

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 13, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 13, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Mike Tzanakis, , Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dan Varga and Jerry Smith. Also attending were City Planner Jayson Smith, City Inspector Paul Lasiewicz and persons on the attached sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the March 9, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered Conditional Use Permit Resolution No. 2015-02 for a Community Based Residential Facility (CBRF) for Comforts of Home located at #11 Scheidler Road, Parcel #3773.0100, Lot #1 of the Timber Terrace First Addition, City of Chippewa Falls. Jamey Bowe of River Valley Architects appeared on behalf of Comforts of Home and stated that the existing buildings had reached the end of their useful life, would be razed and a single building constructed in their place. He stated a similar number of beds would be constructed. He continued that two previous Conditional Use Permit Resolutions would be combined into Conditional Use Permit Resolution No. 2015-02. Mayor Hoffman opened a Public Hearing to consider Conditional Use Permit Resolution No. 2015-02. No one spoke for or against the resolution. Mayor Hoffman closed the Public Hearing.
Motion by Hubbard, seconded by Cihasky to approve Conditional Use Permit Resolution No. 2015-02 amending previous Conditional Use Permit Resolutions granted to Comforts of Home and allowing Comforts of Home to raze two existing buildings, construct one new building and continue to operate a Community Based Residential Facility (CBRF) for advanced aged and disabled persons at #11 Scheidler Road, Parcel #3773.0100, Lot #1 of the Timber Terrace First Addition, City of Chippewa Falls. **All present voting aye. Motion carried.**

3. The Plan Commission considered Conditional Use Permit Resolution No. 2015-03 for CRS Rentals Inc. (owner) and Serving Hands Selah (operator) to operate a Community Based Residential Facility (CBRF) for advanced aged and physical and developmentally disabled persons at #421 Frenette Drive. Rubenzer noted a meeting had taken place on Wednesday, April 8, 2015 between representatives of the Frenette Drive Condominium Association, CRS Rentals, Selah and City Staff. Frenette Condo representatives were fearful of the broad base of clients that a Community Based Residential Facility could house and concerned that residents or employees of Selah could be smoking in view of the Frenette Condos which are located directly across the street from the proposed Community Base Residential Facility. CEO Patrick Westerham of Serving Hands (Selah) and Tim Swoboda of CRS Rentals described their proposed Community Based Residential Facility. Mayor Hoffman asked how many employees would be on site. Mr. Westerham responded there would most likely be four during the day and two at night to provide for twenty-four hour care for the residents. Commissioner Tzanakis asked for criteria of residents to be served by the facility. Mr. Westerham said third party referrals would be used but that the typical referrals would involve physical or cognitive disabilities, or mental health or aging issues that required twenty-four hour care. Commissioner Cihasky asked if the license for the facility had been obtained yet. Mr. Westerham stated the license had not been obtained but that he operated nineteen other facilities between Chippewa Falls and Hudson.
Mayor Hoffman opened the Public Hearing. John Melville of #251 Oak Knoll Drive,

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

Condominium board member and owner of one of the Frenette Drive Condominiums, appeared to request that a smoking area be designated in a location out of view of the Frenette Drive Condos. He stated that Frenette Drive Condo board members last sticky point was designating a smoking area. The Plan Commission compared the requested Community Based Residential Facility to when S.E.H. had been located in the building. Mayor Hoffman closed the Public Hearing. The Plan Commission discussed the storm water management condition and whether or not to add a condition requiring a designated smoking area. Mr. Westerham stated that Selah wanted to be a good neighbor and didn't plan to put a smoking area in the front of the building.

Motion by Cihasky, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-03 allowing CRS Rentals LLC, (owner) and Serving Hands (Selah) (operator), to operate a Community Based Residential Facility for persons with physical or cognitive disabilities, mental health or aging issues in the existing building at #421 Frenette Drive located on Parcel #1580, Lots 15 and 16 of the Flame Addition, City of Chippewa Falls. Mayor Hoffman took a roll call vote. **Voting aye were Cihasky, Hubbard, Pohl, Doughty, Tzanakis, Arneberg, Hull, and Hoffman. Voting nay was Rubenzer. There were no abstentions. Motion carried on an 8-1 vote.**


4. The Plan Commission considered Conditional Use Permit Resolution No. 2015-04 to operate a Community Based Residential Facility (CBRF) for advanced aged and end of life (palliative) persons on Lakeland Drive. Jeremy Kiley representing Eagleton Assisted Living LLC appeared to request that the Conditional Use Permit Resolution also allow a Residential Care Apartment Complex, (RCAC). The Plan Commission discussed this request. Mayor Hoffman opened the Public Hearing. No one spoke for or against the resolution. Mayor Hoffman closed the Public Hearing.

Motion by Tzanakis, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-04 allowing Eagleton Assisted Living LLC to operate a Community Based Residential Facility or a Residential Care Apartment Complex on Lot #5, Block #1 of the Lake Wissota Business Park, located on parcel #2025.5005 on Lakeland Drive. **All present voting aye. Motion carried.**

5. James Woodman appeared to request a Conditional Use Permit to operate a three or four bedroom apartment complex in the existing building located at #7 East Elm Street. Rubenzer noted that adjacent zoning districts to this R-2 Residential District parcel were R-2 Two Family Residential, R-3-4 Multi-Family Four-Plex Residential and Central Business District. Mr. Woodman discussed the attached plans with the Plan Commission and stated that SDS Architects of Eau Claire would prepare plans to be approved by the State of Wisconsin.

Motion by Hubbard, seconded by Hull for the Plan Commission to conduct a public hearing to consider a Conditional Use Permit Resolution to remodel the existing building at #7 East Elm Street into a three or four unit apartment complex meeting 2015 state building codes. Said public hearing to be scheduled upon receipt of the \$300 processing and advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

6. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:21 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

DATE: April 17, 2015

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Di White	Fremettelelands	306 Fremette #1	715-723-6213	
John M. White	Fremette lands	251 oak Knoll Drive	715-726-0958	
DR King	2 E. Elm St 51	2 E. Elm St 51m	715-215-0216	
Susan Woodman	7 E. Elm St.	7 East Elm	715-215-0955	
JANEY BOALE	RIVER VALLEY ARCH.	403 122 ND STREET 1419 BOULDER CANYON	715-832-0875	
MARIE HESBERGER	SEVING HOUSES, INC.	HUDSON WI 54016	651.210.0617	
TIM SWICKARD	GPS Postal Prod	AT	715-829-4277	
TIM OLSON	ROYAL CONSTRUCTION	EC 54701	715-832-1986	
STEVENY KIEVY	DOUGHERTY MURPHY + AFFILIATES	2815 City Hwy I MILWAUKEE WIS 54122	715-723-4341	

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 13, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 13, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Mike Tzanakis, , Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dan Varga and Jerry Smith. Also attending were City Planner Jayson Smith, City Inspector Paul Lasiewicz and persons on the attached sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the March 9, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered Conditional Use Permit Resolution No. 2015-02 for a Community Based Residential Facility (CBRF) for Comforts of Home located at #11 Scheidler Road, Parcel #3773.0100, Lot #1 of the Timber Terrace First Addition, City of Chippewa Falls. Jamey Bowe of River Valley Architects appeared on behalf of Comforts of Home and stated that the existing buildings had reached the end of their useful life, would be razed and a single building constructed in their place. He stated a similar number of beds would be constructed. He continued that two previous Conditional Use Permit Resolutions would be combined into Conditional Use Permit Resolution No. 2015-02. Mayor Hoffman opened a Public Hearing to consider Conditional Use Permit Resolution No. 2015-02. No one spoke for or against the resolution. Mayor Hoffman closed the Public Hearing.
Motion by Hubbard, seconded by Cihasky to approve Conditional Use Permit Resolution No. 2015-02 amending previous Conditional Use Permit Resolutions granted to Comforts of Home and allowing Comforts of Home to raze two existing buildings, construct one new building and continue to operate a Community Based Residential Facility (CBRF) for advanced aged and disabled persons at #11 Scheidler Road, Parcel #3773.0100, Lot #1 of the Timber Terrace First Addition, City of Chippewa Falls. **All present voting aye. Motion carried.**

3. The Plan Commission considered Conditional Use Permit Resolution No. 2015-03 for CRS Rentals Inc. (owner) and Serving Hands Selah (operator) to operate a Community Based Residential Facility (CBRF) for advanced aged and physical and developmentally disabled persons at #421 Frenette Drive. Rubenzer noted a meeting had taken place on Wednesday, April 8, 2015 between representatives of the Frenette Drive Condominium Association, CRS Rentals, Selah and City Staff. Frenette Condo representatives were fearful of the broad base of clients that a Community Based Residential Facility could house and concerned that residents or employees of Selah could be smoking in view of the Frenette Condos which are located directly across the street from the proposed Community Base Residential Facility. CEO Patrick Westerham of Serving Hands (Selah) and Tim Swoboda of CRS Rentals described their proposed Community Based Residential Facility. Mayor Hoffman asked how many employees would be on site. Mr. Westerham responded there would most likely be four during the day and two at night to provide for twenty-four hour care for the residents. Commissioner Tzanakis asked for criteria of residents to be served by the facility. Mr. Westerham said third party referrals would be used but that the typical referrals would involve physical or cognitive disabilities, or mental health or aging issues that required twenty-four hour care. Commissioner Cihasky asked if the license for the facility had been obtained yet. Mr. Westerham stated the license had not been obtained but that he operated nineteen other facilities between Chippewa Falls and Hudson.
Mayor Hoffman opened the Public Hearing. John Melville of #251 Oak Knoll Drive,

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

Condominium board member and owner of one of the Frenette Drive Condominiums, appeared to request that a smoking area be designated in a location out of view of the Frenette Drive Condos. He stated that Frenette Drive Condo board members last sticky point was designating a smoking area. The Plan Commission compared the requested Community Based Residential Facility to when S.E.H. had been located in the building. Mayor Hoffman closed the Public Hearing. The Plan Commission discussed the storm water management condition and whether or not to add a condition requiring a designated smoking area. Mr. Westerham stated that Selah wanted to be a good neighbor and didn't plan to put a smoking area in the front of the building.

Motion by Cihasky, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-03 allowing CRS Rentals LLC, (owner) and Serving Hands (Selah) (operator), to operate a Community Based Residential Facility for persons with physical or cognitive disabilities, mental health or aging issues in the existing building at #421 Frenette Drive located on Parcel #1580, Lots 15 and 16 of the Flame Addition, City of Chippewa Falls. Mayor Hoffman took a roll call vote. **Voting aye were Cihasky, Hubbard, Pohl, Doughty, Tzanakis, Arneberg, Hull, and Hoffman. Voting nay was Rubenzer. There were no abstentions. Motion carried on an 8-1 vote.**


4. The Plan Commission considered Conditional Use Permit Resolution No. 2015-04 to operate a Community Based Residential Facility (CBRF) for advanced aged and end of life (palliative) persons on Lakeland Drive. Jeremy Kiley representing Eagleton Assisted Living LLC appeared to request that the Conditional Use Permit Resolution also allow a Residential Care Apartment Complex, (RCAC). The Plan Commission discussed this request. Mayor Hoffman opened the Public Hearing. No one spoke for or against the resolution. Mayor Hoffman closed the Public Hearing.

Motion by Tzanakis, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-04 allowing Eagleton Assisted Living LLC to operate a Community Based Residential Facility or a Residential Care Apartment Complex on Lot #5, Block #1 of the Lake Wissota Business Park, located on parcel #2025.5005 on Lakeland Drive. **All present voting aye. Motion carried.**

5. James Woodman appeared to request a Conditional Use Permit to operate a three or four bedroom apartment complex in the existing building located at #7 East Elm Street. Rubenzer noted that adjacent zoning districts to this R-2 Residential District parcel were R-2 Two Family Residential, R-3-4 Multi-Family Four-Plex Residential and Central Business District. Mr. Woodman discussed the attached plans with the Plan Commission and stated that SDS Architects of Eau Claire would prepare plans to be approved by the State of Wisconsin.

Motion by Hubbard, seconded by Hull for the Plan Commission to conduct a public hearing to consider a Conditional Use Permit Resolution to remodel the existing building at #7 East Elm Street into a three or four unit apartment complex meeting 2015 state building codes. Said public hearing to be scheduled upon receipt of the \$300 processing and advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

6. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:21 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

DATE: April 17, 2015

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
<i>Di White</i>	<i>Tronette Lando</i>	<i>306 Tronette #1</i>	<i>715-723-6213</i>	
<i>John Madzler</i>	<i>Tronette Lando</i>	<i>351 Oak Knoll Drive</i>	<i>715-726-0958</i>	
<i>Devin</i>	<i>2 E. Elm St</i>	<i>2 E. Elm St</i>	<i>715-215-0216</i>	
<i>Susan Woodman</i>	<i>7 E. Elm St.</i>	<i>7 East Elm</i>	<i>715-215-0955</i>	
<i>JAMES BOALE</i>	<i>RIVER VALLEY ARCH.</i>	<i>1403 122ND STREET 1419 BOULDER CANYON</i>	<i>715-832-0875</i>	
<i>ANTHONY HESSELMAN</i>	<i>SERVING HANDS, INC.</i>	<i>HUDSON MI 48106</i>	<i>651.210.0617</i>	
<i>Till Swoboda</i>	<i>CRS Postal Prod</i>	<i>4E</i>	<i>715-839-4877</i>	
<i>Tom OLSON</i>	<i>ROYAL CONSTRUCTION</i>	<i>EC 51701</i>	<i>715-832-1986</i>	
<i>Terrence Kievy</i>	<i>DOUGHER MURPHY AFFILIATES</i>	<i>2815 City Hwy I Chippewa Falls WI 54727</i>	<i>715-723-9341</i>	

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 9, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, March 9, 2015 at 6:30 P.M. Present were Commissioners Peter Pohl, Dennis Doughty, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky, Mike Tzanakis and Jerry Smith. Also attending was City Planner Jayson Smith and see attached attendance sheet.

1. **Motion** by Hubbard, seconded by Doughty to approve the minutes of the January 12, 2015 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Jamey Bowe of River Valley Architects, Inc. presented the attached petition for a Conditional Use Permit amendment to Conditional Use Permit Resolution #2003-01. The petition is to raze two existing buildings and construct a new building for Comforts of Home to continue to operate a Community Based Residential Facility and Assisted Living Facility for seniors located at #11 Scheidler Road, Lot #1, Block #13 of Timber Terrace 1st Addition. Mr. Bowe stated the new facility would need reduced setbacks due to avoiding an existing wetland east of the proposed building.
Motion by Hubbard, seconded by Hoffman to recommend the Plan Commission conduct a public hearing to consider amending CUP R-2003-01 to allow Comforts of Home to raze two buildings and construct a new facility at #11 Scheidler Road for a Community Based Residential Facility for elderly care. Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. Also that a revised stormwater management plan be submitted and approved. **All present voting aye. MOTION CARRIED.**

3. Tim Olson of Royal Construction appeared to request a Conditional Use Permit for a Community Based Residential Facility on Lot #5, Block #1 of the Lake Wissota Business Park for owner Tommy Davidson of Eagleton Assisted Living, LLC. The Plan Commission discussed whether the Conditional Use Permit Resolution should include a future twelve unit addition.
Motion by Hubbard, seconded by Doughty to recommend the Plan Commission conduct a public hearing to consider a Conditional Use Permit Resolution for a Community Based Residential Facility on Lot #5, Block #1 of the Lake Wissota Business Park for Tommy Davidson, owner of Eagleton Assisted Living, LLC. Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. Also that a stormwater management plan be submitted and approved. **All present voting aye. MOTION CARRIED.**

Commissioner Arneberg left the meeting at this point.

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

4. Tim Swoboda of CRS Rentals, Inc. appeared to request to rezone Parcel #1580, Lots 15 & 16, Flame Addition, located at 421 Frenette Drive, from C-2 General Commercial to R-3-4 Multi-Family 4-Plex. The Plan Commission inspected and discussed surrounding zoning districts.

Motion by Rubenzer, seconded by Hull to recommend the Common Council conduct a public hearing to consider rezoning Parcel #1580, Lots 15 & 16, Flame Addition, located at 421 Frenette Drive, from C-2 General Commercial to R-3-4 Multi-Family 4-Plex. Said public hearing to be scheduled after receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. **All present voting aye. MOTION CARRIED.**

5. Tim Swoboda of CRS Rentals, Inc. appeared to request a Conditional Use Permit, (attached petition), for a Community Based Residential Facility to be operated in the existing building at #421 Frenette Drive, Parcel #1580, Lots 15 & 16, Flame Addition. The Plan Commission discussed the application and Rubenzer noted that the proposed Conditional Use Permit would be considered after the requested rezoning of the same parcel is accepted.

Motion by Hubbard, seconded by Varga to recommend the Plan Commission conduct a public hearing to consider a Conditional Use Permit, (attached petition), for a Community Based Residential Facility to be operated in the existing building at #421 Frenette Drive, Parcel #1580, Lots 15 & 16, Flame Addition. Said public hearing to be scheduled after receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. Also that a stormwater management plan be submitted and approved. **All present voting aye. MOTION CARRIED.**

6. City Planner Jayson Smith gave background information about and presented the attached project plan amendment for Tax Incremental District No.7. Mr. Smith summarized the amendment that would:

- 1) Extend TID No. 7 boundaries ½ mile for TID No. 7 expenditures and
- 2) Allow any excess TID No. 7 funds to be expended in TID No. 12.

Mayor Hoffman opened a public hearing to consider the said amendment of Tax Incremental District No. 7. No one spoke for or against it. Mayor Hoffman closed the public hearing.

Motion by Hubbard, seconded by Hoffman to approve the attached Plan Commission Tax Incremental District Resolution No. 2015-01 approving a Project Plan Amendment for Tax Incremental District No. 7, City of Chippewa Falls, Wisconsin. **All present voted aye and the resolution passed 7-0.**

7. City Planner Jayson Smith proposed designating amended boundaries and a project plan amendment for Tax Incremental District No. 12, City of Chippewa Falls, Wisconsin. He presented the attached project financials and plan.

Mayor Hoffman opened a public hearing to consider the said amendment of Tax Incremental District No. 12. No one spoke for or against it. Mayor Hoffman closed the public hearing.

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


Motion by Hubbard, seconded by Hull to approve Plan Commission Tax Incremental District Resolution No. 2015-02, (attached), designating amended boundaries and approving a project plan amendment for Tax Incremental District No. 12, City of Chippewa Falls, Wisconsin. **All present voted aye and the resolution was approved on a 7-0 vote.**

8. City Planner Jayson Smith presented the attached amended boundaries and project plan for Tax Incremental District No. 13 in the City of Chippewa Falls, Wisconsin. He advised the Plan Commission about closing out Tax Incremental Districts and the 12% rule. The 12% rule means the value of all TID districts in a city cannot exceed 12% of the city's equalized value.

Mayor Hoffman opened a public hearing to consider the said amendment of Tax Incremental District No 13. No one spoke for or against it. Mayor Hoffman closed the public hearing.

Motion by Varga, seconded by Rubenzer to approve the attached Plan Commission Tax Incremental District Resolution No. 2015-03 designating boundaries and approving a project plan for Tax Incremental District No. 13 for the City of Chippewa Falls, Wisconsin. **All present voted aye and the resolution was approved on a 7-0 vote.**

9. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission adjourned at 7:39 P.M.


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

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
CONDITIONAL USE PERMIT RESOLUTION NO. 2015- 02 FOR A
COMMUNITY BASED RESIDENTIAL FACILITY AT #11 SCHEIDLER
ROAD, CHIPPEWA FALLS, WISCONSIN**

WHEREAS, on June 9, 2003, the City of Chippewa Falls Plan Commission granted a Conditional Use Permit for a third Community Based Residential Facility for the elderly at #1224 Pumphouse Road on Lot 1, Block 13, Timber Terrace First Addition in the form of C.U.P. Resolution No. 2003-01; and

WHEREAS, at its March 9, 2015 meeting, the Plan Commission heard a request on behalf of Comforts of Home and raze two existing buildings and combine them into a new 32-unit Community Based Residential Facility, (CBRF); and

WHEREAS, Lot #1, Block #13, Timber Terrace First Addition is zoned R-3-8 Multi-Family 8-Plex Residential District; and

WHEREAS, the Plan Commission has evaluated the request to amend Conditional Use Permit Resolution No. 2003-01 to raze two existing buildings and combine them into a new 32-unit Community Based Residential Facility, (CBRF) on Lot #1, Block #13, Timber Terrace First Addition; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, April 13, 2015, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.23.8 (8) (j) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued for the razing of two existing Community Based

Residential Facility buildings and construction of a second Community Based Residential Facility for the elderly on Lot # 1, Block # 13, Timber Terrace First Addition at #11 Scheidler Road under the following conditions:

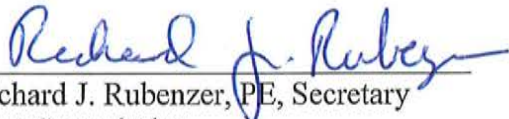
- a) Two existing Community Based Residential Facility buildings are razed.
- b) One new thirty-two unit and thirty-four bed Community Based Residential Facility building is allowed to be constructed according to the attached plans and details.
- c) That the CBRF be permitted to operate 7 days per week and twenty-four hours per day.
- d) That the number of employees allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
- e) That the number of residents allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
- f) That the proposed Community Based Residential Facility building be in conformance with the attached site plan and building floor plan and details and all attachments become part and parcel of this Conditional Use Permit.
- g) That a reduced front yard setback of ten feet be allowed due to avoiding an adjacent wetland.
- h) That the proposed Community Based Residential Facility building and footings maintain a minimum of ten foot separations from the 16" diameter water main in Pumphouse Road.
- i) That hard surfaced off-street parking spaces be provided as shown on the attached Site Plan, C-2.
- j) That construction and operation be in compliance with the City's Wellhead Protection Code, where applicable.
- k) That one Comforts of Home sign be allowed to be placed as shown on attached Detail Sheet, C-3.
- l) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- m) That the restrictive covenant regarding sanitary sewer, water facilities and storm sewers recorded on August 9, 2000 at the Chippewa County Courthouse be adhered to for construction of the existing 15 bed Community Based Residential Facility at #1224 Pumphouse Road.
- n) That any connection charges be paid if a connection is made to the 16" water main where no special assessments have been previously paid.
- o) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- p) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- q) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this

- permit is issued shall cease for a continuous two year period.
- r) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Hubbard

SECONDED: Cihesky

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on April 13, 2015, by a vote of 9 ayes, 0 nays and 0 abstentions.


Richard J. Rubenzer, PE, Secretary
Plan Commission

NEW FACILITY FOR COMFORTS OF HOME CHIPPEWA FALLS, WI 54729



PROJECT DIRECTORY

OWNER:
GOLDRIDGE COMPANIES
910 PINNACLE WAY, SUITE 300
EAU CLAIRE, WI 54701
PHONE: 78.932.5575

ARCHITECT:
RIVER VALLEY ARCHITECTS, INC.
1403 122ND STREET - SUITE C
CHIPPEWA FALLS, WI 54724
PHONE: 78.932.0875

CIVIL DESIGN:
ADVANCED ENGINEERING CONCEPTS, LLC
685 FAIRFAX STREET
ALTOONA, WI 54720
PHONE: 78.552.0250

SHEET INDEX

A0	TITLE SHEET
C1	EXISTING SITE PLAN
C2	SCHEMATIC SITE PLAN
C3	OVERALL SITE PLAN & MONUMENT SIGN
A1	SCHEMATIC FLOOR PLAN
A2	SECTION ELEVATIONS

LOCATION MAP



PROJECT LOCATION:
11 SCHEIDLER ROAD
CHIPPEWA FALLS, WI 54724



THIS PLAN HAS NOT BE APPROVED OR DEVELOPED INTO PERMITS PROVIDED FOR PURPOSES UNDER THE EGRESS (MOTION) CODES OF RIVER VALLEY ARCHITECTS, INC. CONSULT US

1403 122ND STREET - SUITE C
CHIPPEWA FALLS, WI 54724
PHONE: 78.932.0875
WWW.RIVERVALLEYARCHITECTS.COM

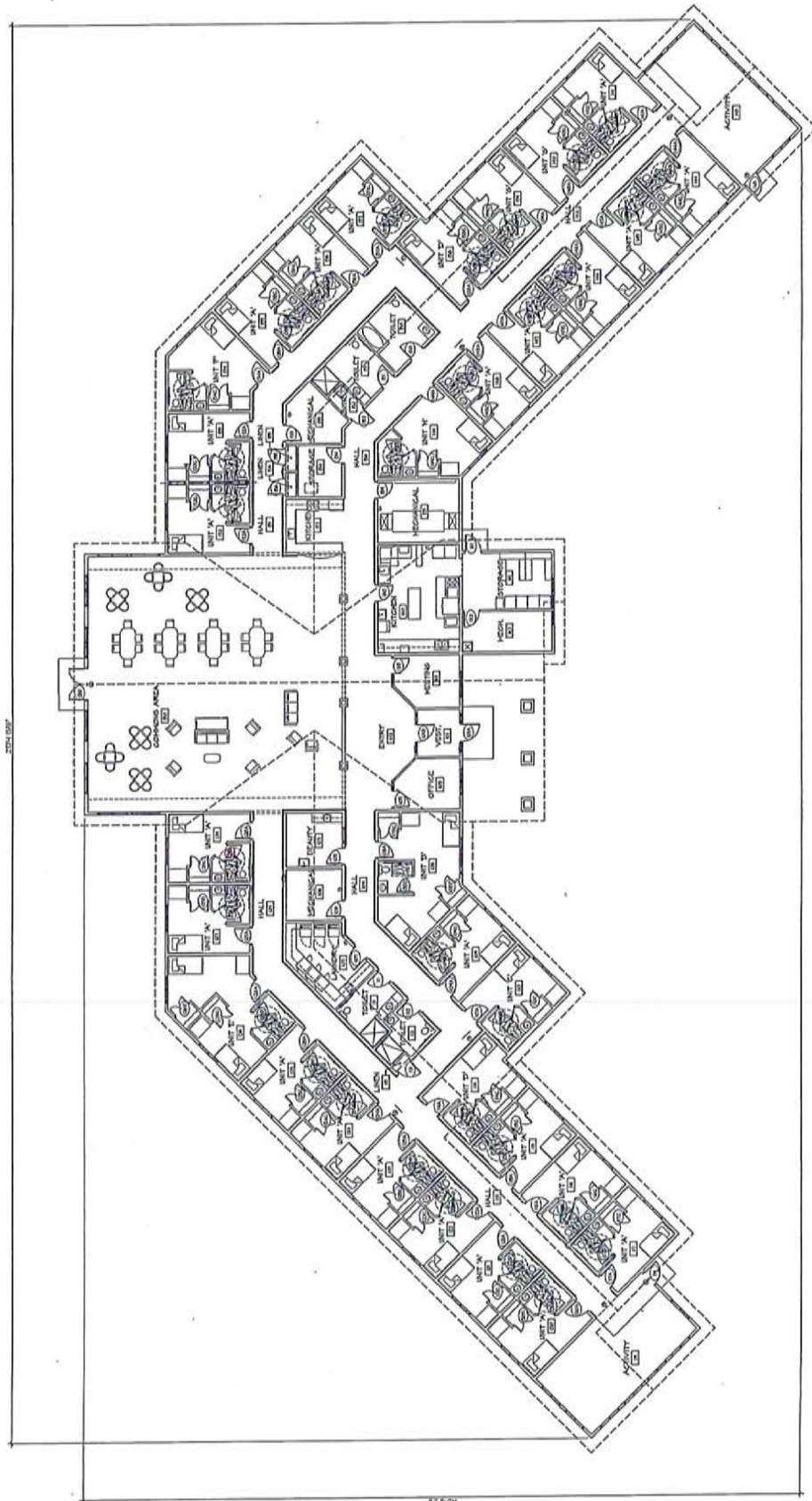


THIS PLAN HAS NOT BEEN APPROVED OR DEVELOPED INTO PERMITS PROVIDED FOR PURPOSES UNDER THE EGRESS (MOTION) CODES OF RIVER VALLEY ARCHITECTS, INC. CONSULT US

COMFORTS OF HOME - CHIPPEWA FALLS

DATE: 3/2/2015

SHEET A0



COMFORTS OF HOME - CHIPPEWA FALLS

SHEET
A1

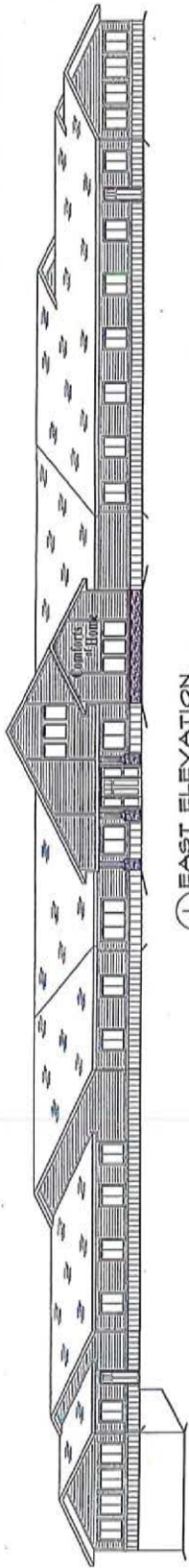
DATE:
3/2/2015

RESPONSES PROVIDED TO DURING CONSTRUCTION IS BASED ON AVAILABLE DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO DIRECT RESPONSIBILITY OF THIS ARCHITECTURE FIRM FOR ANY CONDITIONS THAT MAY BE FOUND DURING CONSTRUCTION. SHALL BE FIELD VERIFIED.

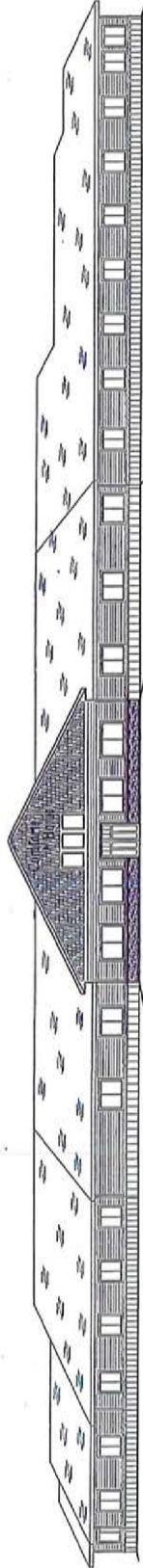
THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM RIVER VALLEY ARCHITECTS, INC. 755.523.8885

800 12TH STREET - SUITE 10
CHIPPEWA FALLS, WI 54926
PHONE: 715.523.8885
FAX: 715.523.8888
www.rivervalleyarchitects.com

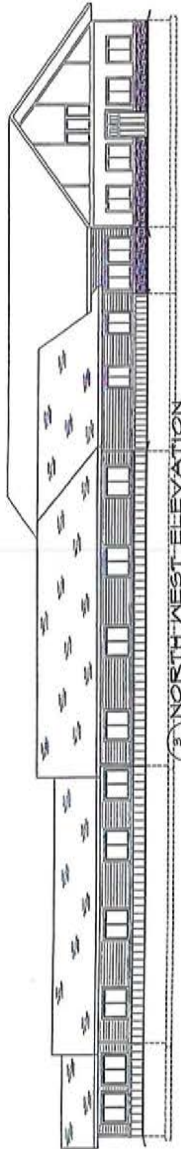




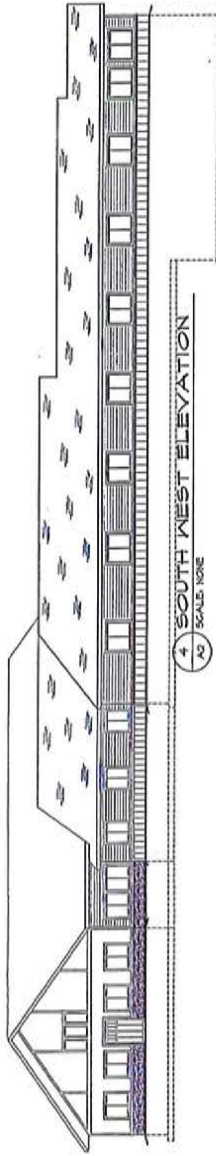
1 EAST ELEVATION
A2 SCALE NONE



2 WEST ELEVATION
A2 SCALE NONE



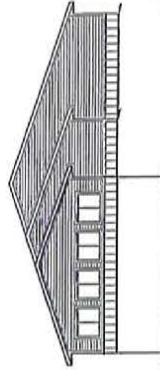
3 NORTH WEST ELEVATION
A2 SCALE NONE



4 SOUTH WEST ELEVATION
A2 SCALE NONE



5 NORTH EAST ELEVATION
A2 SCALE NONE



6 SOUTH EAST ELEVATION
A2 SCALE NONE

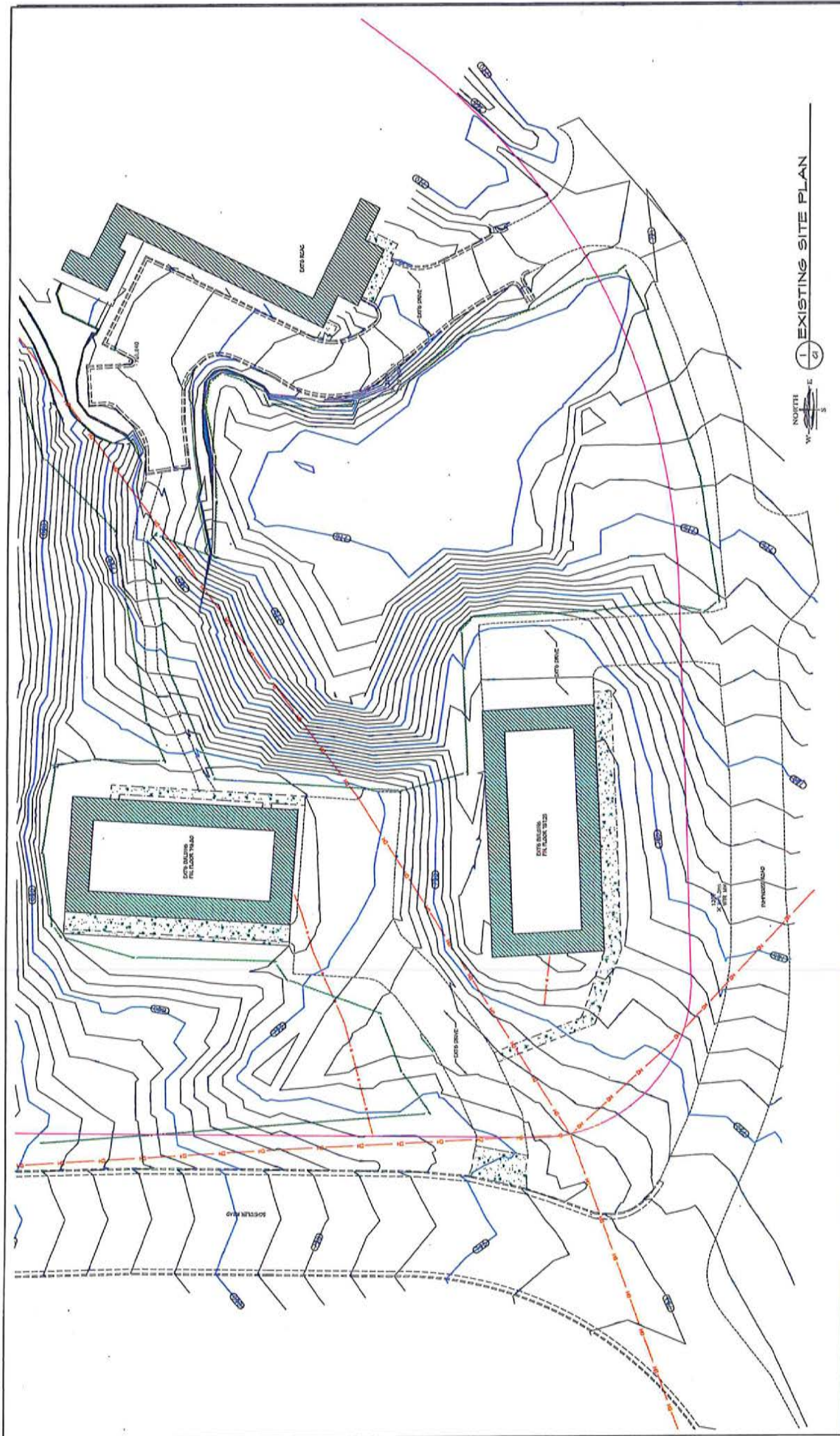


100 1200 STREET - SITE C
GRAND RAPIDS, MI 49503
PHONE 269.325.8500
FAX 269.325.8503
WWW.RIVERVALLEYARCHITECTS.COM

THIS PLAN AND ALL INFORMATION HEREON IS FOR DEVELOPMENT AND NO OTHER PURPOSES. NO GUARANTEE OR STATE APPROVAL IS MADE BY ARCHITECTS FOR ANY INFORMATION CONTAINED HEREON. RIVER VALLEY ARCHITECTS, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS OR FOR ANY CONSEQUENCES OF ANY KIND THAT MAY BE INCURRED BY ANY PERSONS USING THIS INFORMATION. ALL DRAWINGS SHALL BE FIELD VERIFIED.

COMFORTS OF HOME - CHIPPEWA FALLS, WI

SHEET
A2
DATE:
3/2/2015



1 EXISTING SITE PLAN

SHEET
C1

DATE:
3/2/2015

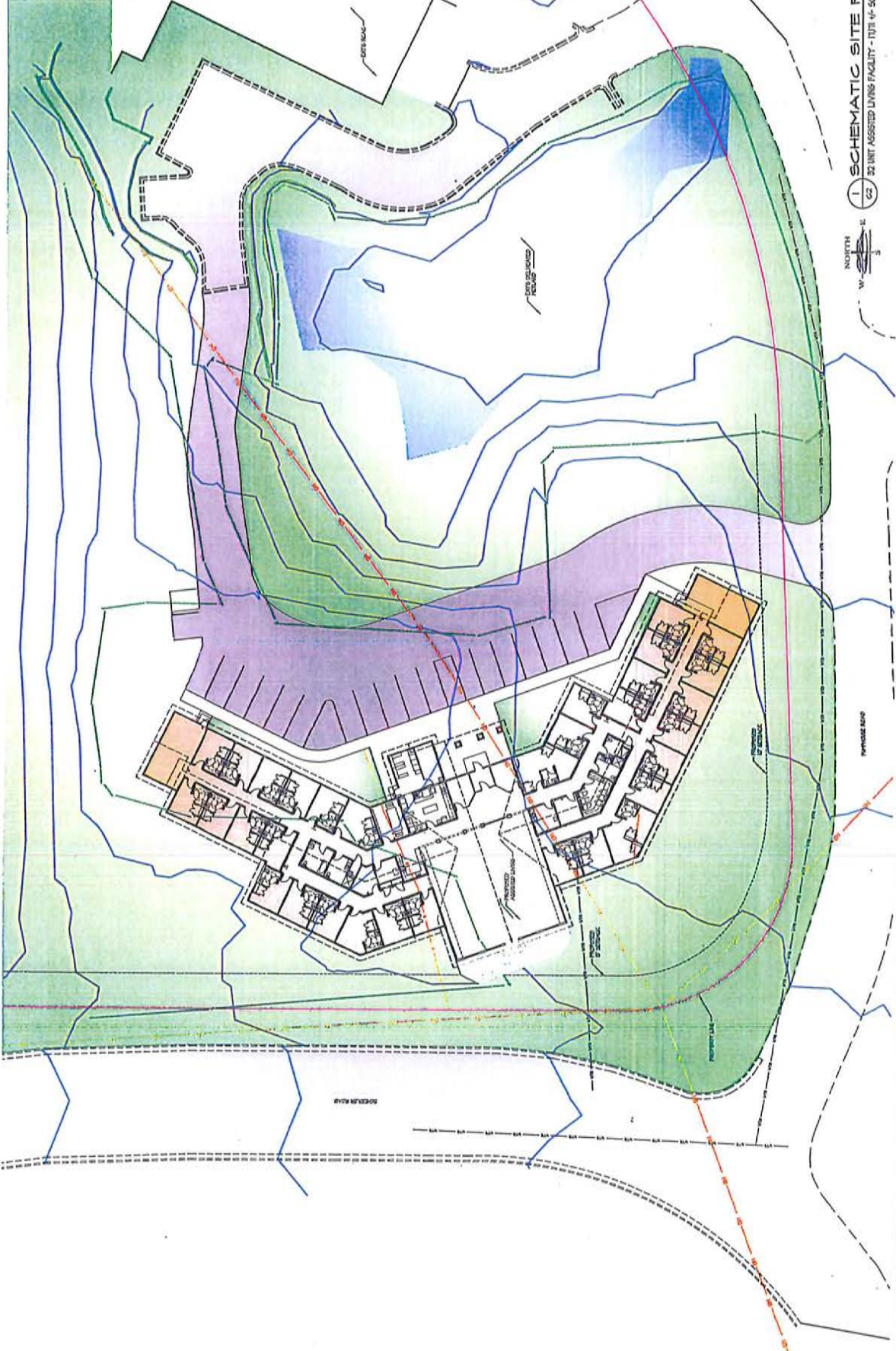
FOR YOUR INFORMATION TO EXISTING CONDITIONS IS BASED ON AVAILABLE
RECORD DATA AND FIELD SURVEY. THE LOCATION OF EXISTING CONDITIONS, WHILE
NOT GUARANTEED, IS BELIEVED TO BE CORRECT. THE LOCATION OF EXISTING
CONDITIONS IS NOT GUARANTEED. THE LOCATION OF EXISTING
CONDITIONS SHALL BE FIELD VERIFIED.

COMFORTS OF HOME - CHIPPEWEA FALLS, WI

THIS PLAN HAS NOT BEEN PREPARED OR
DEVELOPED AND SHOULD BE APPROVED FOR
CONSTRUCTION OR STATE APPROVAL
BY THE LOCAL GOVERNMENT.
COMFORTS OF HOME ARCHITECTS, INC.
15.03.2015

1505 BOND STREET - SUITE C
GRAND RAPIDS, MI 49508
PHONE: 616.733.2275
FAX: 616.733.1888
www.comfortsofhome.com





1 SCHEMATIC SITE PLAN
 32 UNIT ASSISTED LIVING FACILITY - TOTAL 44,500 SQUARE FEET



COMFORTS OF HOME - CHIPPEWA FALLS, WI

THESE PLANS MAY NOT BE REPRODUCED OR
 COPIED IN WHOLE OR IN PART WITHOUT THE
 EXPRESS WRITTEN PERMISSION OF
 HINDS VALLEY ARCHITECTS, INC.
 20000000

100 YORK STREET - SUITE C
 CHIPPEWA FALLS, WI 54929
 PH: 715.833.1111
 WWW.HINDSVALLEYARCHITECTS.COM



SHEET

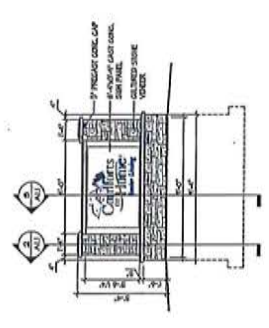
DATE:
 3/22/2015

NO INFORMATION PERTAINING TO DESIGN CONDITIONS IS TO BE USED IN ANY CASE
 RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE
 SUCH DATA WAS OBTAINED FROM REASONABLE CARE, THERE IS NO
 WARRANTY AS TO THE ACCURACY OF THE DATA. THE DRAWINGS ARE AN
 ENTIRELY REPRESENTATIVE OF THESE ACTUALLY EXISTING. ALL DESIGN
 CONDITIONS SHALL BE FIELD VERIFIED.

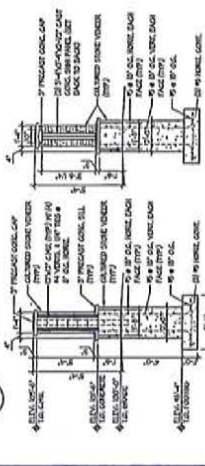
C2



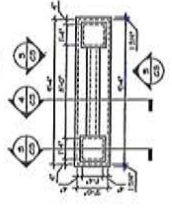
1 OVERALL SITE
SCALE: NONE



5 MONUMENT ELEVATION
SCALE: NONE



3 MT. SIGN SCTN. 4 MT. SIGN SCTN.
SCALE: NONE



2 MONUMENT SIGN PLAN
SCALE: NONE

1400 USDA FOREST - SITE C
CHIPPEWA FALLS, WI
•
PO BOX 303
P.O. BOX 303
CHIPPEWA FALLS, WI 54926
www.comfortsofhome.com

THESE PLANS MAY NOT BE REPRODUCED OR
CONSTRUCTION OR STATE APPROVAL
PROCESSED WITHOUT THE EXPRESS WRITTEN
CONSENT OF COMFORTS OF HOME ARCHITECTS, INC.
76.03.02.075

COMFORTS OF HOME - CHIPPEWA FALLS, WI

REGARDING PERMITS AND OTHER REGULATIONS IS BASED ON AVAILABLE
RECORDS AND/OR VISUAL INSPECTION. OF THE EXISTING CONDITIONS.
SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE. THERE IS NO
WARRANTY OR LIABILITY FOR THE ACCURACY OF THESE DATA. THE USER
SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND
CONDITIONS SHALL BE FIELD VERIFIED.

SHEET
DATE: 3/22/2015
C3

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
CONDITIONAL USE PERMIT RESOLUTION NO. 2015- 03 FOR A
COMMUNITY BASED RESIDENTIAL FACILITY ON LOTS 15 AND 16
FLAME ADDITION AND LOCATED AT #421 FRENETTE DRIVE,
PARCEL #1580 CHIPPEWA FALLS, WISCONSIN**

WHEREAS, at its March 9, 2015 meeting, the Plan Commission heard a request on behalf of CRS Rentals Inc to remodel the existing building located at #421 Flame Drive into a 24-unit Community Based Residential Facility, (CBRF); and

WHEREAS, Lot #s 15 and 16, Block #13, Flame Addition, parcel #1580 is presently zoned C-2 General Commercial District; and

WHEREAS, CRS Rentals Inc has petitioned the city of Chippewa Falls Common Council to rezone lot #s 15 and 16, Flame Addition to R 3-4 Multi-Family 4-plex Residential District; and

WHEREAS, the Plan Commission has evaluated the said request for a Conditional Use Permit for a CBRF; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, April 13, 2015, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.23.5 (8) (j) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to renovate and convert the current building to a Community Based Residential Facility on Parcel #1580, Lots 15 and 16, Block # 13, Flame Addition located at #421 Frenette Drive under the following conditions:

- a) That the existing building at #421 Frenette Drive be allowed to be reconstructed into a twenty-four(24) unit Community Based Residential Facility according to the attached plans and details.

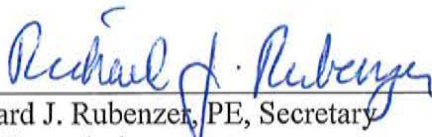
C.U.P. Resolution No. 2015-03

- b) That the CBRF be operated as provided for in the license issued by the Wisconsin Department of Health Services to Serving Hands for Advanced Age and Disabilities Care.
- c) That this Conditional Use Permit become null and void if a license other than the license issued to Serving Hands for Advanced Age and Disabilities Care at this facility is applied for and issued by the Wisconsin Department of Health Services.
- d) That the proposed Community Based Residential Facility building be in conformance with the attached site plan and building floor plan and details and all attachments become part and parcel of this Conditional Use Permit.
- e) That the CBRF be permitted to operate 7 days per week and twenty-four hours per day.
- f) That the number of employees (petitioned for 6 part time and 3 full time) allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
- g) That the number of residents (petitioned for 24) allowed be as permitted and licensed by the State of Wisconsin Department of Health services.
- h) That 48 hard surfaced off-street parking spaces be provided as listed in the petition.
- i) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- j) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- k) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- l) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- m) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: C. Hasky

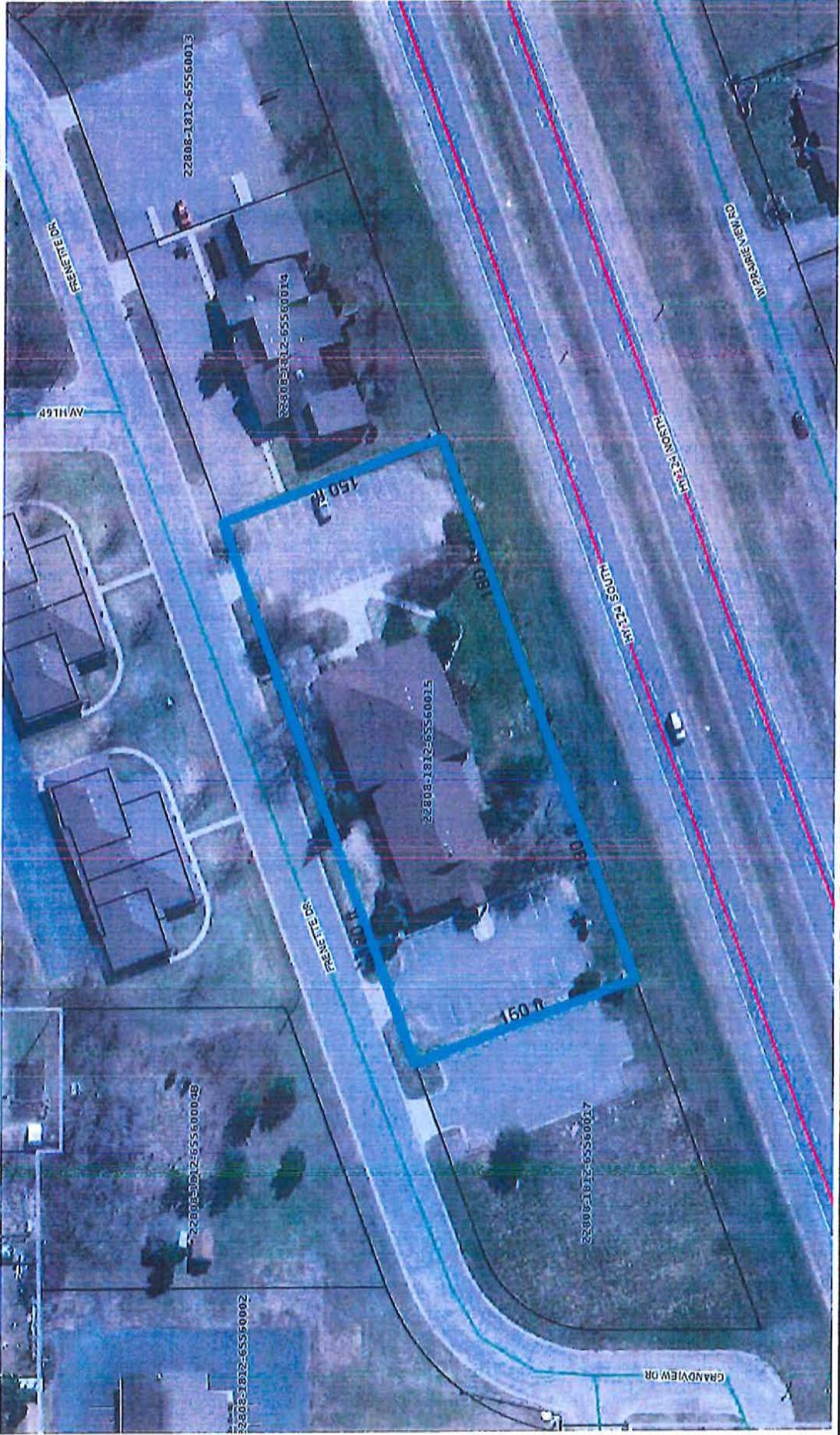
SECONDED: Hubbard

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on April 13, 2015, by a vote of 8 ayes, 1 nays and 0 abstentions.

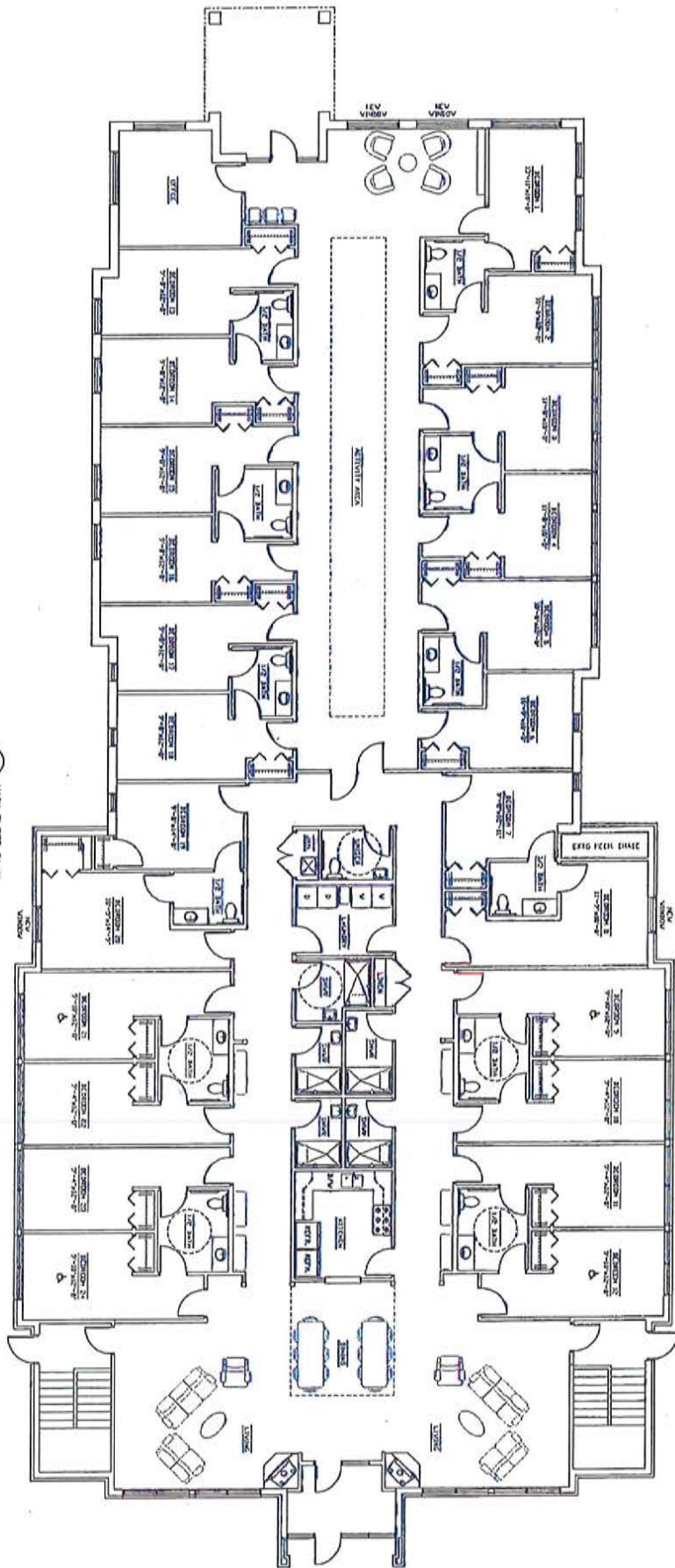

Richard J. Rubenzer, PE, Secretary
Plan Commission

421 Frenette Dr. Chippewa Falls

Printed 02/25/2015 Scale = 1:87'



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.



1 MAIN FLOOR PLAN
3/24/83

A1
1 of 1

DESIGNED BY	ROBERT JOHNSON
DATE	2-24-83
REVISIONS	
APPROVED BY	

CBRF
CHIPPewa FALLS
WISCONSIN

ROBERT JOHNSON
5201 STONEWOOD DRIVE
EAU CLAIRE, WI 54705
CELL (715) 826-8338

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
CONDITIONAL USE PERMIT RESOLUTION NO. 2015- 04 FOR A
COMMUNITY BASED RESIDENTIAL FACILITY AND/OR
RESIDENTIAL CARE APARTMENT COMPLEX ON PARCEL #1580
LOCATED ON LAKELAND DRIVE, CHIPPEWA FALLS, WISCONSIN**

WHEREAS, at its March 9, 2015 meeting, the Plan Commission heard a request on behalf of Eagleton Assisted Living LLC to construct a twenty –four unit Community Based Residential Facility, (CBRF) and/or Residential Care Apartment Complex(RCAC); and

WHEREAS, Parcel #2025.5005, Lot #5, Block #1, of the Lake Wissota Business Park is zoned O-2 Professional Office and Institutional District; and

WHEREAS, the Plan Commission has evaluated the request for a Conditional Use Permit Resolution No. 2015-04 to construct a twenty –four unit Community Based Residential Facility, (CBRF) and/or Residential Care Apartment Complex(RCAC) on Parcel #2025.5005, Lot #5, Block #1, of the Lake Wissota Business Park; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, April 13, 2015, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.27.5(7)(f) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to construct and operate a twenty –four unit Community Based Residential Facility and/or Residential Care Apartment Complex(RCAC) on Parcel #2025.5005, Lot # 5 ,Block # 1, of the Lake Wissota Business Park located on Lakeland Drive under the following conditions:

- a) One new twenty–four unit Community Based Residential Facility and/or Residential Care Apartment Complex(RCAC) is allowed to be constructed according to the attached

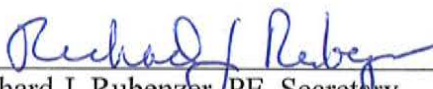
- plans and details.
- b) That the proposed Community Based Residential Facility and/or Residential Care Apartment Complex(RCAC) be in conformance with the attached site plan and building floor plan and details and all attachments become part and parcel of this Conditional Use Permit.
 - c) That the CBRF and/or RCAC be operated as provided for in the license issued by the Wisconsin Department of Health Services to Eagleton Assisted Living LLC for Advanced Age and End of Life(Palliative) Care.
 - d) That this Conditional Use Permit become null and void if a license other than the license issued to Eagleton Assisted Living LLC for Advanced Age and End of Life(Palliative) Care at this facility is applied for and issued by the Wisconsin Department of Health Services.
 - e) That up to 12 future units be allowed up to a maximum of 36 units.
 - f) That the CBRF and/or RCAC be permitted to operate 7 days per week and twenty-four hours per day.
 - g) That the number of employees(petitioned for 8 part time and 12 full time) allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
 - h) That the number of residents(petitioned for 24 up to 36) allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
 - i) That 20 hard surfaced off-street parking spaces be provided as listed in the petition.
 - j) That on premise signing be allowed as per the attached sign detail.
 - k) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
 - l) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
 - m) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
 - n) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
 - o) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Tzanakis

SECONDED: Hubbard

C.U.P. Resolution No. 2015-04

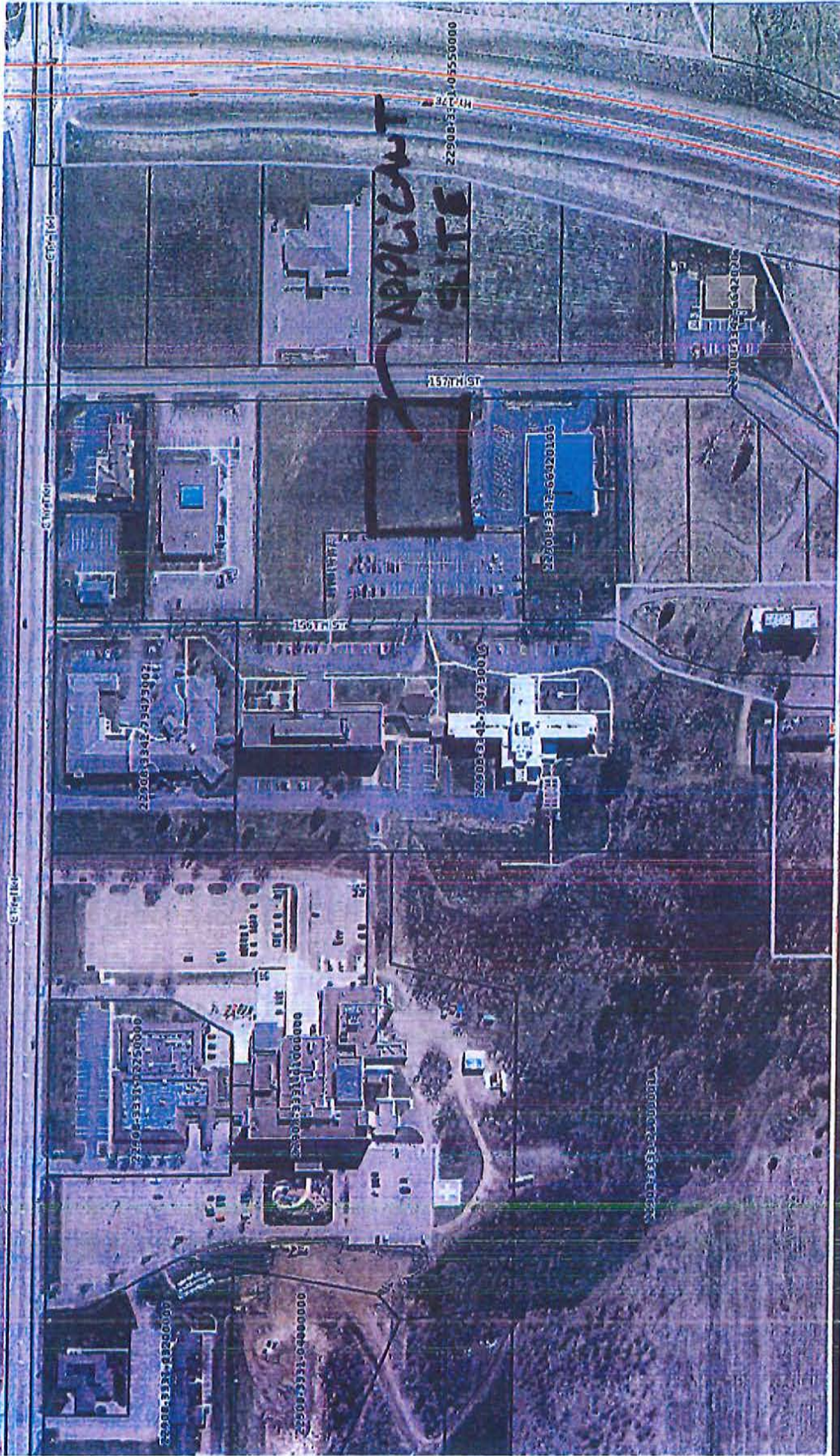
I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on April 13, 2015, by a vote of 9 ayes, 0 nays and 0 abstentions.


Richard J. Rubenzer, PE, Secretary
Plan Commission

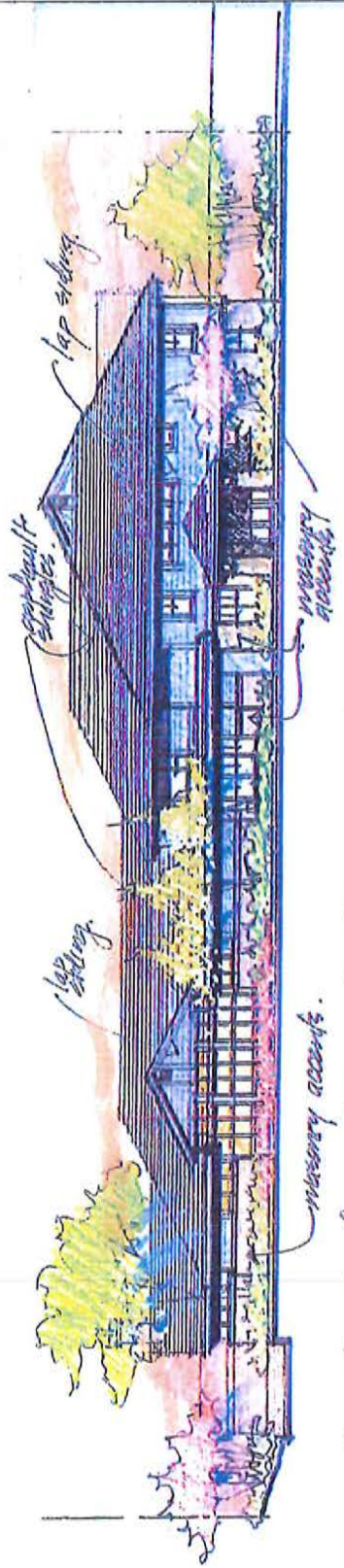
Map



Printed 02/27/2015 Scale = 1:271'



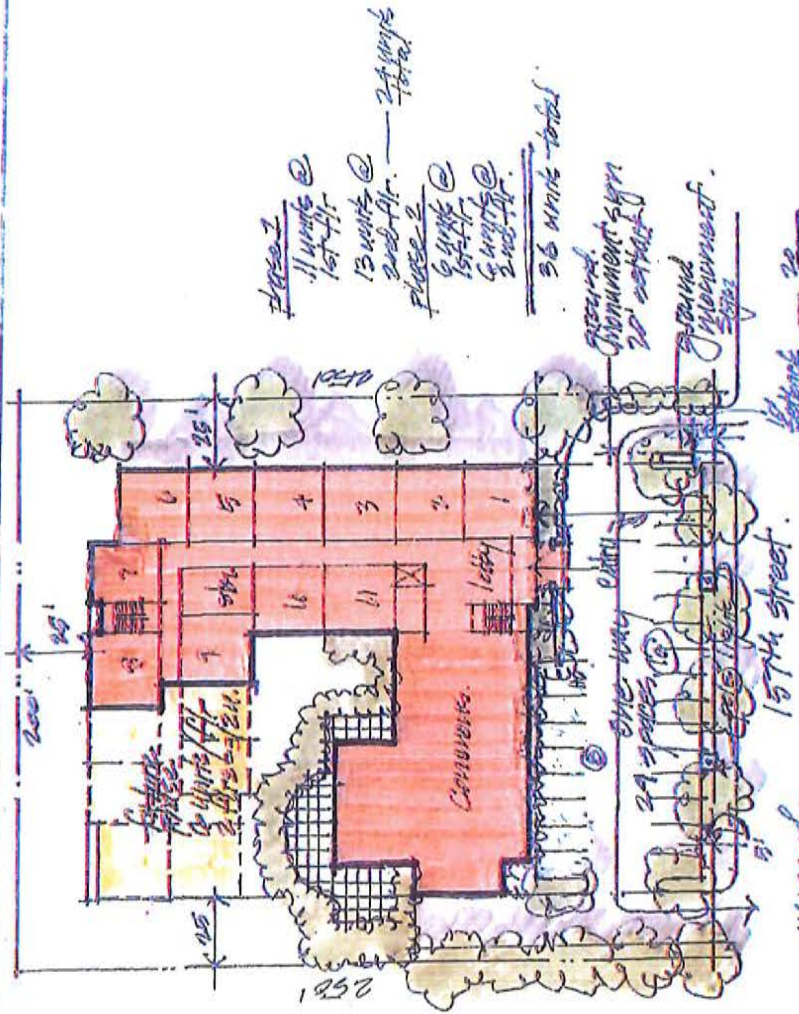
Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



masonry accents.
schematic sketch of side / front



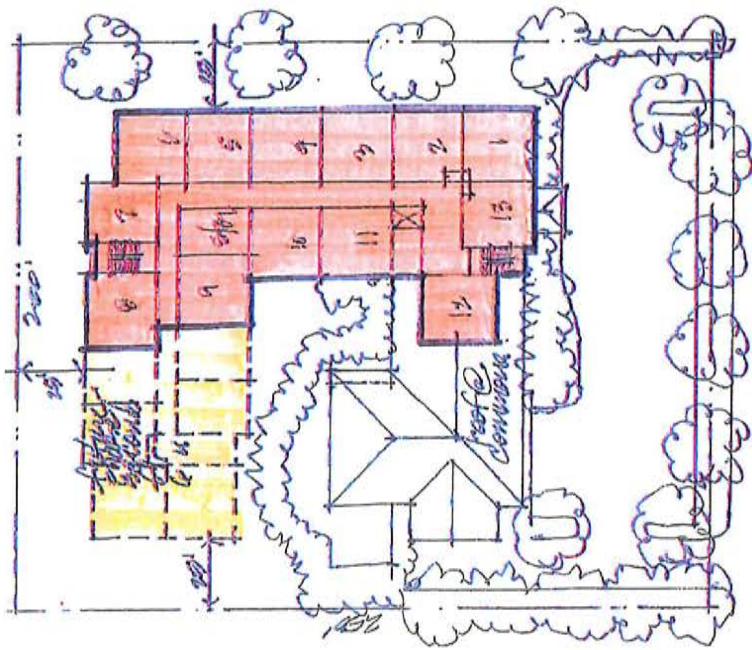
masonry accents.
masonry accents side
Winnona
March 26 / 2015



Phase 1
 11 units @
 1st flr.
 13 units @
 2nd flr. — 24 units
 total
 Phase 2
 9 units @
 1st flr.
 5 units @
 2nd flr.
 36 units total

ground
 monument sign
 20' setback
 ground
 monument
 20'

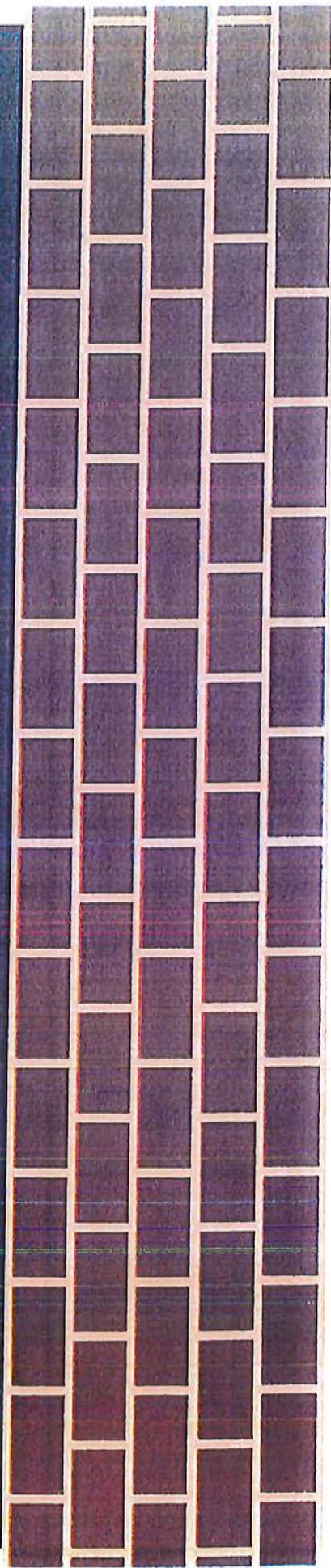
15th Street
 16 units
 ground
 11 units / Phase 1
 Phase 2
 1st flr 6 units
 March 26/2015



Wissota
 Development plan
 second floor 13 units / phase 1
 and 1st 6 units.
 March 06/2015

Wisota Care

ASSISTED LIVING



Date Filed: April 1, 2015

Fee Paid: 25.⁰⁰ Date: 3-17-15 TR# 45493

Fee Paid: _____ Date: _____ TR# _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

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

Address of Property: 7 East Elm St

Lot: 11 & 12 ^{NE} 54 Block 25 Subdivision Allen's Addition ⁶⁻²

Or Legal Description: _____

Property is zoned: R22

Home/Business Address: 7 East Elm St

Phone Number: (715) 215-0716

Purpose for which this Permit is being requested:

Conditional Use 8 J

CONDITIONAL USE PERMIT APPLICATION (Continued)

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

office Central Business R2 R3

Indicate any facts that indicate the proposed use will not be detrimental to the general public interest, the purposes of this Chapter and the general area in which it is

located: the property is already zoned for this use with off street parking and would be better for local businesses

Operational plans of the proposed use:

Hours of Operation: _____

Days of Operation: _____

Number of Employees: _____

Part-Time

Full-Time

Capacity:

Number of Units:

4

Size: 2,137, (265 or 116), (255 or 606), 677

Number of

Children/Residents: _____

Age: _____

Other: _____

Building plans:

Existing

buildings: AH school

CONDITIONAL USE PERMIT APPLICATION (Continued)

Proposed buildings: N/A

Use of part of building: _____

Proposed Additions: N/A

Future Additions: N/A

Change in Use: ~~2 to 4~~
Increase from ~~2~~ to 4 Units

Outside Appearance: Great

Number of Buildings: 1 house 1 Garage

Planting & Landscaping:

Type: recent update to yard great Appearance
curb appeal new landscaping

Timetable: _____

CONDITIONAL USE PERMIT APPLICATION (Continued)

Screening:

Type: _____

Fences: yes vinyl

Type: vinyl

Height: 6'

Location: sides

Earth Bank:

Planting: _____

Maintenance: _____

Other: _____

Lights:

Number of
Lights: 3

Location: DOORS

Hours: NIGHT

Type: on off

Signs:

Type: _____

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

CONDITIONAL USE PERMIT APPLICATION (Continued)

Drives:

Number of: 2
Location: front & Back
Width: front 10' back 30'

Parking:

Number of Stalls: 6
Location of Stalls: 3 Front, 3 Back
Setbacks: front 25 Back 25 ~~front~~ West side 10
Surfacing: concrete decorative stamped East side 14
Screening: _____

Drainage:

Storm Sewer: _____
RockBeds: yes full length of front drive
Detention Pond: _____
Retention Pond: _____

Submit Site Plan Showing Property Line, Buildings and Other Structures: _____

List any additional information being submitted with this permit application:

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

Owners/Addresses

Petitioners/Addresses

Susan M Woodman
7 E. Elm St.
Chippewa Falls, WI 54729





[Signature]
7 E. Elm St.
Chippewa Falls, WI 54729

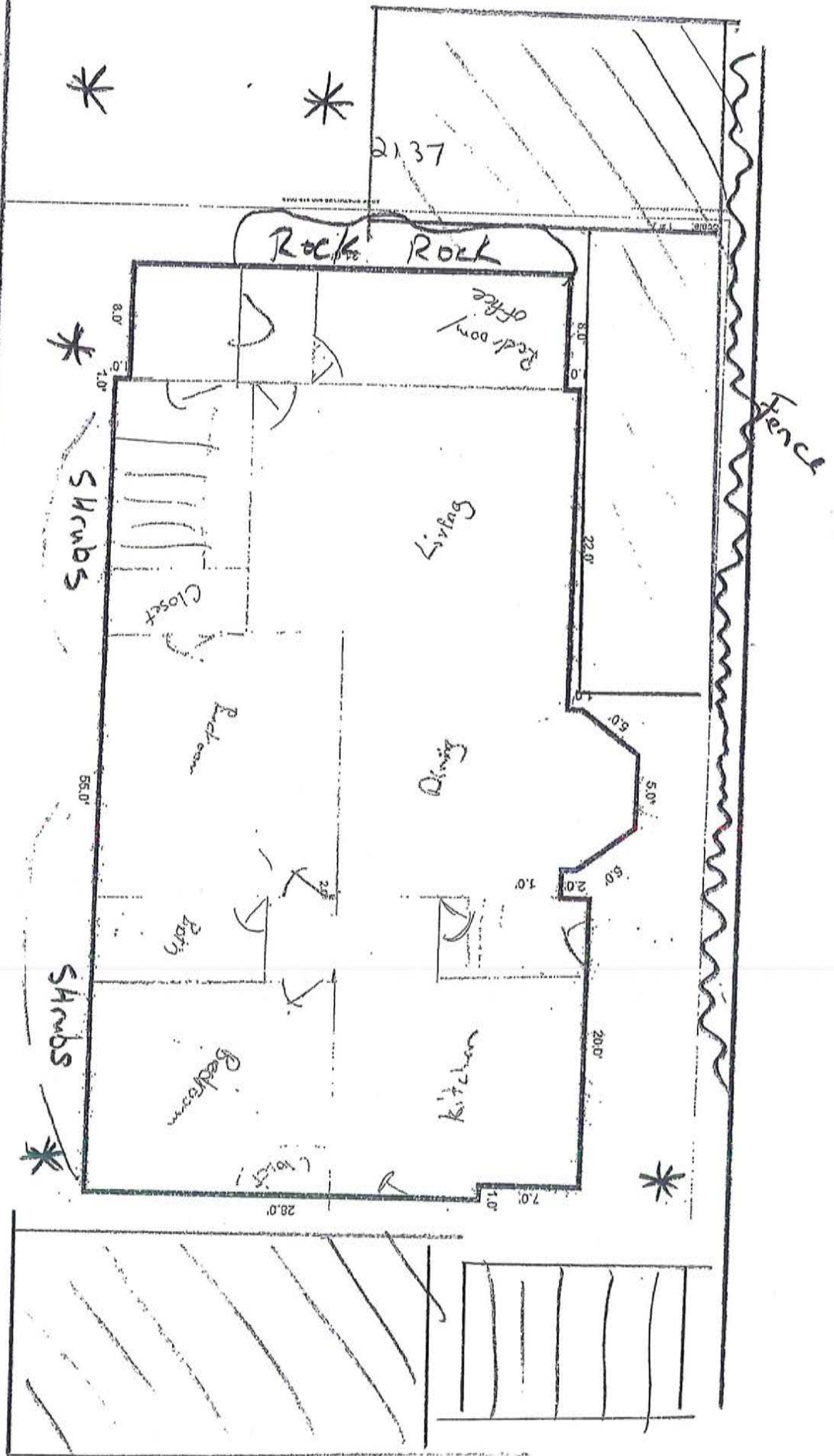
[Signature]
7 E. Elm St.
Chippewa Falls, WI 54729

James Woodman @ Sbcglobal.net

OVERVIEW

7 EAST 21st ST

-  Parking
-  Garage
-  trees
-  Rock Drainage

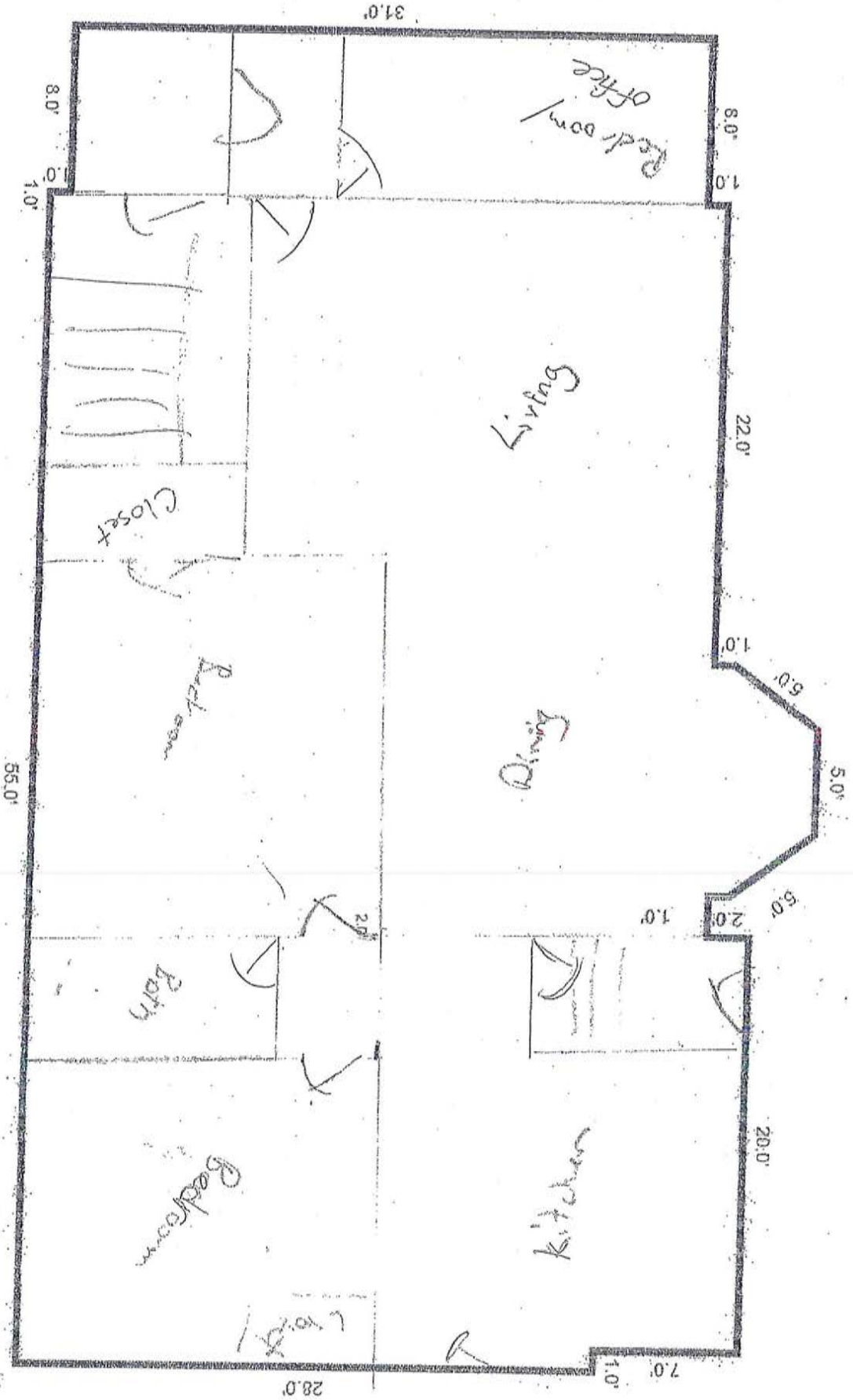


Unit 1

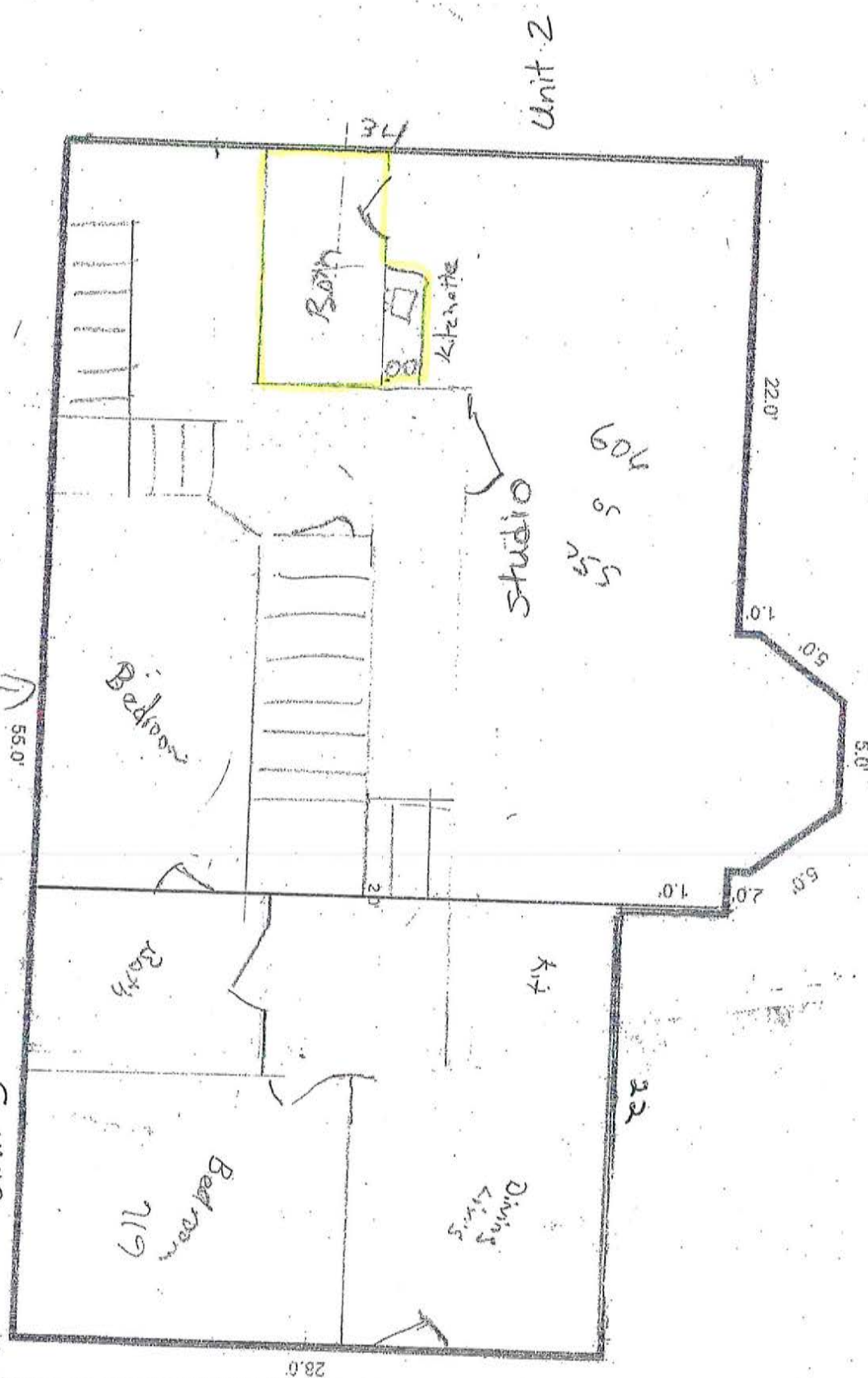
Fence

2137

Scale: 1/8" = 1'-0"



Unit 1



765
or
616

Unit 3

Unit 2

55.0'

28.0'

Bedroom

Bath

Bedroom
719

Bath

Kitchen

Studio

Kit

Dining
Living

22

606
sq
552

734

22.0'

1.0'

5.0'

5.0'

1.0'

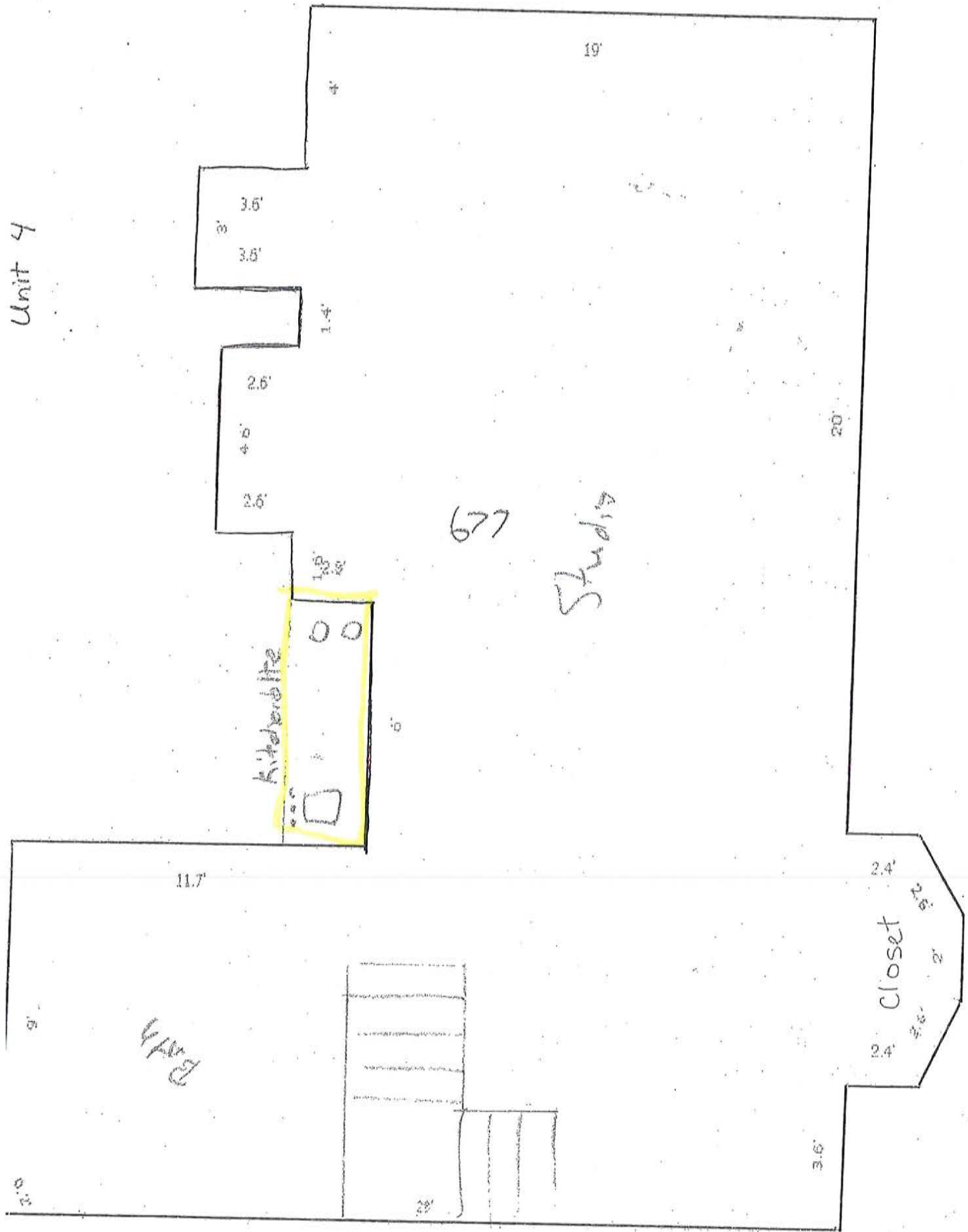
2.0'

5.0'

2.0'

2.0'

Unit 4



677

Studio

Kitchenette

Closet

Bath