDS OF LOT 1, BLOCK 8, 4TH ADDITION TO PARK PLAT;
- THENCE N.61°42'33"E., ALONG SAID BOUNDS, OF AT A DISTANCE OF 274.84 FEET;
- THENCE N.45°20'43"W., ALONG SAID BOUNDS, AT A DISTANCE OF 158.99 FEET TO THE SOUTHERLY RIGHT OF WAY FOR PINE RIDGE AVENUE;
- THENCE N.61°43'48"E., ALONG SAID RIGHT OF WAY, AT A DISTANCE OF 444.81 FEET TO THE WESTERLY RIGHT OF WAY FOR HENRY STREET;
- THENCE S.28°16'08"E., ALONG SAID RIGHT OF WAY, AT A DISTANCE OF 201.43 FEET;
- THENCE CONTINUING ALONG SAID RIGHT OF WAY, 312.60 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A LONG CHORD WHICH BEARS 309.11 FEET, S.43°06'45"E., AND A CENTRAL ANGLE OF 029°41'14" HAVING A RADIUS OF 603.30 FEET;
- THENCE S.57°57'23"E., AT A DISTANCE OF 33.00 FEET TO THE CENTER LINE OF VACATED WOODHILL AVENUE;
- THENCE S.32°02'37"W., ALONG SAID CENTERLINE, AT A DISTANCE OF 531.97 FEET TO THE EXTENTION OF THE EXTERIOR BOUNDS OF LOT 3 CERTIFIED SURVEY MAP #4059;
- THENCE N.57°56'08"W., ALONG THE EXTENTION AND EXTERIOR BOUNDS OF SAID LOT 3, AT A DISTANCE OF 285.09 FEET;
- THENCE S.32°03'52"W., ALONG SAID BOUNDS, AT A DISTANCE OF 100.73 FEET;
- THENCE S.57°56'08"E., ALONG SAID BOUNDS, AT A DISTANCE OF 11.14 FEET;
- THENCE S.32°03'52"W., ALONG SAID BOUNDS, AT A DISTANCE OF 18.62 FEET;
- THENCE S.57°56'18"E., ALONG SAID BOUNDS, AT A DISTANCE OF 18.90 FEET TO THE NORTH CORNER OF LOT 2 CERTIFIED SURVEY MAP #4059;
- THENCE S.32°03'52"W., ALONG THE EXTERIOR BOUNDS OF SAID LOT 2, AT A DISTANCE OF 80.80 FEET;
- THENCE S.57°56'08"E., ALONG SAID BOUNDS, AT A DISTANCE OF 172.12 FEET;
- THENCE N.32°02'49"E., ALONG SAID BOUNDS, AT A DISTANCE OF 80.81 FEET TO THE EXTERIOR BOUNDS OF LOT 3 CERTIFIED SURVEY MAP #4059;
- THENCE S.57°56'18"E., ALONG THE EXTERIOR BOUNDS OF SAID LOT 3, AT A DISTANCE OF 83.00 FEET TO THE CENTER LINE OF VACATED WOODHILL AVENUE;



PAGE _____

CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOLUME _____ 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

- THENCE S.32°02'37"W., ALONG SAID CENTER LINE, AT A DISTANCE OF 230.99 FEET;
 - THENCE CONTINUING ALONG SAID CENTERLINE, 155.06 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, WITH A LONG CHORD WHICH BEARS 152.71 FEET, S.49°22'55"W., AND A CENTRAL ANGLE OF 034°40'37" HAVING A RADIUS OF 256.21 FEET TO THE POINT OF BEGINNING;
- ABOVE DESCRIPTION CONTAINS 11.74 ACRES ± AND BEING SUBJECT TO EXISTING EASEMENTS.

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

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

 DATED THIS 6TH DAY OF NOVEMBER, 2024
PETER J. GARTMANN, P.L.S. 2279

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

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

CITY CLERK DATE

PREPARED FOR:
NORTHRIDGE CENTER, LLC.
310 PINNACLE WAY SUITE 300
EAU CLAIRE, WI 54701

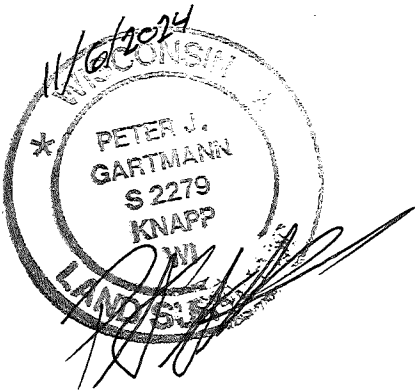


EXHIBIT "F"
SIGNAGE
(March 8, 2004 Revision)

Theater signage shall be comprised of the following:

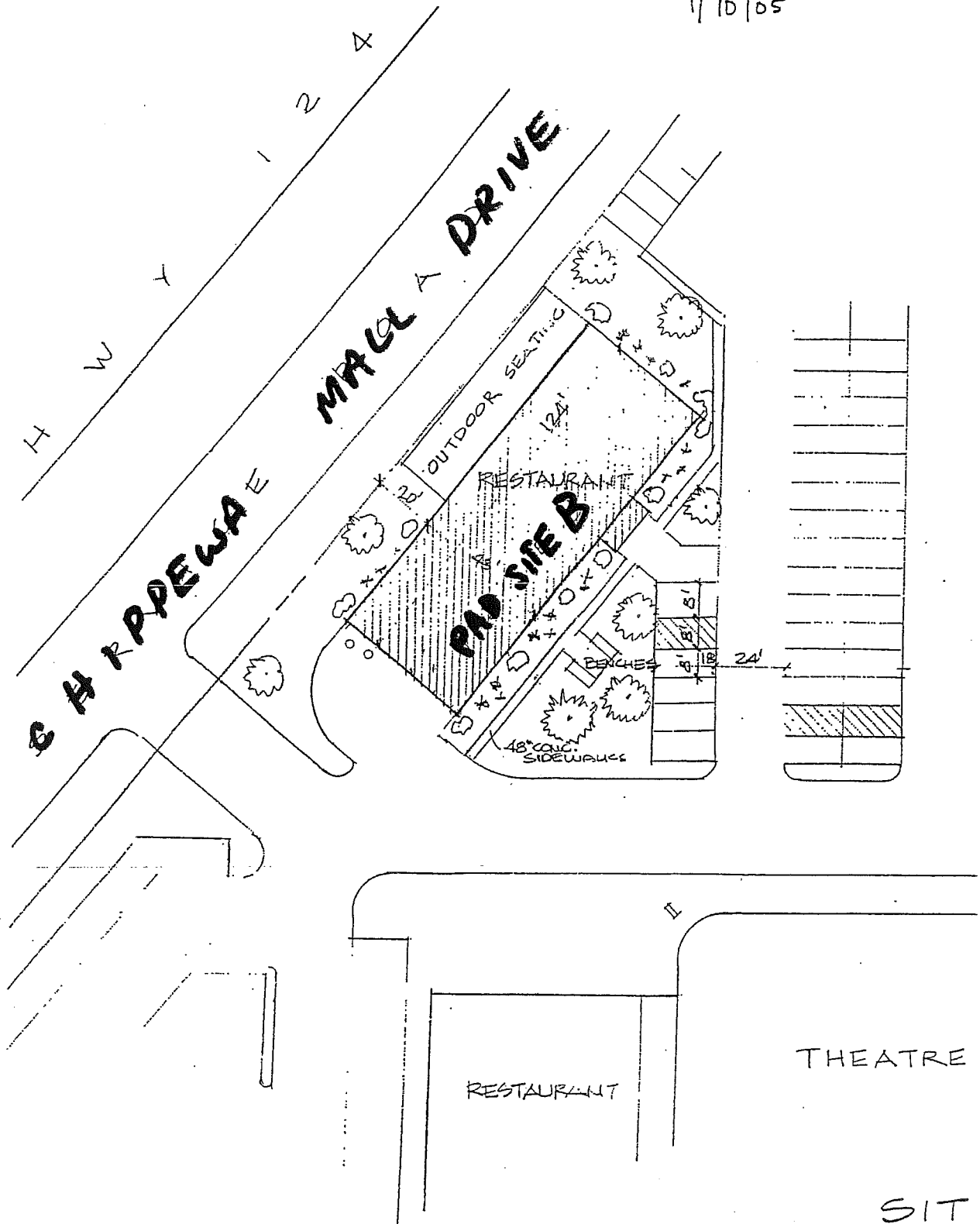
1. South end shopping center monument sign with eight (8) "Now Playing" panels.
2. Canopy mounted "Now Playing" tracks (as per attached drawing #1).
3. Exterior wall mounted back lit theater poster panel cabinets (as per attached drawing #2). There will be eight (8) not to exceed six feet high and not to exceed six feet wide illuminated poster cabinet signs mounted on the building.
4. Lighted canopy and roof mounted theater identifying sign (as per attached drawing #3). The roof mounted theater identifying sign will not exceed 50 feet in height as shown on the attached drawing #1.
5. Theater signage lighting will be turned off not later than two hours after the end of the last movie of the day.

Plan Commission of March 8, 2004

Exhibit 6

Plan Commission

1/10/05



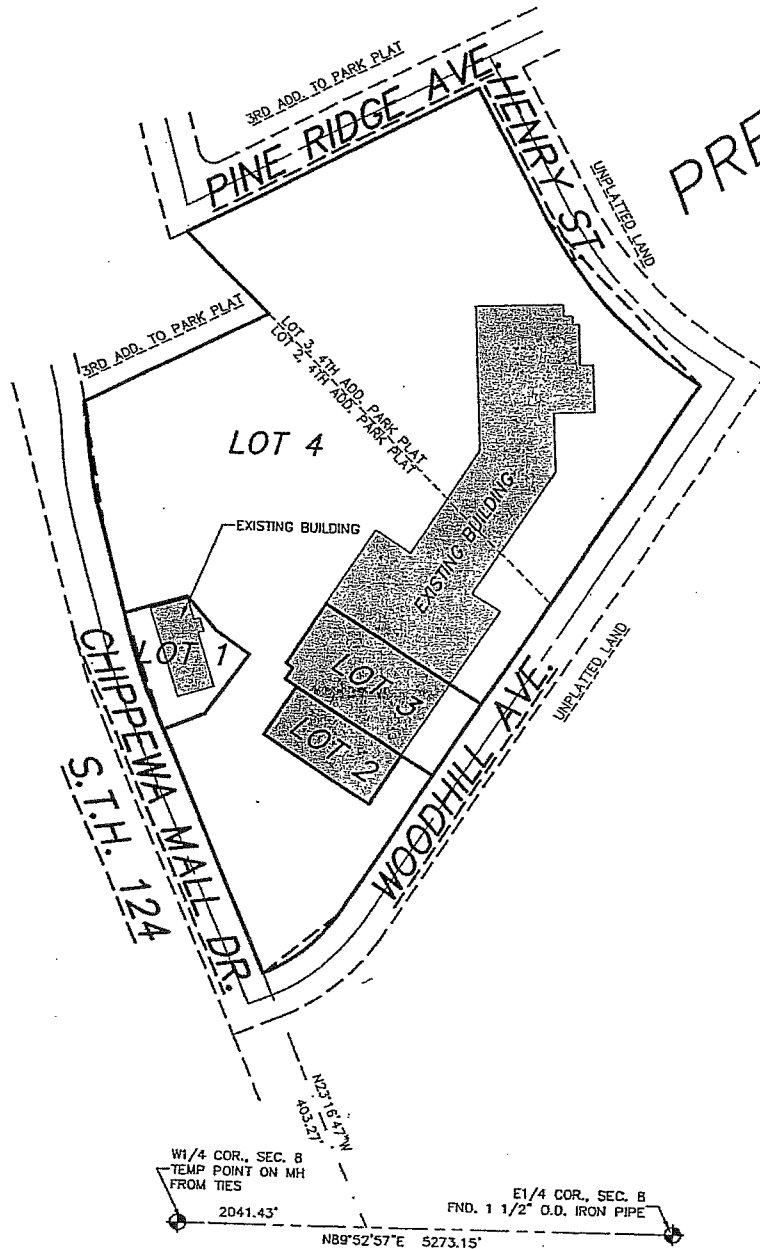
SIT

EXHIBIT "H" (1)

CHIPPEWA CO. CERTIFIED SURVEY
MAP No. _____

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

IN THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$,
SECTION 8, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOTS 2 & 3, BLOCK 8, 4TH ADD. TO PARK PLAT



PRELIMINARY

BEARINGS ARE REFERENCED TO THE EAST-WEST QUARTER LINE, SEC. 8
ASSUMED BEARING OF N.89°52'57\"/>

REAL LAND SURVEYING
635 FAIRFAX ST.
ALTOONA, WI 54720
(715) 514-4116
CADD No. 12119

0 100 200 400
SCALE: 1" = 200'

SHEET 1 OF 4

PAGE _____

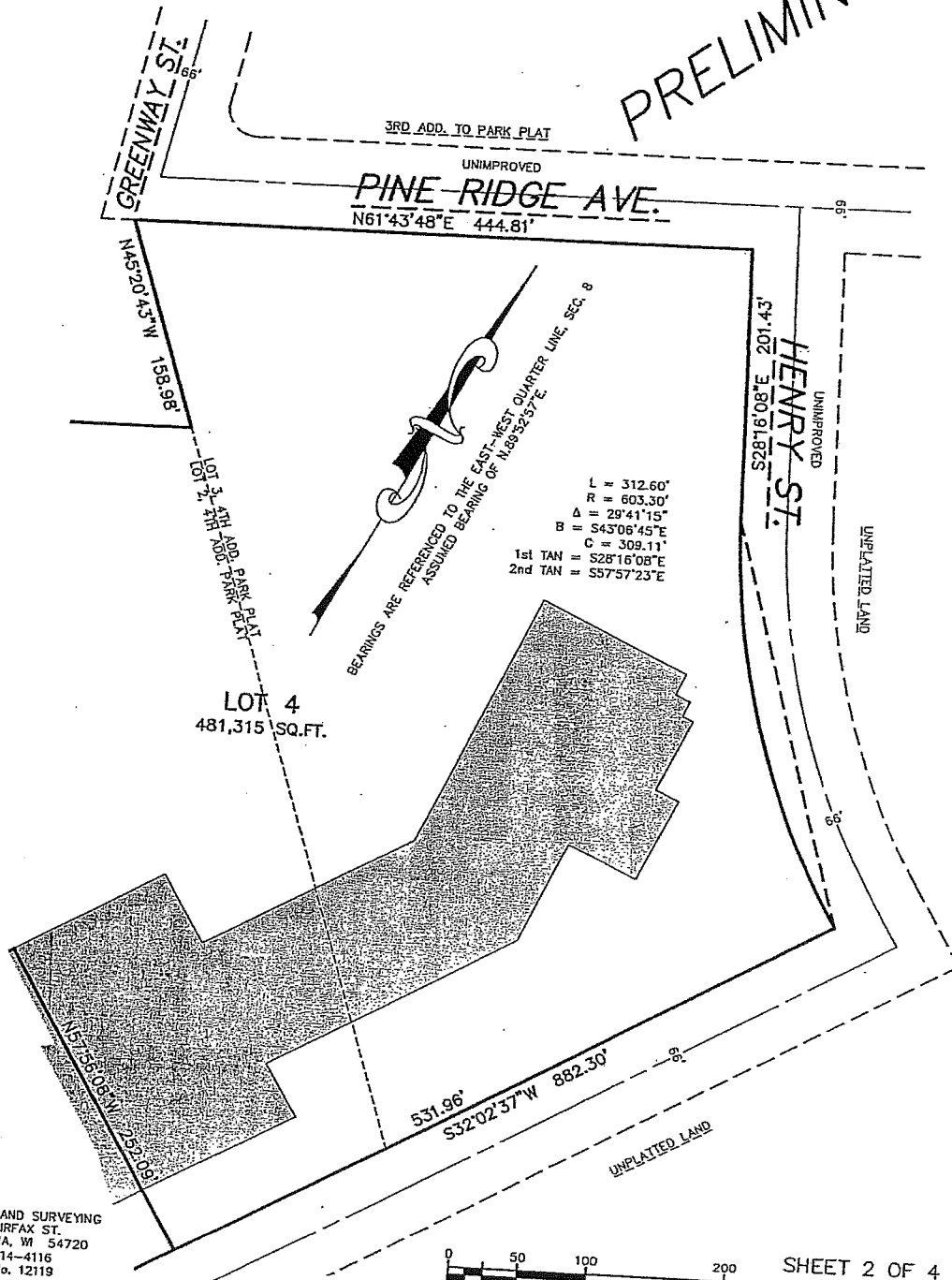
EXHIBIT "H" (2)

CHIPPEWA CO. CERTIFIED SURVEY
MAP No. _____

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

IN THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$,
SECTION 8, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOTS 2 & 3, BLOCK 8, 4TH ADD. TO PARK PLAT

PRELIMINARY



REAL LAND SURVEYING
635 FAIRFAX ST.
ALTOONA, WI 54720
(715) 514-4116
CADD No. 12119

0 50 100 200
SCALE: 1" = 100'

SHEET 2 OF 4
PAGE _____

EXHIBIT "H" (3)

CHIPPEWA CO. CERTIFIED SURVEY
MAP No. _____

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

IN THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$,
SECTION 8, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOTS 2 & 3, BLOCK 8, 4TH ADD. TO PARK PLAT

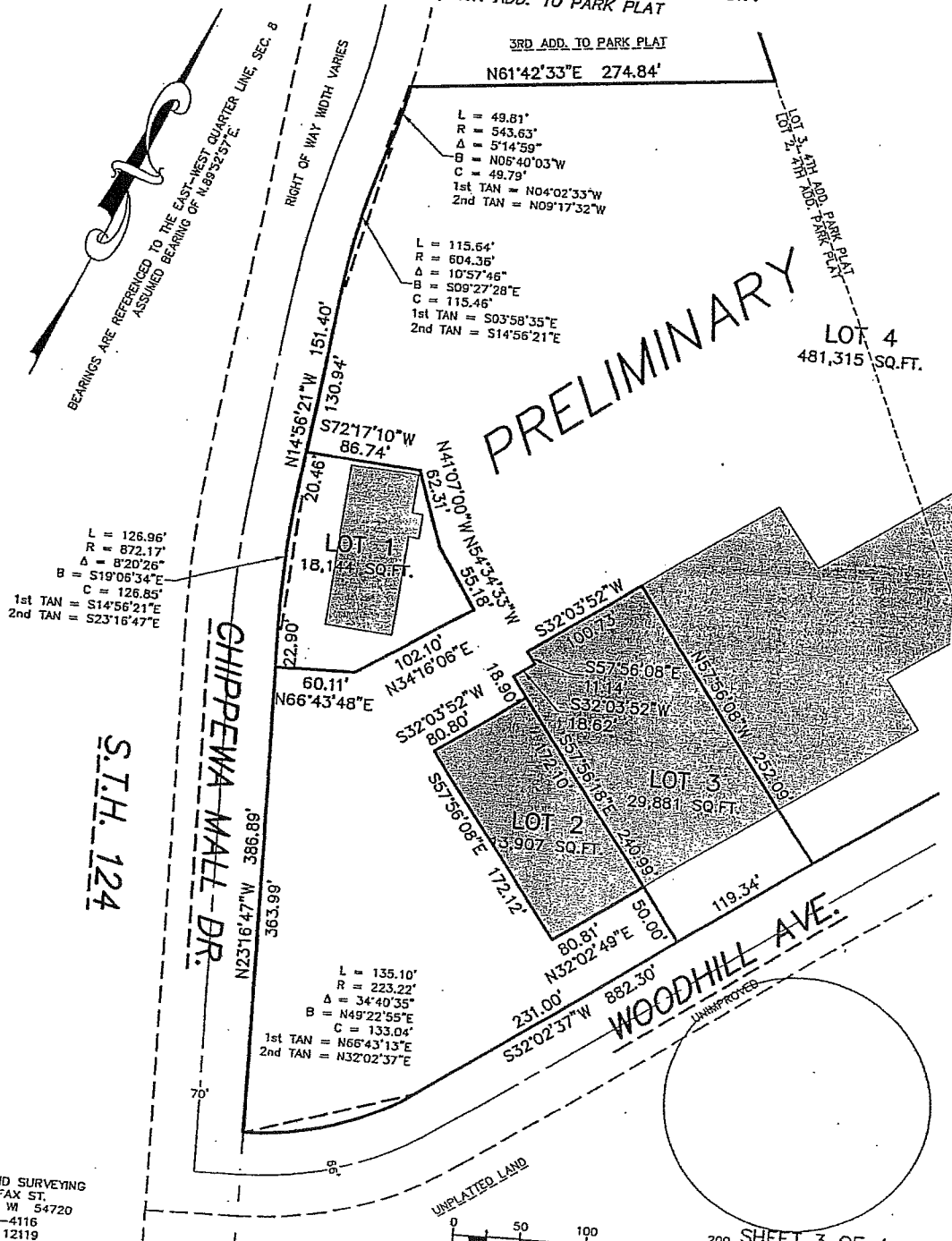
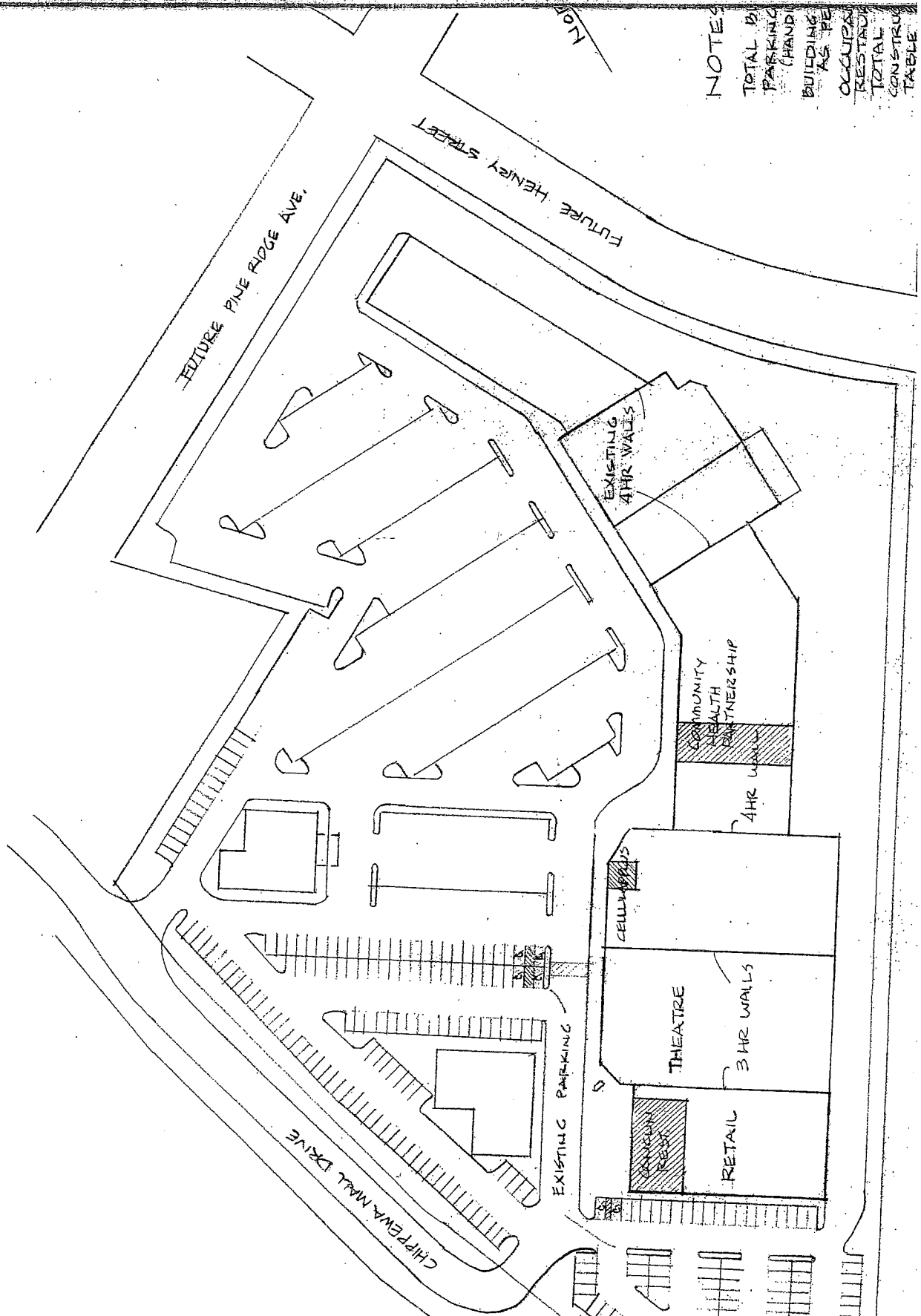


EXHIBIT "I"

Bob Johnson
ARCA
715-828-8336



NOTES
TOTAL B
PARKING
(HAND
BUILDING
AS PER
OCCUPAN
RESTAUR
TOTAL
CONSTRU
TABLE

**NOTICE OF PUBLIC HEARING
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
CITY OF CHIPPEWA FALLS, WISCONSIN**

Notice is hereby given that the Plan Commission of the City of Chippewa Falls will conduct a public hearing in the Council Chambers, Municipal Building, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at **6:30 P.M. on Monday, November 11, 2024** regarding:

A Planned Development Conditional Use Permit Resolution to allow the construction of two 30-unit apartment buildings on Lot #4 of Certified Survey Map #4059, within a 2 acre area of Parcel #22808-0824-74059004, located on Chippewa Mall Drive in the City of Chippewa Falls.

This parcel is currently zoned C-2 General Commercial with a recent request to rezone to R-3A Multiple Family Residence District.

Following the hearing, the Plan Commission will consider adoption of a resolution granting the permit.

A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours. (8:30 A.M. to 3:30 P.M.)

Brandon Cesafsky, Secretary
Plan Commission

NORTHERN LIGHTS PROJECT LOCATION MAP



**CITY OF CHIPPEWA FALLS PLAN COMMISSION
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #24-03 PERMITTING REDEVELOPMENT WITHIN LOT 5
OF ATTACHED CSM NEAR 475 CHIPPEWA MALL DRIVE**

WHEREAS, the Plan Commission met on October 7, 2024 to consider a petition from Northridge Center, LLC Properties to create PDCUP resolution #24-03 to develop 2.0 acres into two thirty-unit multifamily complexes; and

WHEREAS, said Lot 5 of proposed and attached CSM was rezoned from C-2 General Commercial to R-3A Multiple Family Residence District at the November 5, 2024 Common Council Meeting; 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, 2024 at 6:30 pm, after publication of a Class II legal notice and mailing of said notice to adjacent property owners within 150ft as required by Chapter 17.47(5) to hear all concerns about Residential Planned Development Conditional Use Permit Resolution #24-03 for redevelopment on Lot 5 of proposed and attached CSM near 475 Chippewa Mall Drive.

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 Residential Planned Development Conditional Use Permit Resolution #24-03 for redevelopment on Lot 5 of proposed and attached CSM near 475 Chippewa Mall Drive is granted under the following conditions:

- a) Completion, submission and approval of any necessary Storm Water Permits.
- b) Pedestrian concrete path be developed at a minimum of 5ft wide and in accordance with ADA requirements as depicted in civil plan sheets attached to this permit.
- c) That 2 principal buildings are permitted on the site as shown on the site plans.
- d) The development shall utilize the existing Northridge Center LLC property 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.
- e) A mutual agreement shall be executed and recorded with the Chippewa County Register of Deeds for the installation and maintenance of development utilities located within an easement. A copy shall be submitted to the City Engineering Department.
- f) That a minimum of 90 parking spaces shall be provided when all phases are completed.

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #24-03 PERMITTING REDEVELOPMENT WITHIN LOT 5
OF ATTACHED CSM NEAR 475 CHIPPEWA MALL DRIVE**

- g) The four plan sheets from a plan set prepared by River Valley Architects, dated 5/23/2024, reduced copies of which are attached hereto, are made a part of this permit.
- h) The eight plan sheets from a plan set prepared by Advanced Engineering Concepts (Project #23078), dated September 2024, reduced copies of which are attached hereto, are made a part of this permit.
- i) Painting of arrows and lines be completed in the parking lot owned by Northridge Center LLC to allow delineated traffic flow. That the pavement markings be repainted on a bi-annual basis or as directed by the City of Chippewa Falls Engineering Department.
- j) To allow the easterly parking lot stalls and dumpster coral to be located within the 10ft side yard setback required.
- k) To allow a required 10ft rear-yard setback for both Building #1 and #2 where a 25ft setback is required.
- l) To allow minimum area of proposed site to be 87,116 SF where the requirement is 92,000 SF based on a 60-unit development.
- m) To allow a maximum principal structure to be 49' - 6 1/2" in height when the code states that 45ft is the maximum.
- n) To allow building separation of 20ft for Building #1 and #2. The code allows a minimum of 30ft.
- o) To allow open space requirement to be less than the 15% requirement.
- p) To allow Density of 30 units per acre. Code allows 20 units per acre.
- q) 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.
- r) 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 Residential Planned Development Conditional Use Permit.
- s) That except as specifically provided herein, all regulations of City Codes shall apply.

MOTION: _____

SECONDED: _____

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #24-03 PERMITTING REDEVELOPMENT WITHIN LOT 5
OF ATTACHED CSM NEAR 475 CHIPPEWA MALL DRIVE**

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

We the applicants of the Planned Development Conditional Use Permit Resolution #24-03 agree to abide by all the conditions set forth in this resolution.

Applicant (Signature) _____ Applicant (Print) _____

Applicant (Signature) _____ Applicant (Print) _____

Applicant (Signature) _____ Applicant (Print) _____

All fees Paid _____ (Public Works)

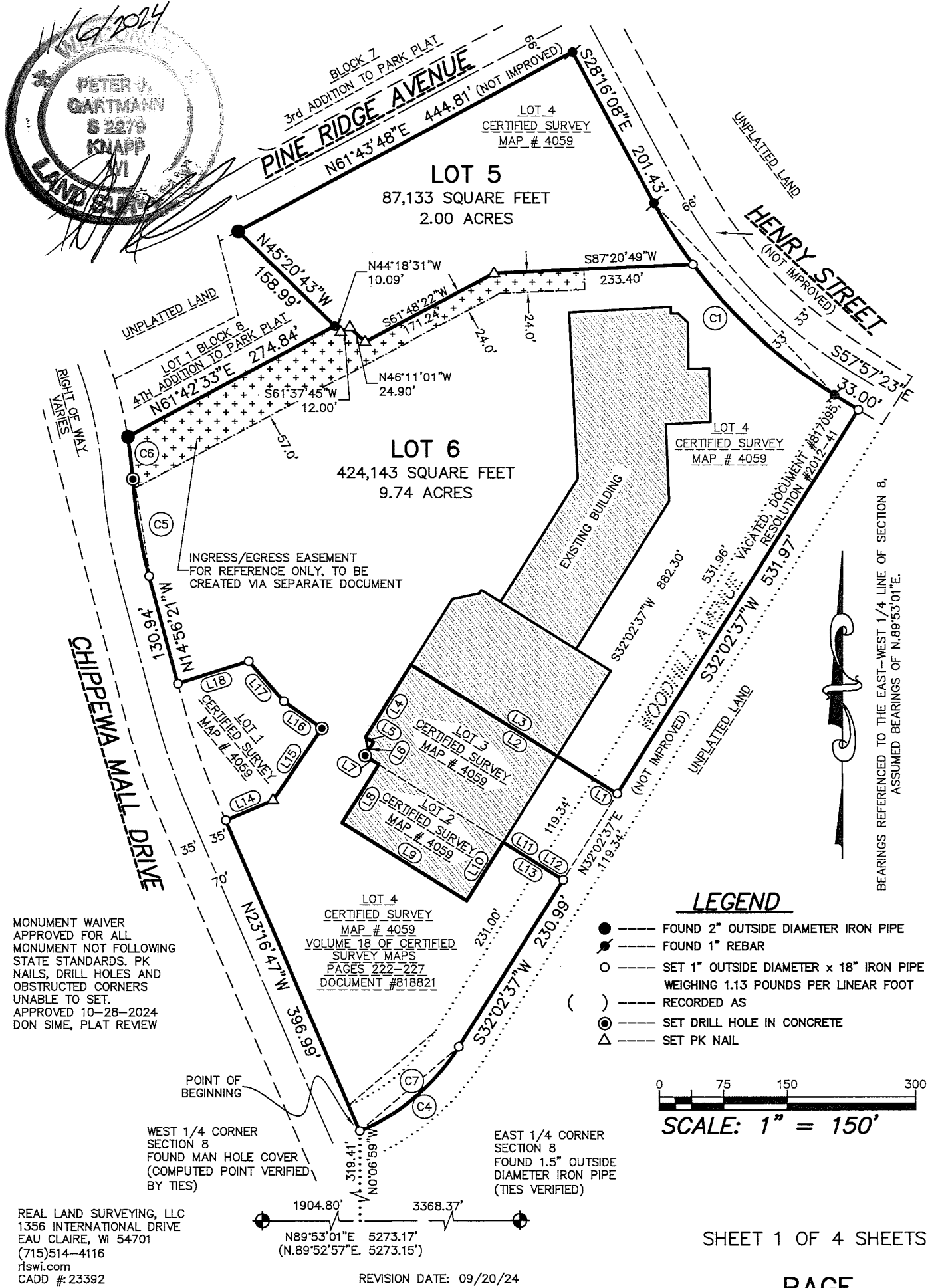
Attachement

To be recorded and returned to City before building permits are issued.

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



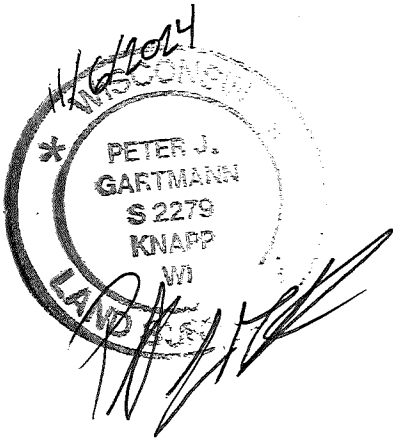
CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO._____

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

CURVE TABLE								
CURVE	LOT NO	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	1ST TANGENT	2ND TANGENT
	5	312.60'	603.30'	029°41'14"	309.11'	S43°06'45"E		
	6	85.35'	603.30'	008°06'19"	85.27'	S32°19'17"E		
C3		227.25'	603.30'	021°34'55"	225.91'	S47°09'55"E	S36°22'27"E	S57°57'22"E
C4		155.06'	256.21'	034°40'37"	152.71'	S49°22'55"W	S32°02'37"W	S66°43'13"W
C5		115.64'	604.36'	010°57'46"	115.46'	N09°27'28"W	N14°56'21"W	N03°58'35"W
C6		49.80'	604.36'	004°43'18"	49.79'	N06°40'03"W	N04°18'24"W	N09°01'42"W
C7		135.09'	223.21'	034°40'37"	133.04'	S49°22'55"W	S32°02'37"W	S66°43'13"W

Line Table		
Line #	Direction	Length
L1	S57° 56' 08"E	33.00
L2	S57° 56' 08"E	252.09
L3	N57° 56' 08"W	285.09
L4	S32° 03' 52"W	100.73
L5	S57° 56' 08"E	11.14
L6	S32° 03' 52"W	18.62
L7	S57° 56' 18"E	18.90
L8	S32° 03' 52"W	80.80
L9	S57° 56' 08"E	172.12
L10	N32° 02' 49"E	80.81
L11	N57° 56' 18"W	50.00
L12	N57° 56' 18"W	33.00
L13	S57° 56' 18"E	83.00
L14	N66° 43' 48"E	60.11
L15	N34° 16' 06"E	102.10
L16	N54° 34' 33"W	55.18
L17	N41° 07' 00"W	62.31
L18	S72° 17' 10"W	86.74



CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

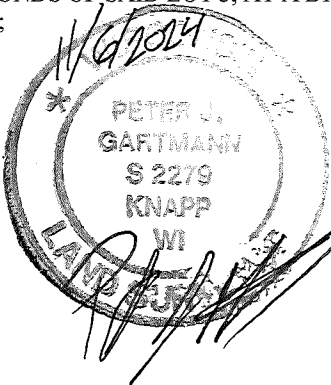
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4,
SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
INCLUDING ALL OF LOT 4 OF CERTIFIED SURVEY MAP #4059,
VOLUME 18 OF CERTIFIED SURVEY MAPS, PAGES 222-227, DOCUMENT #818821
AND HALF OF THE ADJACENT VACATED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

SURVEYOR'S CERTIFICATE:

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

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: LOCATED IN THE 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 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, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8;
- THENCE N.89°53'01"E., ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 8, AT A DISTANCE OF 1904.80 FEET;
- THENCE N.00°06'59"W., AT A DISTANCE OF 319.41 FEET TO THE POINT OF BEGINNING;
- THENCE N.23°16'47"W., AT A DISTANCE OF 396.99 FEET TO THE EXTERIOR BOUNDS OF LOT 1 CERTIFIED SURVEY MAP #4059;
- THENCE N.66°43'48"E., ALONG SAID BOUNDS, AT A DISTANCE OF 60.11 FEET;
- THENCE N.34°16'06"E., ALONG SAID BOUNDS, AT A DISTANCE OF 102.10 FEET;
- THENCE N.54°34'33"W., ALONG SAID BOUNDS, AT A DISTANCE OF 55.18 FEET;
- THENCE N.41°07'00"W., ALONG SAID BOUNDS, AT A DISTANCE OF 62.31 FEET;
- THENCE S.72°17'10"W., ALONG SAID BOUNDS, AT A DISTANCE OF 86.74 FEET TO THE EASTERLY RIGHT OF WAY FOR CHIPPEWA MALL DRIVE;
- THENCE N.14°56'21"W., ALONG SAID RIGHT OF WAY, AT A DISTANCE OF 130.94 FEET;
- THENCE 115.64 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY, WITH A LONG CHORD WHICH BEARS, 115.46 FEET, N.09°27'28"W., AND A CENTRAL ANGLE OF 010°57'46" HAVING A RADIUS OF 604.36 FEET;
- THENCE 49.80 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY, WITH A LONG CHORD WHICH BEARS 49.79 FEET, N.06°40'03"W., AND A CENTRAL ANGLE OF 004°43'18" HAVING A RADIUS OF 604.36 FEET TO THE EXTERIOR BOUNDS OF LOT 1, BLOCK 8, 4TH ADDITION TO PARK PLAT;
- THENCE N.61°42'33"E., ALONG SAID BOUNDS, OF AT A DISTANCE OF 274.84 FEET;
- THENCE N.45°20'43"W., ALONG SAID BOUNDS, AT A DISTANCE OF 158.99 FEET TO THE SOUTHERLY RIGHT OF WAY FOR PINE RIDGE AVENUE;
- THENCE N.61°43'48"E., ALONG SAID RIGHT OF WAY, AT A DISTANCE OF 444.81 FEET TO THE WESTERLY RIGHT OF WAY FOR HENRY STREET;
- THENCE S.28°16'08"E., ALONG SAID RIGHT OF WAY, AT A DISTANCE OF 201.43 FEET;
- THENCE CONTINUING ALONG SAID RIGHT OF WAY, 312.60 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY WITH A LONG CHORD WHICH BEARS 309.11 FEET, S.43°06'45"E., AND A CENTRAL ANGLE OF 029°41'14" HAVING A RADIUS OF 603.30 FEET;
- THENCE S.57°57'23"E., AT A DISTANCE OF 33.00 FEET TO THE CENTER LINE OF VACATED WOODHILL AVENUE;
- THENCE S.32°02'37"W., ALONG SAID CENTERLINE, AT A DISTANCE OF 531.97 FEET TO THE EXTENTION OF THE EXTERIOR BOUNDS OF LOT 3 CERTIFIED SURVEY MAP #4059;
- THENCE N.57°56'08"W., ALONG THE EXTENTION AND EXTERIOR BOUNDS OF SAID LOT 3, AT A DISTANCE OF 285.09 FEET;
- THENCE S.32°03'52"W., ALONG SAID BOUNDS, AT A DISTANCE OF 100.73 FEET;
- THENCE S.57°56'08"E., ALONG SAID BOUNDS, AT A DISTANCE OF 11.14 FEET;
- THENCE S.32°03'52"W., ALONG SAID BOUNDS, AT A DISTANCE OF 18.62 FEET;
- THENCE S.57°56'18"E., ALONG SAID BOUNDS, AT A DISTANCE OF 18.90 FEET TO THE NORTH CORNER OF LOT 2 CERTIFIED SURVEY MAP #4059;
- THENCE S.32°03'52"W., ALONG THE EXTERIOR BOUNDS OF SAID LOT 2, AT A DISTANCE OF 80.80 FEET;
- THENCE S.57°56'08"E., ALONG SAID BOUNDS, AT A DISTANCE OF 172.12 FEET;
- THENCE N.32°02'49"E., ALONG SAID BOUNDS, AT A DISTANCE OF 80.81 FEET TO THE EXTERIOR BOUNDS OF LOT 3 CERTIFIED SURVEY MAP #4059;
- THENCE S.57°56'18"E., ALONG THE EXTERIOR BOUNDS OF SAID LOT 3, AT A DISTANCE OF 83.00 FEET TO THE CENTER LINE OF VACATED WOODHILL AVENUE;



PAGE _____

CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOLUME _____ 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

- THENCE S.32°02'37"W., ALONG SAID CENTER LINE, AT A DISTANCE OF 230.99 FEET;
 - THENCE CONTINUING ALONG SAID CENTERLINE, 155.06 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, WITH A LONG CHORD WHICH BEARS 152.71 FEET, S.49°22'55"W., AND A CENTRAL ANGLE OF 034°40'37" HAVING A RADIUS OF 256.21 FEET TO THE POINT OF BEGINNING;
- ABOVE DESCRIPTION CONTAINS 11.74 ACRES ± AND BEING SUBJECT TO EXISTING EASEMENTS.

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

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

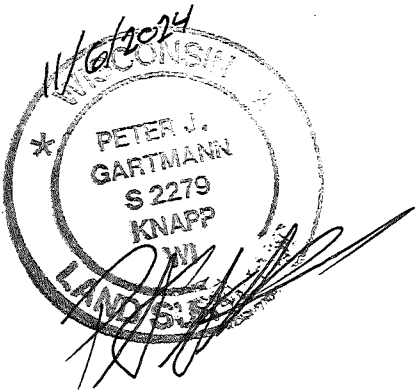
 DATED THIS 6TH DAY OF NOVEMBER, 2024
PETER J. GARTMANN, P.L.S. 2279

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

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

CITY CLERK DATE

PREPARED FOR:
NORTHBRIDGE CENTER, LLC.
310 PINNACLE WAY SUITE 300
EAU CLAIRE, WI 54701



CAPVEST LLC
30-UNIT MULTI-FAMILY
APARTMENT BUILDINGS 1 & 2
CHIPPEWA FALLS, WI 54729



- 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.

<p><u>OWNER:</u> CAPVEST LLC 1411 WINCHESTER WAY, SUITE 89 ALTOONA, WI 54720 PHONE: 715.577.1949</p>	<p><u>STRUCTURAL DESIGN:</u> GRAEF 3433 BROADWAY STREET NE, SUITE 220 MINNEAPOLIS, MN 55413 PHONE: 763.896.4185</p>	<p><u>FIRE PROTECTION:</u> DESIGN-BUILD BY CONTRACTOR</p>
<p><u>ARCHITECT:</u> RIVER VALLEY ARCHITECTS, INC. 3300 BIRCH STREET, SUITE 1A EAU CLAIRE, WI 54703 PHONE: 715.832.0875</p>	<p><u>PLUMBING DESIGN:</u> DESIGN-BUILD BY CONTRACTOR</p>	<p><u>GENERAL CONTRACTOR:</u> CAPVEST LLC 1411 WINCHESTER WAY, SUITE 89 ALTOONA, WI 54720 PHONE: 715.577.1949</p>
<p><u>CIVIL DESIGN:</u> ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR., SUITE 1 EAU CLAIRE, WI 54701 715.552.0330</p>	<p><u>HVAC DESIGN:</u> DESIGN-BUILD BY CONTRACTOR</p>	<p><u>CONSTRUCTION MANAGER:</u> CAPVEST LLC 1411 WINCHESTER WAY, SUITE 89 ALTOONA, WI 54720 PHONE: 715.577.1949</p>
	<p><u>ELECTRICAL DESIGN:</u> DESIGN-BUILD BY CONTRACTOR</p>	

GENERAL		ARCHITECTURAL
G001	COVER SHEET	A001 GENERAL & ARCHITECTURAL INFORMATION
		A002 CODE / LIFE SAFETY PLAN
		A003 CODE / LIFE SAFETY PLAN
		A004 ASSEMBLIES
		A005 WALL TYPES
		A101 MAIN LEVEL PLAN
		A101.1 MAIN LEVEL DIMENSION PLAN
		A102 SECOND LEVEL PLAN
		A102.1 SECOND & THIRD LEVEL DIMENSION PLAN
		A103 THIRD LEVEL PLAN
		A104 ROOF PLAN
		A202 EXTERIOR ELEVATIONS
		A301 BUILDING SECTIONS
		A302 BUILDING SECTIONS
		A311 WALL SECTIONS
		A312 WALL SECTIONS
		A401 ENLARGED PLANS
		A402 ENLARGED PLANS
		A403 ENLARGED PLANS
		A404 ENLARGED PLANS
		A405 ENLARGED PLANS
		A501 EXTERIOR DETAILS
		A502 FLOOR EDGE DETAILS
		A503 STAIR DETAILS
		A505 ROOF DETAILS
		A600 DOOR AND WINDOW ELEVATIONS
		A601 DOOR SCHEDULE AND HARDWARE GROUPS
		A602 DOOR AND WINDOW DETAILS
CIVIL (BY OTHERS - FOR REFERENCE ONLY)		
1	TITLE SHEET	
2	EXISTING CONDITIONS & DEMOLITION PLAN	
3	EXISTING CONDITIONS & DEMOLITION PLAN	
4	SITE PLAN	
5	GRADING PLAN	
6	EROSION CONTROL PLAN	
7	EROSION CONTROL PLAN	
8	UTILITY PLAN	
9	UTILITY EXTENSION - ALIGNMENT 1	
10	UTILITY EXTENSION - ALIGNMENT 2	
11	DETAILS	
12	DETAILS	
13	DETAILS	
STRUCTURAL		
S-001	GENERAL NOTES	
S-002	GENERAL INFORMATION	
S-003	GENERAL FOUNDATION DETAILS	
S-004	GENERAL WOOD FRAMING DETAILS	
S-101	FOUNDATION PLAN	
S-102	SECOND FLOOR FRAMING PLAN	
S-103	THIRD FLOOR FRAMING PLAN	
S-104	ROOF FLOOR FRAMING PLAN	
S-501	FOUNDATION DETAILS AND SCHEDULES	
S-502	FLOOR FRAMING DETAILS - EXTERIOR	
S-602	WOOD SHEAR WALL SCHEDULES	
S-603	WOOD SCHEDULES	

PHOTO BY: GOOGLE

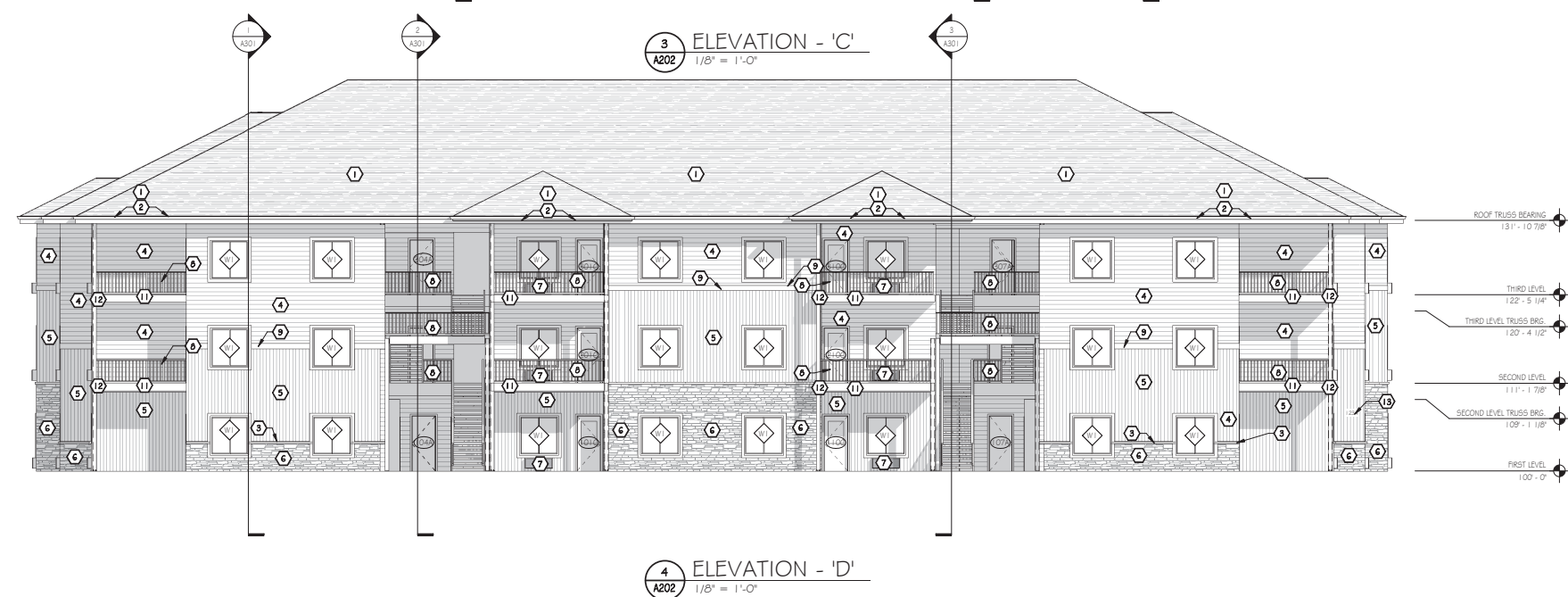
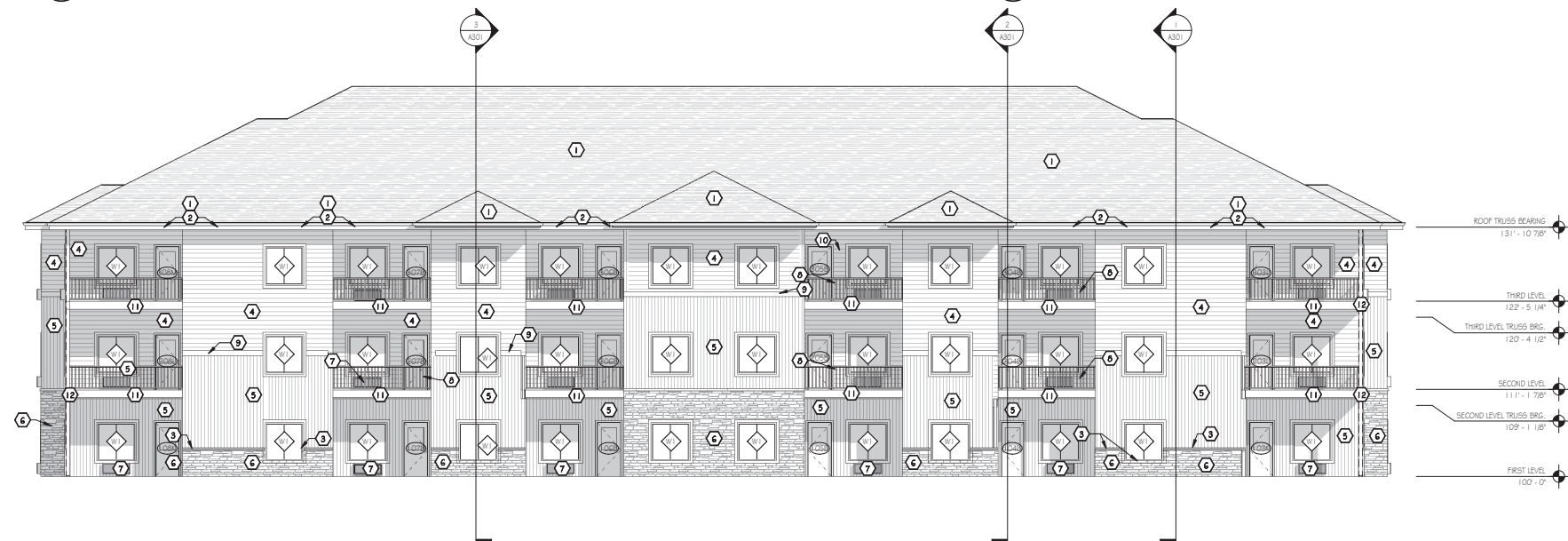
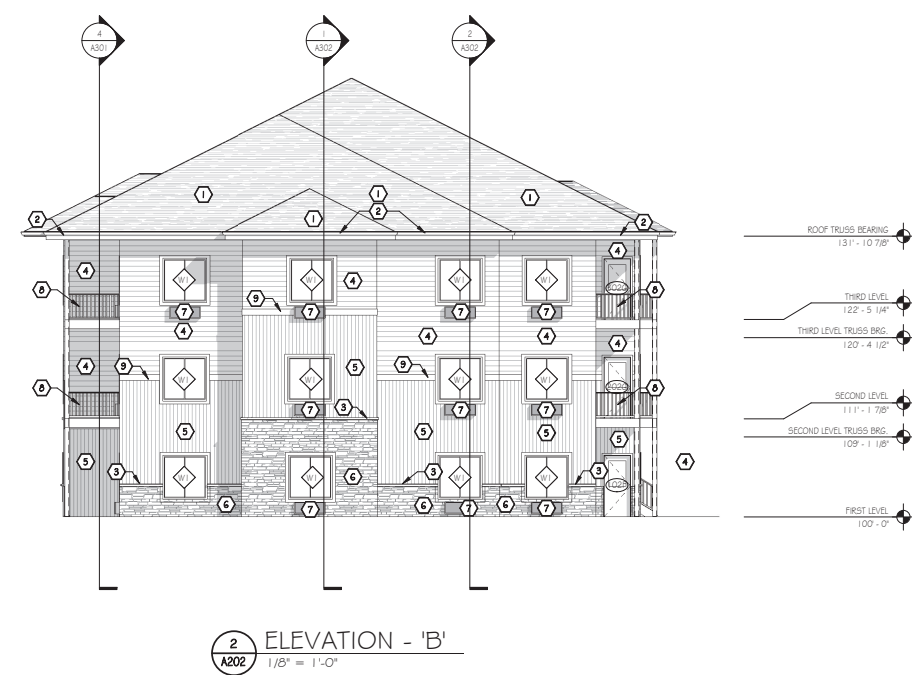
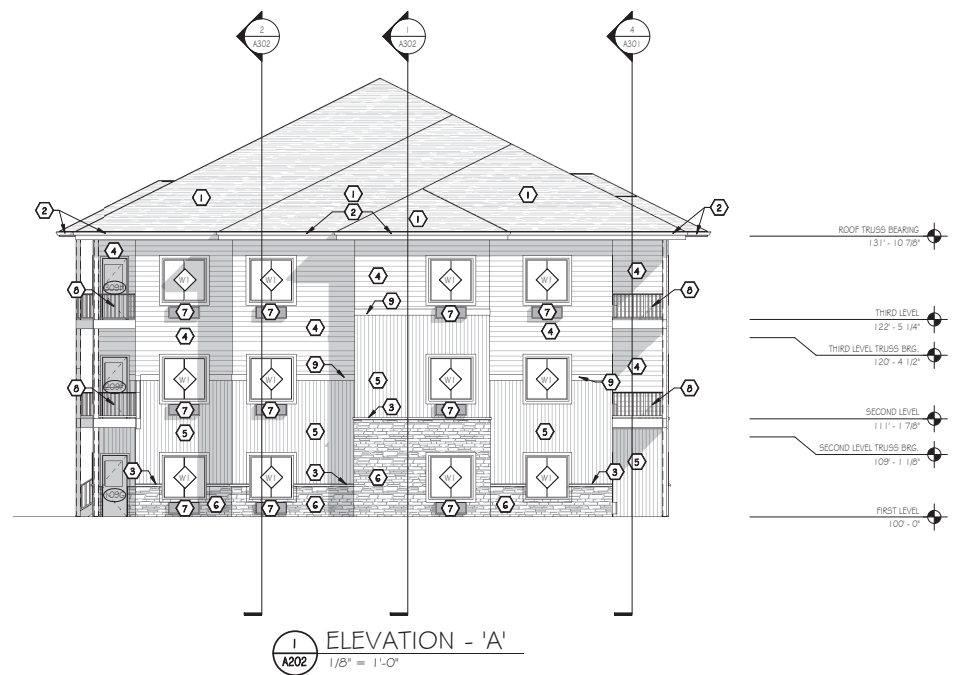
Summit Ave
Main St
Lafayette St
Irving St
Pine St
Chippewa Falls School Southview
Chippewa Mall

475 CHIPPEWA MALL DRIVE,
CHIPPEWA FALLS, WI 54729




ARCHITECT

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

[illegible]



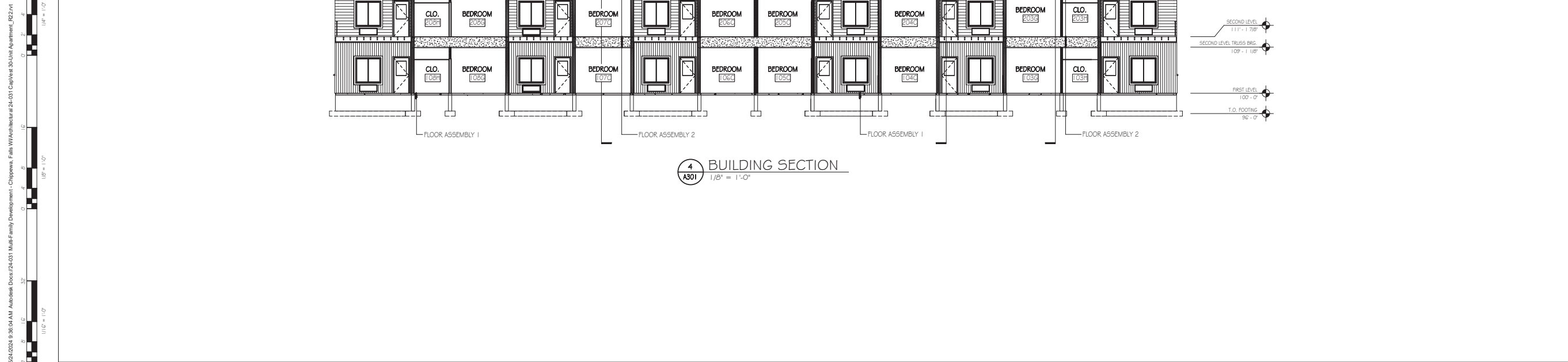
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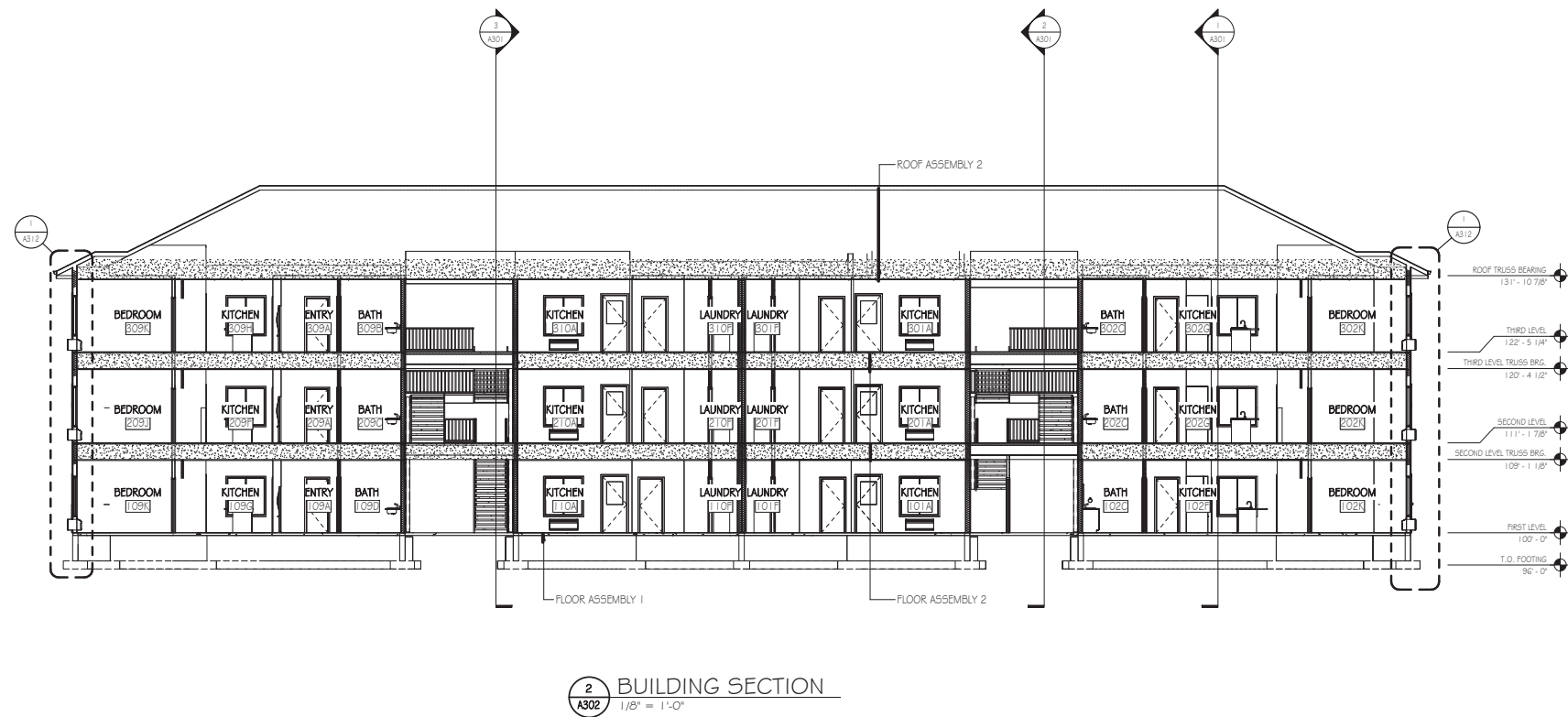
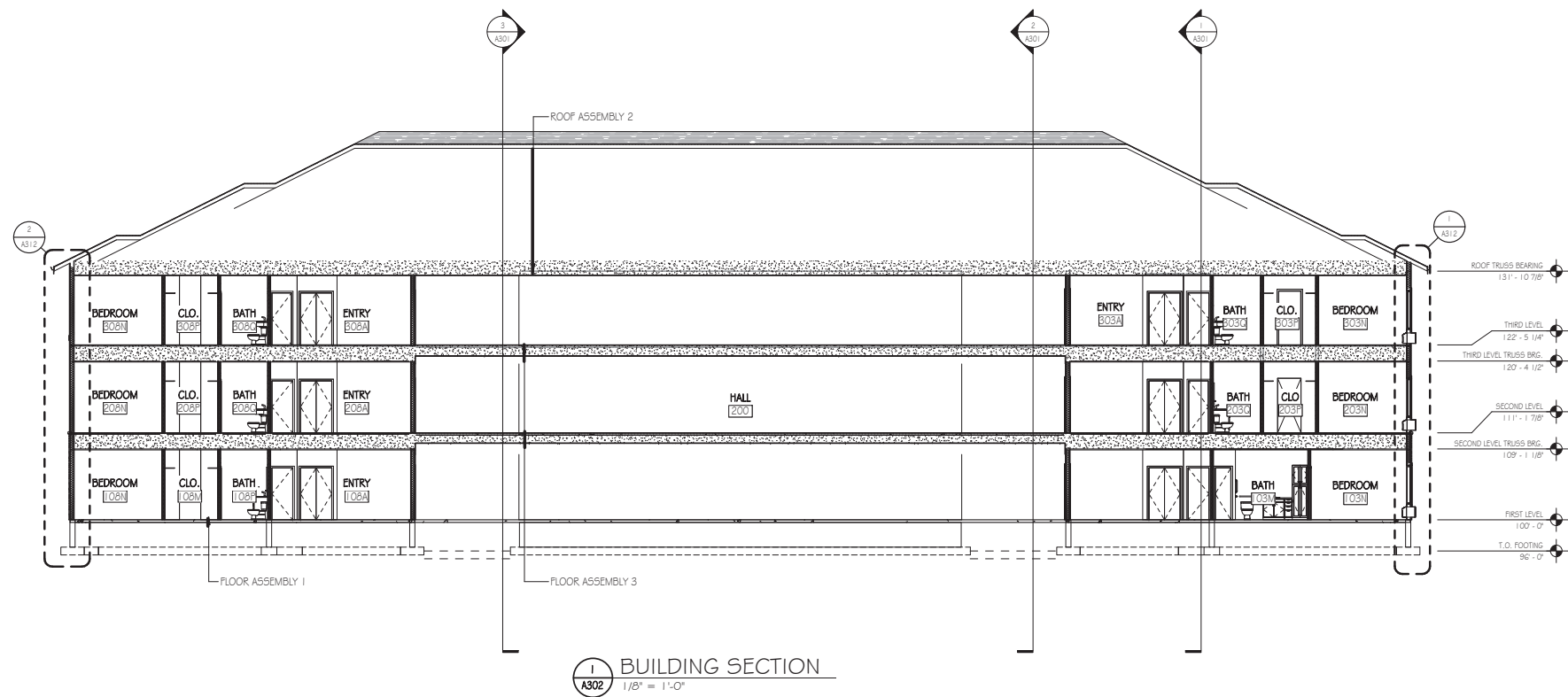
	LP SMART SIDING - QUARRY GRAY
	LP SMART SIDING - VERTICAL PANEL - CAVERN STEEL
	CULTURE STONE

NOTES

- 1 LIMITED LITTLE ARCHITECTURAL SHINGLES (CHARCOAL)
- 2 ALUMINUM GUTTERS WITH DOWNSPOUTS - COORDINATE DOWNSPOUT LOCATIONS WITH CIVIL DRAWINGS AND OWNER.
- 3 STONE SILL
- 4 1/2" SMART SHINGLES (HORIZONTAL LAP - QUARRY GRAY)
- 5 1/2" SMART SHINGLES (VERTICAL PANEL - CAVERN SILVER)
- 6 42" HIGH CULTURED STONE
- 7 PTAC UNIT (SEE 1450) FOR MOUNTING HEIGHT
- 8 VERTICAL ALUMINUM DECK RAILING - (BLACK)
- 9 8" LP BAND BOARD
- 10 EXTERIOR WALL LIGHT SCONCES - (MATTIE BLACK)
- 11 BROWN TREAT ALL DECK BOARDS
- 12 ALL BALCONY BRACKETS TO BE BLACK - SEE STRUCTURAL FOR DETAIL
- 13 ADDRESS PLAQUE - FURNISHED AND INSTALLED BY G.C.

[illegible]

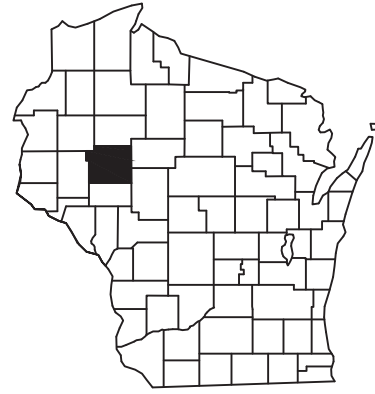


[illegible]

CHIPPEWA COUNTY



Know what's below.
Call before you dig.



VICINITY MAP

PROJECT LOCATION

CONTACTS

CITY ENGINEER	CHIPPEWA FALLS CITY ENGINEER ATT: BILL MCELROY P.E. (715)–726–2738
ELECTRIC	XCEL ENGERY: DESIGN SECTION ATT: DAVID MELSNESS (715)–737–1495
TELEPHONE	AT&T ATT: BRIAN SCHOLZ (715)–839–5820
CABLE	CHARTER COMMUNICATIONS ATT: CURT MOORE (715)–214–1172
GAS	XCEL ENERGY: DESIGN SECTION ATT: BEN CARLI (715)–737–1450
FIRE DEPT.	(715)–723–5710
PUBLIC WORKS	DIRECTOR OF PUBLIC WORKS/UTILITY MANAGER BRANDON CESAFSKY (715)–726–2736

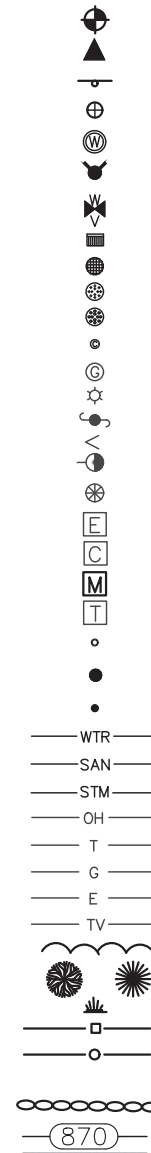
NORTHERN LIGHTS CAPITAL INVESTMENT PARTNERS LLC 475 CHIPPEWA MALL DRIVE CHIPPEWA FALLS, WI 54729



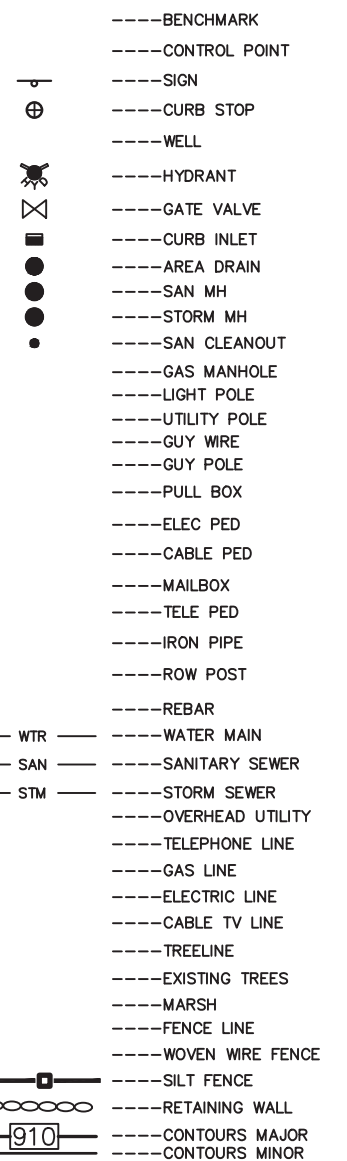
LOCATION MAP

LEGEND

EXISTING



PROPOSED



ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BTM=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV) @
OVERHEAD DOOR
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NLW=NORMAL WATER LEVEL
PC=POINT OF CURVE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
SS=SAFETY SHELF (ELEV)
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
T.O.P.=TOP OF PIPE
TP=TOP OF PAVEMENT
TYP=TYPICAL
W=WATER FITTINGS
WTR=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

SHEET SCHEDULE

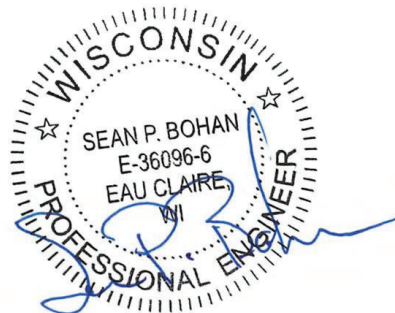
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	EXISTING CONDITIONS & DEMOLITION PLAN
4	SITE PLAN
5	GRADING PLAN
6-7	EROSION CONTROL PLAN
8	UTILITY PLAN
9-10	UTILITY EXTENSION PLAN & PROFILES
11-13	DETAILS
14	PEDESTRIAN PATH EXHIBIT

AEC PROJECT #: 23078

PLANS DATED: SEPT 2024

PROJECT DEVELOPER/ CLIENT:
CAPITAL INVESTMENT PARTNERS, LLC
ATTN: BILL ALBRIGHT
3420 MALL DR, SUITE 4
EAU CLAIRE, WI 54701
PHONE: 715.831.8000
EMAIL: billalbright@capvestpartner.com

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: SEAN BOHAN, P.E.
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: sbohan@aec.engineering



REVISION #1 10/23/24

SCHEDULE OF REQUIRED PERMITS

APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CITY OF CHIPPEWA FALLS SITE PLAN REVIEW		
DSPS PLUMBING REVIEW		
WIDNR – WRAPP		



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@AEC.ENGINEERING
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GENERAL NOTES:

1. 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 OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN-CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
3. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
4. CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
5. CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
6. NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
7. CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
8. 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.
9. TOPOGRAPHIC SURVEY PERFORMED BY REAL LAND SURVEYING NOVEMBER 15, 2023.

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

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

PIN: 22808-0821-64730701
553 SUMMIT AVE
OWNERS: TROY & ANDELA
RANDS

COORDINATE W/ UTILITY
COMPANY ON RELOCATION
OF TELEPHONE LINE

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

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



Know what's below.
Call before you dig.



LEGEND

- EXISTING CONTOURS-MNR
- EXISTING CONTOURS-MJR
- CLEAR AND GRUB TREES (CLEARING LIMITS)
- REMOVE PAVEMENT
- FULL-DEPTH SAWCUT
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

PROJ. NO.
23078



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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EXISTING CONDITIONS & DEMOLITION PLAN

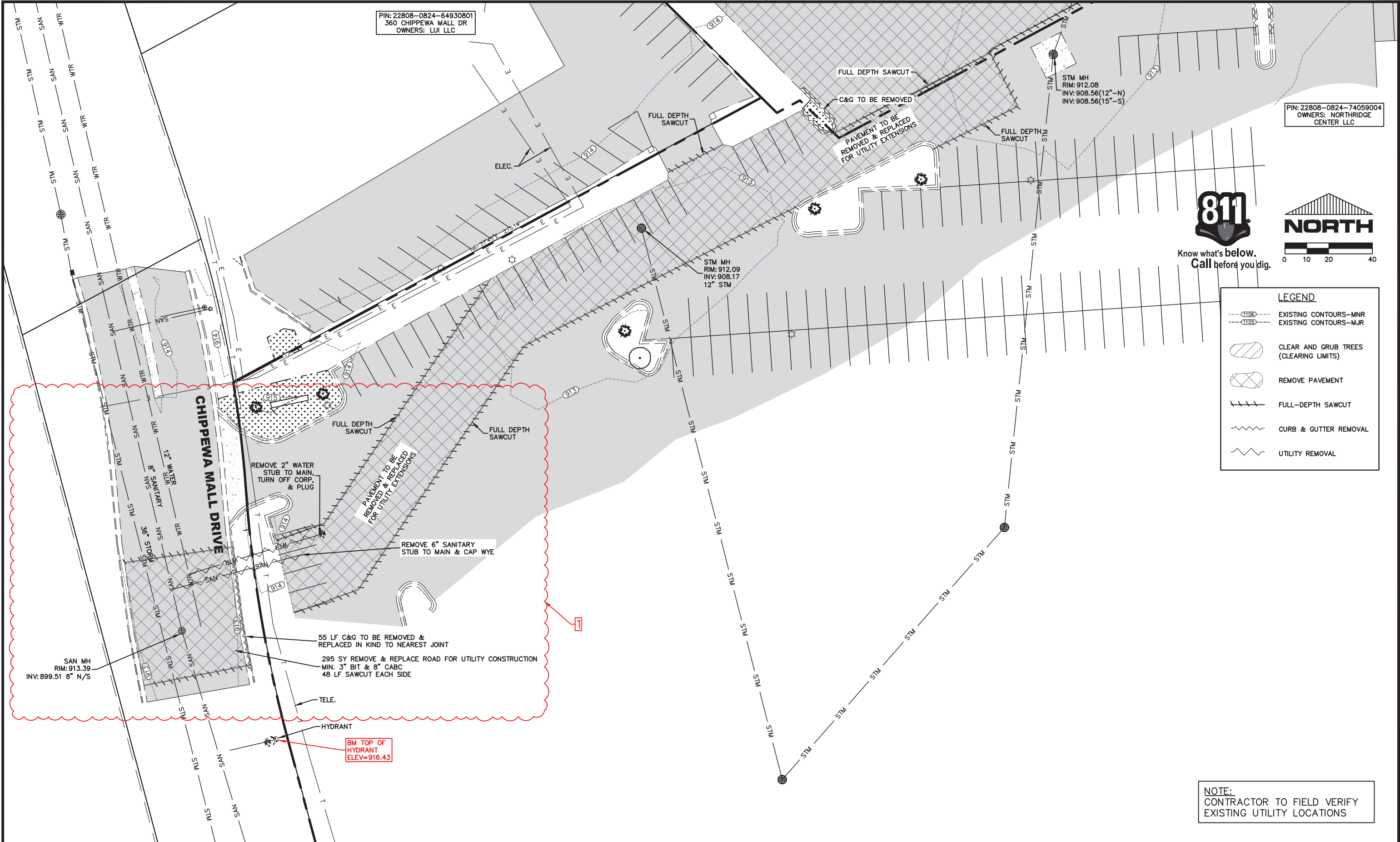
NORTHERN LIGHTS
CAPITAL INVESTMENT PARTNERS LLC
475 CHIPPEWA MALL DR
CHIPPEWA FALLS, WI 54729

DWG NAME
23078 PG2
EXISTING
DATE
09/2024

2

14

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

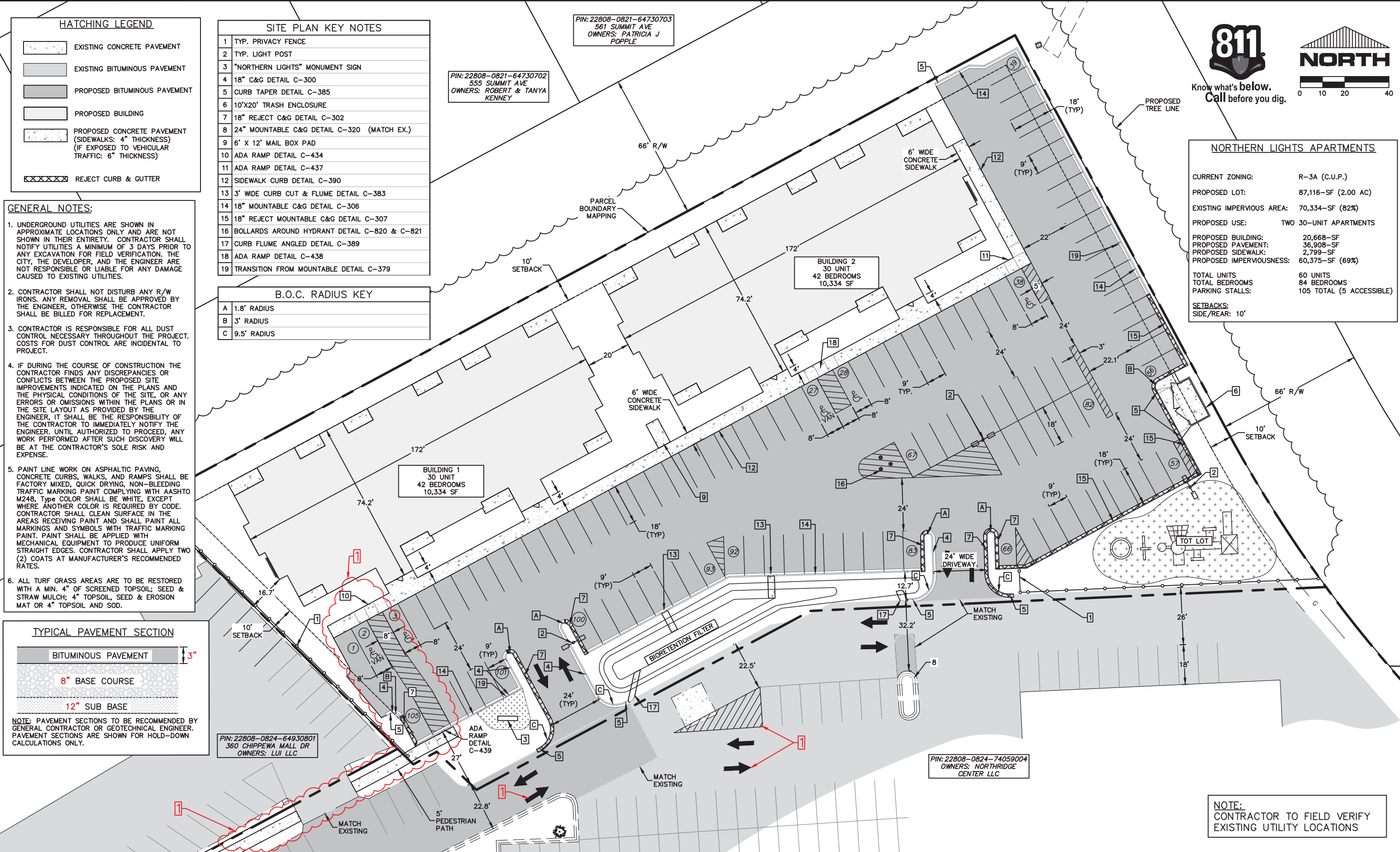


LEGEND	
	EXISTING CONTOURS—MNR
	EXISTING CONTOURS—MJR
	CLEAR AND GRUB TREES (CLEARING LIMITS)
	REMOVE PAVEMENT
	FULL-DEPTH SAWCUT
	CURB & GUTTER REMOVAL
	UTILITY REMOVAL

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
1	10/22/24	REVISED REMOVAL NOTES	JRC	SPB	SPB

PROJ. NO. 23078		ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2024 AEC LLC.	EXISTING CONDITIONS & DEMOLITION PLAN	NORTHERN LIGHTS CAPITAL INVESTMENT PARTNERS LLC 475 CHIPPEWA MALL DR CHIPPEWA FALLS, WI 54729	DWG NAME 23078 PG2 EXISTING DATE 09/2024	3 14
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UTILITY NOTES:

1. STORM AND SANITARY PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
2. MANHOLES ARE 48" UNLESS OTHERWISE NOTED.
3. ALL LENGTHS OF PIPE INCLUDE FLARED END SECTION (F.E.S.). CONTRACTOR WILL ONLY BE PAID FOR L.F. OF PIPE, NOT INCLUDING LENGTH OF F.E.S.
4. MAINTAIN A MINIMUM 7.5' WATERMAIN COVER. ALL WATERMAIN MUST BE INSTALLED ACCORDING TO CITY OF CHIPPEWA FALLS. REFER TO STANDARD DETAILS FOR ALL UTILITY INSTALLATION. CONTACT CITY INSPECTOR AT LEAST 72 HOURS PRIOR TO START OF UTILITY CONSTRUCTION SO THAT INSPECTION CAN BE SCHEDULED.
5. 12" CLEARANCE WHEN WATERMAIN GOES OVER SANITARY, WATERMAIN, OR STORM SEWER & 18" SEPARATION WHEN WATERMAIN PASSES UNDER SANITARY, WATERMAIN OR STORM SEWER.
6. UPON COMPLETION OF STORM SEWER INSTALLATION, STORM SEWER INLETS SHALL BE PROTECTED FROM SEDIMENT BY SILT FENCE, HAY BALES, OR EQUIVALENT MEASURES. PROTECTION SHALL REMAIN IN PLACE UNTIL ASPHALT AREAS HAVE BEEN PAVED AND ALL NONE PAVED AREAS HAVE 100% VEGETATION ESTABLISHED. CONTRACTOR MUST PROTECT THE SANITARY LATERAL FROM ANY SAND, ROCK, ECT. ENTERING THE PIPE DURING CONSTRUCTION.
8. SANITARY SEWER LATERALS SHALL HAVE MINIMUM SLOPE OF 1/8" PER FOOT FOR ALL 6-INCH PIPE (840 DFU'S).
9. CONTRACTOR SHALL VERIFY THE TOTAL DRAINAGE FIXTURE UNITS (DFU'S) AND PIPE SIZES WITH THE PLUMBING PLANS.
10. SANITARY SEWER SERVICE SHALL BE PVC (SCH40).
11. WATER SERVICE SHALL BE 6" I.D. C900, D.I., OR APPROVED EQUAL.
12. HYDRANT PACKAGE INCLUDES 6" VALVE & BOX, HYDRANT LEAD, & HYDRANT.
13. STORM SEWER SHALL BE RCP, ADS N-12 WT IB PIPE OR PRINSCO GOLDFLO WT OR SDR35 PVC OR APPROVED EQUAL.
14. THE PIPE DIAMETER'S LISTED ARE THE NOMINAL INSIDE DIAMETER.
15. THE VERTICAL DOWN SPOUT CONNECTIONS ARE TO BE 6" SCH40 PVC.
16. OVER EXCAVATE THE BIOTENTION FILTER TO VIRGIN MATERIAL AND DEEP-TILL THE IN-SITU SOIL. PLACE CLEAN GRANULAR SAND TO ELEV=908.32. CONSTRUCT REMAINING BED PER DETAIL C-900. PLACE EROSION MAT IMMEDIATELY AFTER GRADING. EROSION MAT TO REMAIN IN-PLACE UNTIL THE TIME THAT THE B.R.F. IS PROFESSIONALLY LANDSCAPED AND PLANTED. REPLACE MAT WITH LANDSCAPE MULCH OR NEW EROSION MAT.
17. MANHOLES SHALL BE CONSTRUCTED AS DETAILED AND SET PLUMB WITH A MAXIMUM DEVIATION OF +/- 0.1 FOOT FROM VERTICAL.
18. LAY PIPE TO SLOPE GRADIENTS NOTED ON DRAWINGS; WITH MAXIMUM VARIATION FROM TRUE SLOPE OF 1/8 INCH IN 10 FEET.

DOWN SPOUT CONNECTIONS BUILDING 1: DETAIL SS-500

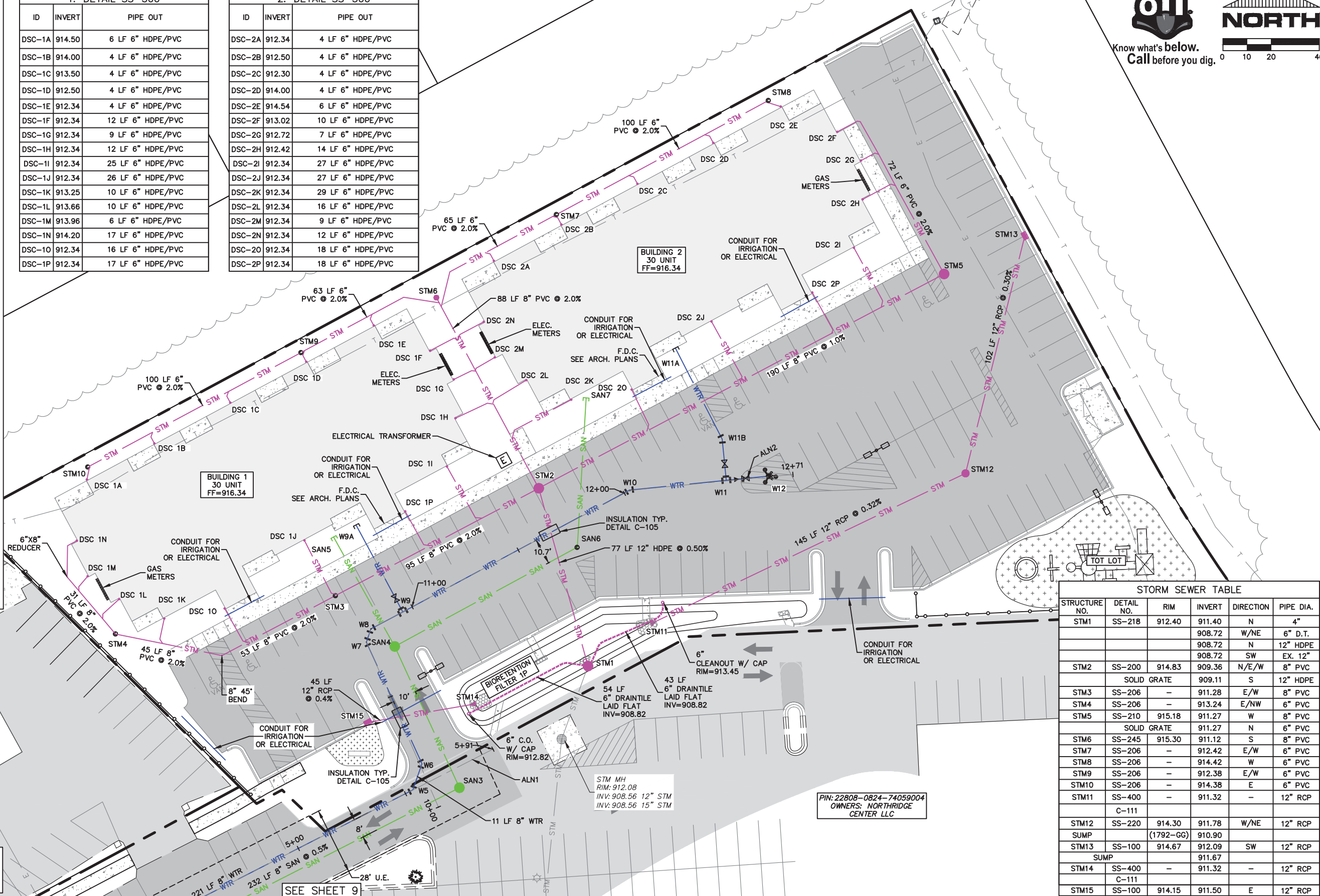
ID	INVERT	PIPE OUT
DSC-1A	914.50	6 LF 6" HDPE/PVC
DSC-1B	914.00	4 LF 6" HDPE/PVC
DSC-1C	913.50	4 LF 6" HDPE/PVC
DSC-1D	912.50	4 LF 6" HDPE/PVC
DSC-1E	912.34	4 LF 6" HDPE/PVC
DSC-1F	912.34	12 LF 6" HDPE/PVC
DSC-1G	912.34	9 LF 6" HDPE/PVC
DSC-1H	912.34	12 LF 6" HDPE/PVC
DSC-1I	912.34	25 LF 6" HDPE/PVC
DSC-1J	912.34	26 LF 6" HDPE/PVC
DSC-1K	913.25	10 LF 6" HDPE/PVC
DSC-1L	913.66	10 LF 6" HDPE/PVC
DSC-1M	913.96	6 LF 6" HDPE/PVC
DSC-1N	914.20	17 LF 6" HDPE/PVC
DSC-1O	912.34	16 LF 6" HDPE/PVC
DSC-1P	912.34	17 LF 6" HDPE/PVC

DOWN SPOUT CONNECTIONS BUILDING 2: DETAIL SS-500

ID	INVERT	PIPE OUT
DSC-2A	912.34	4 LF 6" HDPE/PVC
DSC-2B	912.50	4 LF 6" HDPE/PVC
DSC-2C	912.30	4 LF 6" HDPE/PVC
DSC-2D	914.00	4 LF 6" HDPE/PVC
DSC-2E	914.54	6 LF 6" HDPE/PVC
DSC-2F	913.02	10 LF 6" HDPE/PVC
DSC-2G	912.72	7 LF 6" HDPE/PVC
DSC-2H	912.42	14 LF 6" HDPE/PVC
DSC-2I	912.34	27 LF 6" HDPE/PVC
DSC-2J	912.34	27 LF 6" HDPE/PVC
DSC-2K	912.34	29 LF 6" HDPE/PVC
DSC-2L	912.34	16 LF 6" HDPE/PVC
DSC-2M	912.34	9 LF 6" HDPE/PVC
DSC-2N	912.34	12 LF 6" HDPE/PVC
DSC-2O	912.34	18 LF 6" HDPE/PVC
DSC-2P	912.34	18 LF 6" HDPE/PVC



Know what's below.
Call before you dig.



STORM SEWER TABLE					
STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
STM1	SS-218	912.40	911.40	N	4"
			908.72	W/NE	6" D.T.
			908.72	N	12" HDPE
STM2	SS-200	914.83	909.36	N/E/W	8" PVC
			909.11	S	12" HDPE
			909.11	S	12" HDPE
STM3	SS-206	-	911.28	E/W	8" PVC
STM4	SS-206	-	913.24	E/NW	6" PVC
STM5	SS-210	915.18	911.27	W	8" PVC
STM6	SS-245	915.30	911.27	N	6" PVC
			911.12	S	8" PVC
			912.42	E/W	6" PVC
STM7	SS-206	-	912.42	E/W	6" PVC
STM8	SS-206	-	914.42	W	6" PVC
STM9	SS-206	-	912.38	E/W	6" PVC
STM10	SS-206	-	914.38	E	6" PVC
STM11	SS-400	-	911.32	-	12" RCP
STM12	SS-220	914.30	911.78	W/NE	12" RCP
			(1792-GG)		
			910.90		
STM13	SS-100	914.67	912.09	SW	12" RCP
STM14	SS-400	-	911.67		
			911.32	-	12" RCP
			911.32	-	12" RCP
STM15	SS-100	914.15	911.50	E	12" RCP

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
1	10/22/24	MOVED ADA STALLS & ADDED PAVEMENT MARKINGS	JRC	SPB	SPB

PROJ. NO.
23078

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec-engineering.com
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UTILITY PLAN

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

DWG NAME
23078 PG8
UTILITY

DATE
09/2024

8

14



0 10 20 40



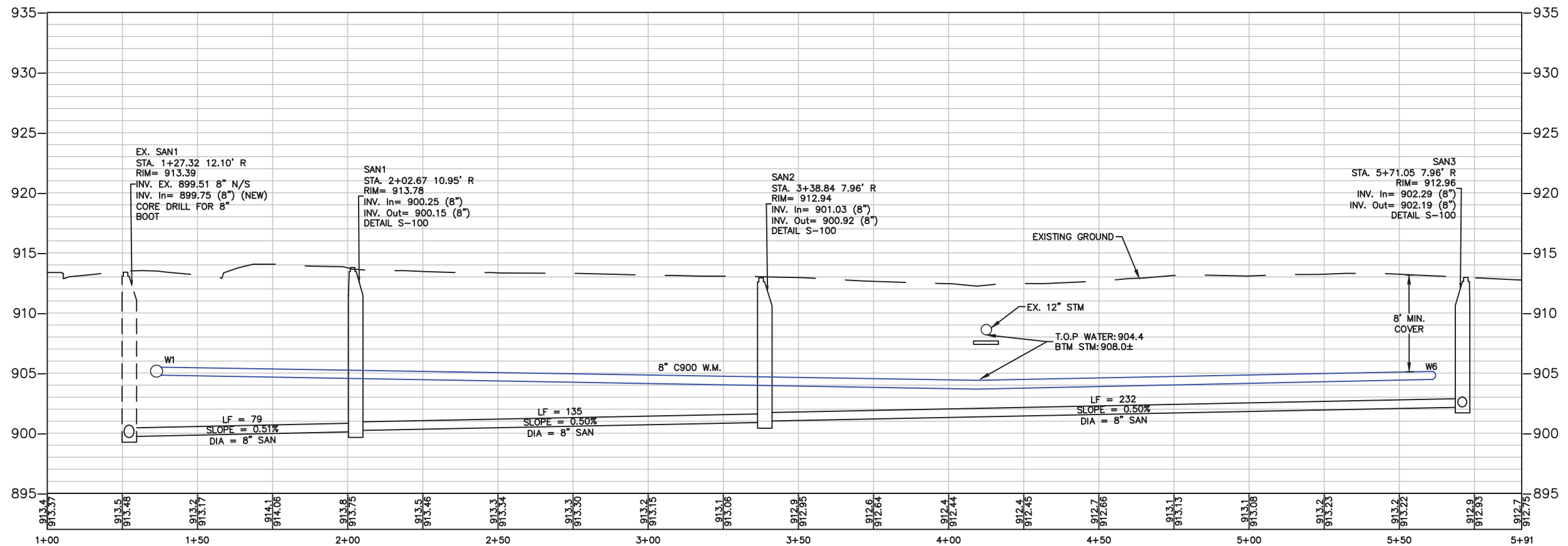
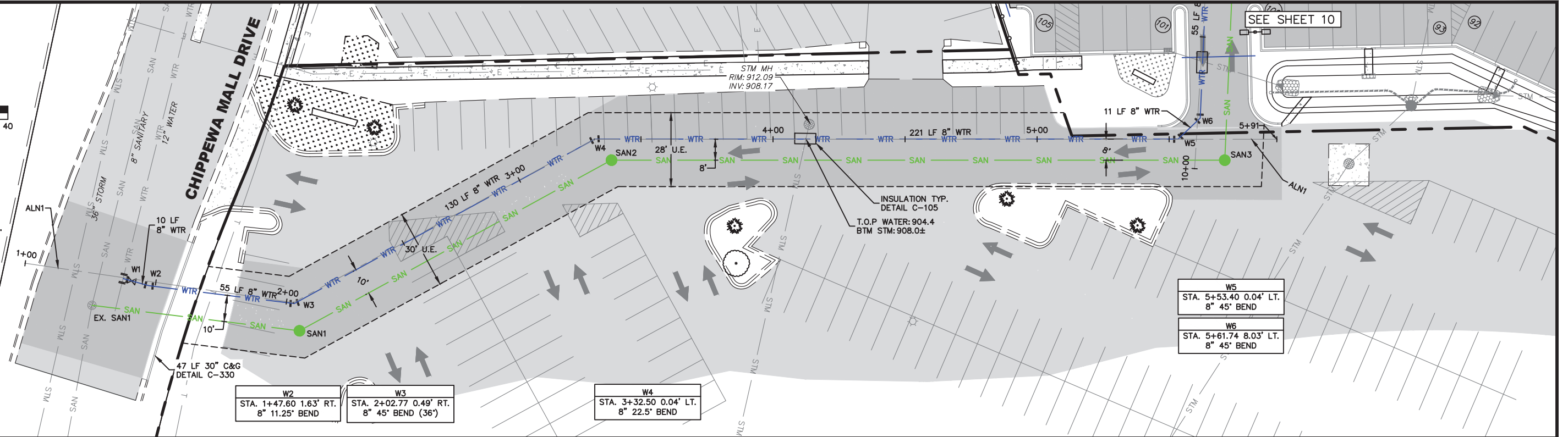
Know what's below.
Call before you dig.

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



CHIPPEWA MALL DRIVE

SEE SHEET 10



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

PROJ. NO.
23078



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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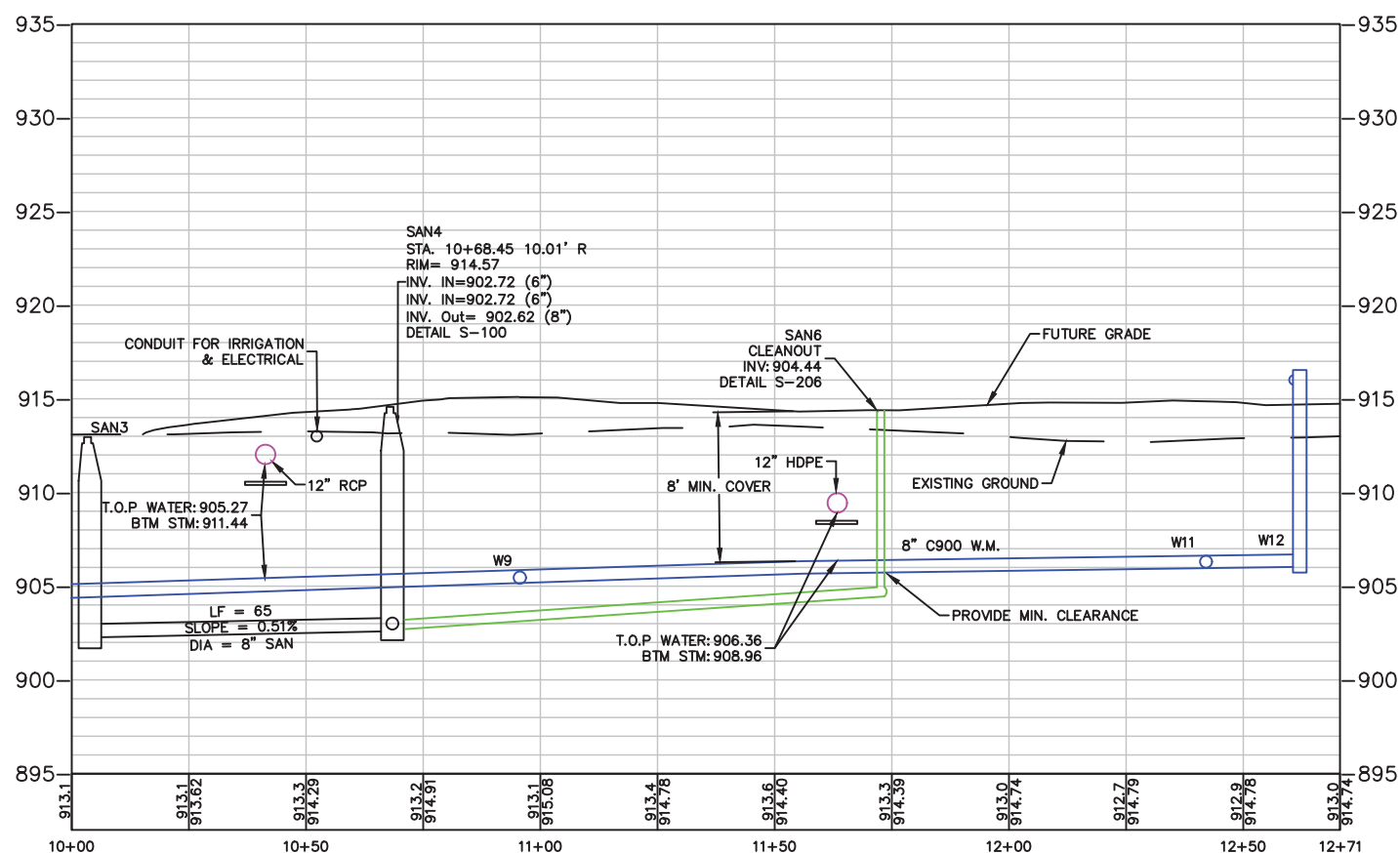
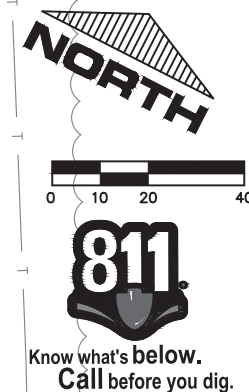
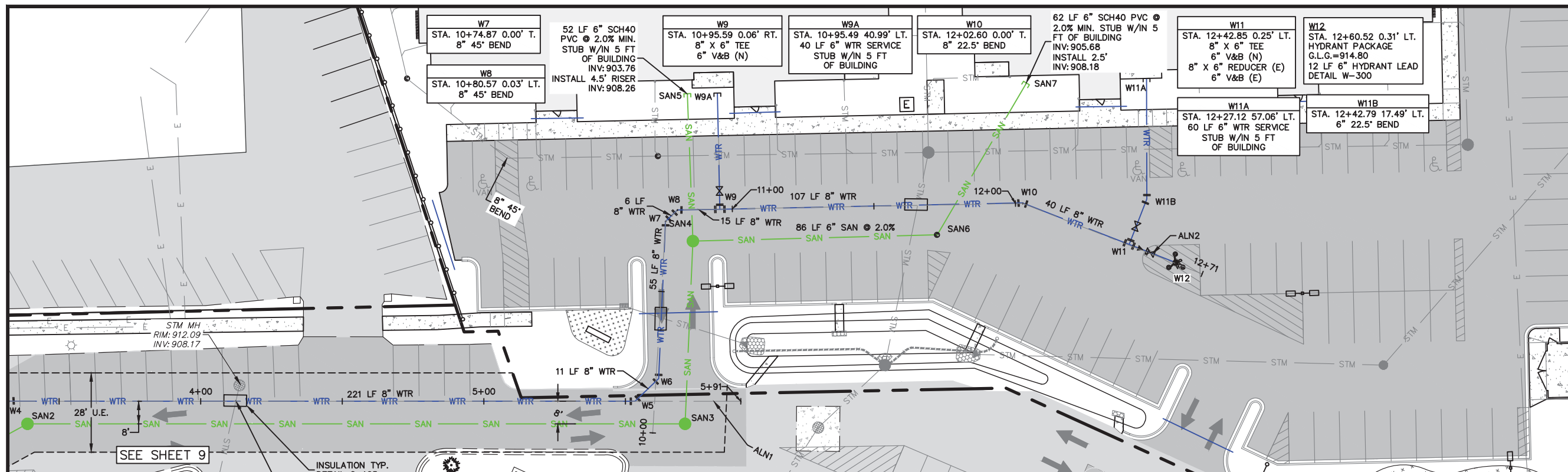
UTILITY EXTENSION - ALIGNMENT 1
PLAN & PROFILE
STA. 1+00 TO 5+91

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

DWG NAME
23078 PG8
UTILITY
DATE
09/2024

14

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
1	10/22/24	REVISED W1 & ADD PAVEMENT MARKINGS	JRC	SPB	SPB



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
1	10/22/24	MOVED ADA STALLS & ADDED PAVEMENT MARKINGS	JRC	SPB	SPB

PROJ. NO.
23078



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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UTILITY EXTENSION - ALIGNMENT 2
PLAN & PROFILE
STA. 10+00 TO 12+71


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

DWG NAME
23078 PG8
UTILITY
DATE
09/2024

10

14



						PROJ. NO. 23078		ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2024 AEC LLC.	NORTHERN LIGHTS APT. TRAFFIC/PEDESTRIAN PATH EXHIBIT NOT TO SCALE	NORTHERN LIGHTS CAPITAL INVESTMENT PARTNERS LLC 475 CHIPPEWA MALL DR CHIPPEWA FALLS, WI 54729	DWG NAME 23078 PATH	14
NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED						DATE 09/2024	14

Item 6

Date Filed: 10/25/2024
Fee Paid: \$25 Date: 10/5/2024 TR#: 72094
Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

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

Address of Property: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel# _____
PIN# 22908-3232 -
75965002

Legal Description: NW SW LOT 2 CSM # 5965

Present zoning classification of property: I-2: LIGHT INDUSTRIAL

Zoning classification requested: P-1: PUBLIC / INSTITUTIONAL

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: 0

Existing use of all buildings on such land: OFFICE SPACE FOR MASON
SHOE CO.

Principal use of all properties within 300 feet of such land: TO THE NORTH, THERE ARE APARTMENTS. TO THE EAST IS ASHLEY FURNITURE INDUSTRIES TO THE WEST IS THE ICE RINK FOR THE CHIPPEWA YOUTH HOCKEY ASSOCIATION.

Purpose for which such property is to be used: THIS PROPERTY WILL BE USED FOR A PUBLIC CHARTER SCHOOL CALLED VERITAS CLASSICAL ACADEMY. IT WILL CONSIST OF K-5 STUDENTS AND FACULTY.

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: OUR SITE PLANS INCLUDE FENCED IN AREAS TO SEPARATE THE PROPERTIES AND KEEP THE CHILDREN SAFE FROM BOTH SCHOOL TRAFFIC AND NEIGHBORING TRAFFIC. OUR HOURS WILL BE DAY-TIME HOURS AND NEARLY EXCLUSIVELY M-F. SUMMERS WILL BE LIKE OTHER SCHOOLS WITH LITTLE TO NO TRAFFIC. IN ADDITION, OUR LOT WILL FEATURE SEPARATE BUS (EAST) AND (WEST) CAR ENTRANCES AS WELL AS AMPLE PARKING TO ELIMINATE STREET PARKING.

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

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:

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

Owner(s)/Address(es):

Mason Companies, Inc.
1251 1st Avenue
Chippewa Falls, WI 54729
Phone #: _____
Email: btkinson@masoncompaniesinc.com
Signature: [Signature]
Bruce T. Atkinson, President

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

JAMES A. DENNING
4194 144TH ST.
CHIPPENAW FALLS, WI 54729
Phone #: 715-226-0505
Email: denning@CHARTER.NET
Signature: [Signature]

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____



MATERIAL LEGEND			
	BUILDING		ASPHALT
	GRASS		CONCRETE

PARKING COUNTS	
ADA STALLS =	4
STALLS =	73
TOTAL STALLS =	77



1
A1

SD - ARCHITECTURAL SITE PLAN

1" = 30'-0"