

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 11, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 11, 2016 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Dennis Doughty. Also attending were persons listed on the attached attendance roster.

1. **Motion** by Varga, seconded by Hubbard to approve the minutes of the March 7, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Paul Canfield appeared to present the attached Final Plat for Wissota Shores Phase II. Mr. Canfield thought that one to two multi-family units would be constructed per year for the next few years. Commissioner Smith asked about connecting to STH #178 using the existing approach at Lakeview Drive. Mr. Canfield stated that the extension would be long, expensive and that the developer, Two Rivers Real Estate did not own the land. Director of Public Works Rubenzer noted that turn around accommodations at the north end of the project had been added for emergency vehicles.
Motion by Hubbard, seconded by Tzanakis to recommend the Common Council approve the attached plat of Wissota Shores Phase II contingent on receipt of the \$160 review fees. **All present voting aye. Motion carried.**

3. Director of Public Works Rubenzer gave background zoning and location details for a proposed multi-tenant cell tower and equipment request from McDonell Area Catholic Schools. Shane Begley of Verizon appeared to support Conditional Use Permit Resolution No. 2016-01. He stated that Verizon had attempted to co-locate a cell antenna on the City's water tower on Westwood Drive but that it was outside the search ring. He then attempted to construct a new tower near Christensen Florist and at Our Savior's Lutheran Church. Then after again pursuing co-location on the water tower, McDonell Area Catholic Schools was negotiated with. He stated that a McDonell representative had handed out 50 flyers advertising a public information meeting which was held on January 19, 2016. No public appeared at the meeting. Mr. Begley stated that the FCC regulated all Verizon tower installations and that Verizon emissions were usually at 1/10 of the maximum allowable emission level. He noted that search rings were established to address capacity concerns. He continued that cell towers in some instances increased property values due to better cell phone and computer coverage and reception. He indicated today young families were looking for very good cell phone reception when looking for a house and that good cell phone reception was a great asset to "911" and emergency services. He also stated that the proposed location was an optimal location as far as being away from residences in the target area search ring. In response to a question about aesthetics, Mr. Begley stated that a stealth design of a tower such as a pine tree or cactus was more suited for a tower height close to sixty feet and also limited the number of vendors that could be located on a tower resulting in more overall cell towers. Mayor Hoffman opened a public hearing and invited all present to come forward, state their name and address, speak for or against the permit and keep comments to two to three minutes if possible.

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

Ryan McLaughlin of 766 Terrill Street spoke against the permit stating he was opposed to cell tower radiation effects on children in neighborhood and students at the schools. He suggested other locations for the tower.

Kevin and Kris Custer of 1215 Mansfield Street appeared and spoke against the permit. Kevin stated the proposed tower was in their backyard and was concerned about long term health effects. Why couldn't the tower be located elsewhere? He stated some countries had pulled towers away from schools and hospitals. Kris acknowledged there was a need for technology but reiterated that we don't know long time health effects. She wondered if people knew that the tower was going up at McDonell. She stated she hadn't got a flyer from McDonell and neither had her neighbors. She asked for more time to research the matter. She stated the radiation was a carcinogen and could cause brain cancer.

Dorothy Meehan of 1210 Coleman Street spoke and stated the tower was literally in her front yard and asked if it could be located further south. She stated she hadn't received any notice from McDonell.

Bill Febry of 608 Summit Avenue spoke in opposition to the permit. He stated that the west hill was a desirable place to live and wondered if aesthetics came into play. He asked when the first wind turbine would go up, where would it go up and could it be controlled. He also stated that aesthetics are important to us as a city. He stated engineers opinions can vary.

Carling McLaughlin of 766 Terrill Street spoke against the permit stating she was about raising her family in a healthy atmosphere. She requested time to get more information and look for alternatives. She asked if the project had to be done at this time.


Brenda Oire of 1101 Mansfield Street spoke against the permit. She stated FCC standards were 30 years old and considered the effects of radiation on adult males, not children. She continued that children were the most vulnerable to radio waves. She was concerned because she hadn't received notice from McDonell and had health concerns for children.

The Plan Commission debated at length considering the existing tower by the court house and what an approval, denial or no action vote meant. Shane Begley again noted that the FCC was the governing body for cell towers, stated they kept current with emissions and Verizon was only at a fraction of the allowable emission level.

Motion by Hubbard, seconded by Hull to approve Conditional Use Permit Resolution No. 2016-01 allowing McDonell Area Catholic Schools to construct a 128' high multi-tenant communication tower with supporting equipment in a 62 foot by 59 foot fenced enclosure. The Plan Commission again discussed that denying the permit would mean that McDonell Area Catholic Schools and Verizon would need to take the City to court and that most likely the City would lose the case based on State Statute 66.0404 and Act 20. By taking no action, the permit would be approved after ninety days. Mayor Hoffman requested a roll call vote. **Voting aye were Hubbard, Hull, Misfeldt, Tzanakis and Hoffman. Voting nay were Varga, Arneberg, Smith and Rubenzer. Conditional Use Permit Resolution No. 2016-01 was approved by a 5-4 vote. Motion carried.**

4. **The Plan Commission took no action** on the Conditional Use Permit petition from Hoss Bros., LLC because the proposed apartment complexes are permitted uses in the R-3A Multi-Family Residential Zoning District, which is what Parcel #22808-1722-72655002, Lot #2, Certified Survey Map No. 2655 is zoned.

5. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 8:26 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

DATE: April 11, 2016

NAME	ADDRESS	COMPANY	PHONE #	EMAIL
Shane Beasley	1414 S. Country Cir Gordon, WI 54838	CST / VZW REPRESENTING	715-816-4672	ShaneBeasley@ CenturyTel.net
Ryan McLaughlin	766 Terrill St 54729		715 222 6272	
BRENDA OIRE	1101 Mansfield		715-861-5460	
Carling McLaughlin	746 Terrill St. 54729		715-723-6411	cafebm@gmail.com
Saul Stevens	1101 Mansfield St. 54729		715-944-4691	
Albert Oire	1101 Mansfield St		715-861-5460	
Jeremy Skan	19013 617 Ave		715-225-4572	
Monika Meehan	1210 Coleman St		715-723-7063	
Paul Cowfield	3938 London Rd Eau Claire WI 54601	2 Rivers Real Estate	715-828-0519	Paul.cowfield@rivers.net
Kris Custer	1215 Mansfield St			
Kevin Custer	1215 Mansfield St		715-723-0822	
Ben Guyton	1235 Mansfield St		715 577 6575	
Dan Ferry	608 SUMMIT AVE		715-770-0822	

PLAN COMMISSION ATTENDANCE SHEET

DATE: _____

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Nancy Grealy		608 Summit Ave	715 720-0822	

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 7, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, March 7, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Max Gehler, Shane Begley, Michael Sedlacek, Tim Holden, Pete Gartman, Doug Sharpe and City Planner Jayson Smith.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the January 11, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Max Gehler appeared and presented the attached preliminary plat for subdivision of a parcel located at the Northeast corner of Old Eau Claire Road and Nelson Road extended easterly. Secretary Rubenzer noted that another preliminary plat from Mr. Gehler had been submitted in 2010 but that issues had been raised with the Archeological review and wetlands. He continued that stormwater treatment and access for lot #'s 4, 5, 6 and 7 and outlot #3 were conditions of the proposed preliminary plat. He continued that a 50 foot minimum right-of-way would be required for a public street and that an easement for the existing water utility 20 inch diameter water main would be required. A private driveway would be allowed pending emergency service review. Mr. Gehler stated an Indian burial mound had detained his previous preliminary plat submittal. He proposed he would provide a cul-de-sac on outlot #3 to allow for vehicle turnaround.

Motion by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached preliminary plat for Gehler Estates contingent on:

- 1) Submission and approval of a stormwater management plan.
- 2) Dedication of a minimum 50 foot wide public right-of-way for the Easterly extension of Nelson Road unless a private drive is utilized.
- 3) Inclusion of a forty foot wide easement on the easterly extension of Nelson Road for an existing water main.
- 4) A favorable review and approval of a private drive to serve lot #'s 4, 5, 6 and 7 and outlot #3 from Chippewa Falls Emergency Services (Fire and Police).
- 5) Receipt of the \$100 Plat review fee plus \$10 per lot.

All present voting aye. Motion carried.

3. Pete Gartman appeared to present the attached preliminary plat for Steve Frazier in the Town of Lafayette. Mr. Gartman stated that the Town of Lafayette had previously rezoned the parcel from R-3 to R-2 and R-1 and that the subdivision would be served with private sanitary sewer and water services. Secretary Rubenzer noted that the City had extraterritorial plat review for this plat but that Chippewa County had agreed to do the stormwater review plan for this project.

Motion by Hubbard, seconded by Varga to recommend the Common Council approve the attached preliminary plat for Steve Frazier in the Town of Lafayette contingent on:

- 1) Submission and approval of a stormwater management plan.
- 2) Receipt of the \$100 Plat review fee plus \$10 per lot.

All present voting aye. Motion carried.

4. The Plan Commission considered a Certified Survey Map from Chippewa Surveying for subdivision of a parcel in Emmerton's Addition. The parcel is located at the West dead end of Dover Street. The remnant of the parcel being subdivided will have frontage on Westwood Drive. Potential owner, Michael Sedlacek was present and stated he planned to build a new house on the subdivided parcel. The

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new house would be served by Chippewa Falls public utilities.

Motion by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map from Chippewa Surveying for subdivision of a parcel and creation of Lot #1 in Emmerton's Addition in the City of Chippewa Falls. Said approval contingent on:

- 1) Submission and approval of a stormwater management plan.
- 2) Receipt of the \$100 Certified Survey review fee.

All present voting aye. Motion carried.

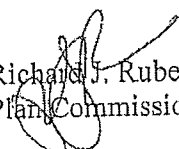
5. Shane Begley of Begley Wireless Consulting Services, LLC appeared on behalf of McDonell Area Catholic Schools and Verizon Wireless to support the attached petition for a Conditional Use Permit to construct a 128 ft. tall multi-tenant monopole communication tower and a 60' x 80' fenced compound at the West edge of the McDonell High School parking lot. Mr. Begley stated that he had attempted to get the cellular communication antennae mounted on the City of Chippewa Falls water tower on Westwood Drive which is approximately 1100' from and 3' (base elevation), higher than the proposed McDonell location. Verizon indicated that the tower was outside the search ring. Mr. Begley stated that he had proposed Christenson Florist and Our Savior's Lutheran Church as potential other locations in the search ring but both proposed locations didn't work out. He indicated that height wasn't as important in this location as was being able to meet capacity concerns at the schools in the vicinity. Secretary Rubenzer stated he had met with Attorney Ferg to discuss the application of state statute 66.0404 created in 2013 by the Wisconsin Legislature. The effect of the law was to severely limit local governments from regulating cell tower installations. Heights under 200 feet, aesthetics and collapse zones cannot be used as reasons to deny proposed cell tower locations. The applicant can, however, be asked to provide evidence why collocation on an existing structure can't be done. Secretary Rubenzer stated he didn't think it was fair or right that residents in existing neighborhoods didn't appear to have much say or control in placement of a proposed cell tower but that the argument would have to be made with the legislature. Verizon RF Engineer Mustafa Siamof provided a sworn statement saying the utility water tower was not in the search ring for the proposal. The Plan Commission discussed the aesthetics of the existing tower next to the County Sheriff's Office and jail and the need for better cell reception at Chi Hi, McDonell, Chippewa Falls Middle School and Notre Dame Middle School. Also, the ability to request additional information was discussed. Mr. Begley noted that McDonell Area Catholic Schools had already signed a contract to place a tower at the proposed location and the Verizon had spent roughly three quarters of a million dollars to get the cell tower application for its proposed location.

Motion by Cihasky, seconded by Tzanakis to conduct a public hearing to consider a request from McDonell Area Catholic Schools to construct a 128 ft. tall multi-tenant monopole communication tower and a 60' x 80' fenced compound at the West edge of the McDonell High School parking lot. Said public hearing to be scheduled contingent on:

- 1) Receipt of the \$300 advertising and processing fee.
- 2) Receipt of the search ring data for the proposal by March 21, 2016.
- 3) Proper notification of adjacent property owners.

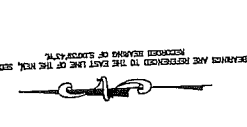
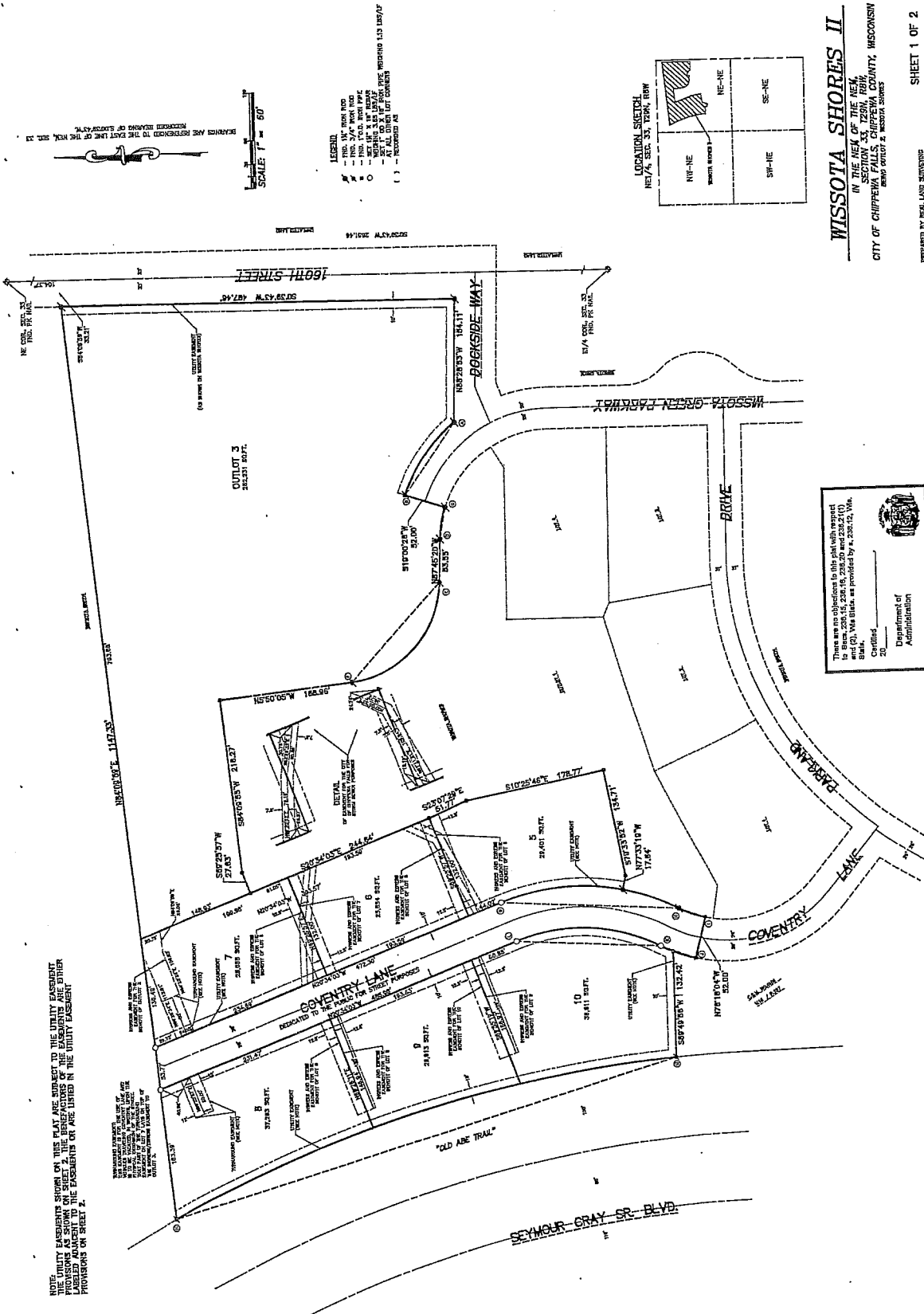
All present voting aye. Motion carried.

6. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:30 P.M.

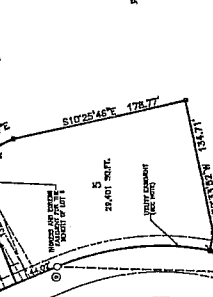

Richard J. Rubenzer, P.E., Secretary
Plan Commission

NOTES:
 THE UTILITY EASEMENTS SHOWN ON THIS PLAN ARE SUBJECT TO THE UTILITY EASEMENT PROVISIONS AS SHOWN ON THE SEWER AND WATER MAINS AND GAS AND OTHER PROVISIONS ON SHEET 2. THE EASEMENTS ARE LIMITED IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2.

IN THE EVENT OF A DISPUTE BETWEEN THE CITY OF CHIPPewa FALLS AND THE PROPERTY OWNERS CONCERNING THE LOCATION OF THE UTILITY EASEMENTS, THE CITY OF CHIPPewa FALLS SHALL BE RESPONSIBLE FOR THE LOCATION OF THE UTILITY EASEMENTS.



- LEGEND**
- 1/2\"/>



SW-NE	SE-NE
SW-SW	SE-SW

There are no objections to this plat with respect to the City of Chippewa Falls, Wisconsin, as provided by s. 232.05, Wis. Stat., Chapter 232, Department of Administration.

PROPOSED BY: REAL LAND DEVELOPMENT
 CASE NO. 14100-01

MISSISSIPPI SHORES II
 IN THE CITY OF CHIPPewa FALLS,
 COUNTY OF CHIPPewa FALLS, WISCONSIN
 BEING PART OF 2, MISSISSIPPI SHORES

SHEET 1 OF 2

**RESOLUTION FOR A CONDITIONAL USE PERMIT
FOR A MULTI-TENANT COMMUNICATION TOWER AND SUPPORTING EQUIPMENT
LOCATED AT #1316 BEL AIR BOULEVARD**

WHEREAS, on, March 7, 2016, the Plan Commission received a Conditional Use Permit application for construction of a 128' high multi-tenant cellular communication tower and supporting equipment in an approximate 62 foot by 59 foot fenced enclosure from McDonell Area Catholic Schools; and

WHEREAS, the Plan Commission, at its March 7, 2016 meeting, requested the following items be addressed or submitted in addition to the original submittal:

- a) Submittal of the search ring data and analysis for the proposed location; and

WHEREAS, the property at #1316 Bel Air Boulevard is presently zoned P-1 Public and Institutional District; and

WHEREAS, McDonell Area Catholic Schools has submitted engineering drawings (available for inspection in the City Engineer's Office); and

WHEREAS, the Plan Commission has evaluated the request of McDonell Area Catholic Schools to place a 128' high multi-tenant cellular communication tower and supporting equipment in an approximate 62 foot by 59 foot fenced enclosure located at #1316 Bel Air Boulevard; and

WHEREAS, the Plan Commission finds the following facts in regard to this Conditional Use Permit Application:

- 1) The search ring data submitted shows that colocation on the City water tower at 707 Westwood Drive is not feasible.
- 2) The application is deemed substantially complete as per Wisconsin state statute 66.0404; and

WHEREAS, the Plan Commission conducted a public hearing and heard all interested parties about this request on Monday, April 11, 2016, 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.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN pursuant to Chapters 17.35 (6) (h) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, that the Conditional Use Permit for McDonell Area Catholic Schools located at #1316 Bel Air Boulevard be granted under the following conditions:

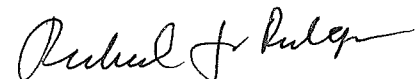
C.U.P. RESOLUTION NO. 2016-01

- a) That structural plans and record drawings for the tower and the building that have been drafted and sealed by a professional engineer be supplied to appropriate departments for review and approval.
- b) That the tower structural height be 128 feet.
- c) The proposed tower and equipment building shall be constructed according to the attached complete set of approved plans and specifications. The complete set of approved plans and specifications is part of this permit and full size copies will be available for inspection in the offices of the City Engineer and City Inspector.
- d) The proposed tower shall maintain a galvanized steel finish or other neutral color.
- e) No advertising materials or other signage shall be permitted on the proposed tower. Weather, warning and equipment signage is not prohibited.
- f) The proposed tower shall meet or exceed current regulations or standards of the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA) and any other agency of the State or Federal Government with the authority to regulate towers and antennae.
- g) That the monopole tower be enclosed in an approximate sixty-two foot (62') by fifty-nine foot (59') fenced enclosure.
- h) That provisions for two (2) additional cellular vendors on the tower be allowed.
- i) If the tower becomes abandoned, the most recent owner shall have six (6) months to remove the structure, base and compound and restore the site. If said removal is not done, the City may cause the said removal and restoration work to be done and be charged to the property owner as a lien against their property.
- j) That said permit and contracts be subject to the review of the City Attorney.
- k) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- l) This permit shall become null and void upon application for any variance from Code requirements.
- m) Chapter 17.47 (12) shall apply and this permit shall lapse if construction has not commenced within one year.
- 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 an amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Hubbard

SECONDED: Hull

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on April 11, 2016, by a vote of 5 ayes, 4 nays, and 0 abstentions.



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

Edge
 Consulting Engineers, Inc.
 954 1/2nd Street
 P.O. Box 111, Waukegan, WI 53188
 Phone: 920-883-0881
 Fax: 920-273-8037
 www.edge-engineers.com

verizonwireless
 1515 WOODFIELD ROAD
 SUITE 1400
 SCHAUMBURG, IL 60173

MERIDIAN
 SURVEYING, L.L.C.
 18774 Friesland 1
 Menasha, WI 54952
 Office: 920-883-0881
 Fax: 920-273-8037

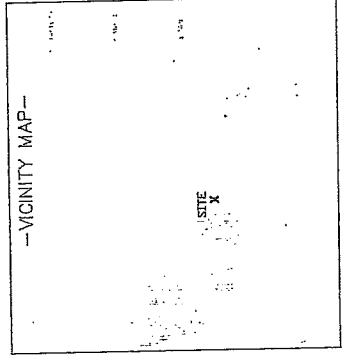
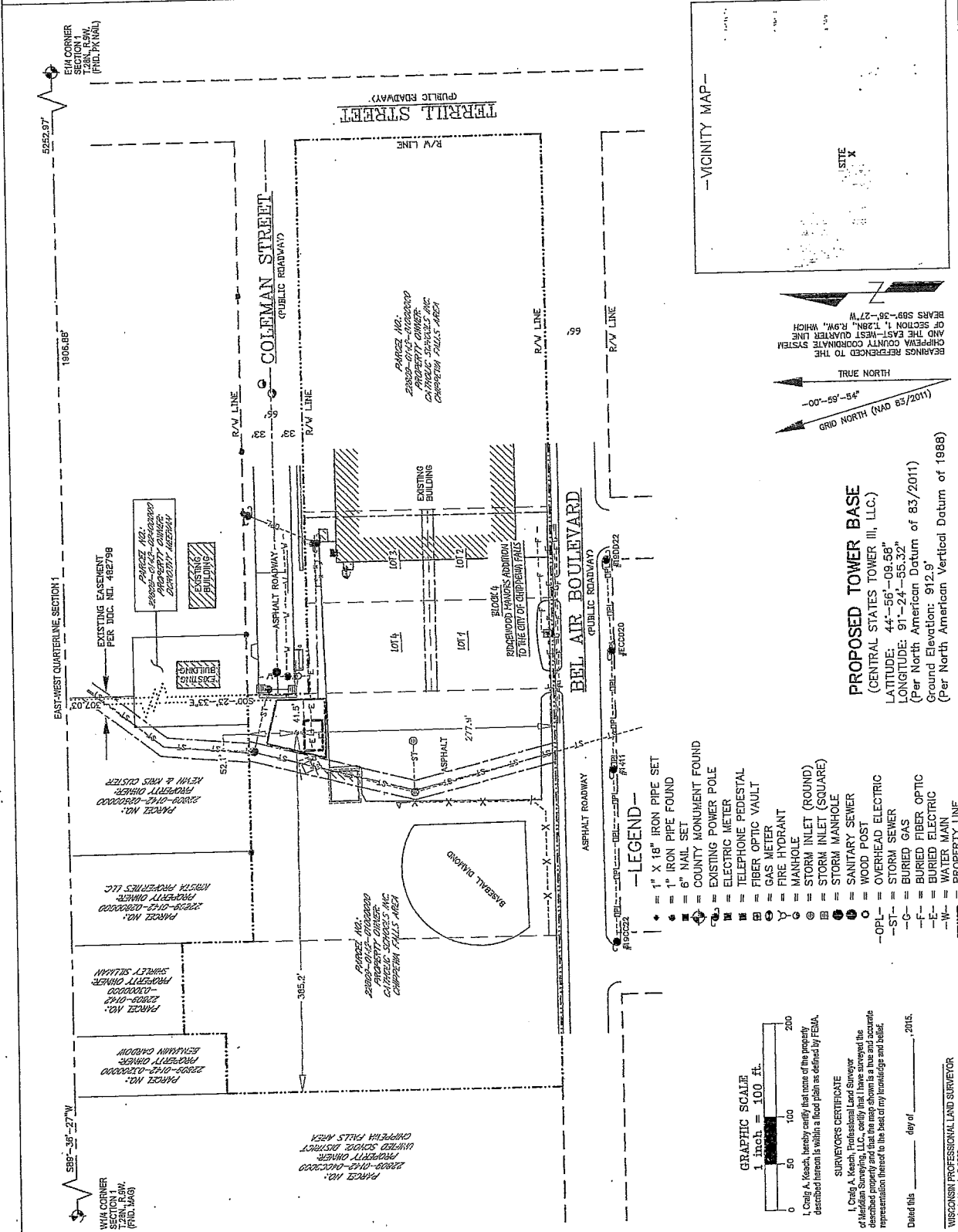
SITE NAME: ST. PAUL ST.
 SITE NUMBER: 2983396
 SITE ADDRESS: BEL AIR BLVD.
 CHIPPEWA FALLS, WI 54729

PROPERTY OWNER:
 CATHOLIC SCHOOLS INC.
 CHIPPEWA FALLS AREA
 1316 BEL AIR BLVD.
 CHIPPEWA FALLS, WI 54729
 PARCEL NO.: 22809-0142-01000000
 ZONED: P1-PUBLIC
 DEED: DOCUMENT NO. 748285

LEASE EXHIBIT
 FOR
 VERIZON WIRELESS PERSONAL
 COMMUNICATIONS LP 4/6/16 VERIZON WIRELESS
 BEING A PART OF THE NW 1/4 OF THE
 SE 1/4, SECTION 1, T.28N., R.9W., CITY
 OF CHIPPEWA FALLS, CHIPPEWA
 COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
1	9/23/15	Preliminary Survey	J.B.
2	11/12/15	Revised Lease Area	J.B.

DRAWN BY:	J.B.	FIELD WORK DATE:	8-11-15
CHECKED BY:	C.A.K.	FIELD BOOKS:	M-33, PG.65
JOB NO.:	8158	SHEET	1 OF 4



BEARINGS REFERENCED TO THE
 CHIPPEWA COUNTY COORDINATE SYSTEM
 OF SECTION 1, T.28N., R.9W., WHICH
 BEARS S89°28'27"W
 GRID NORTH (NAD 83/2011)
 -00°59'54"
 TRUE NORTH

PROPOSED TOWER BASE
 (CENTRAL STATES TOWER III, LLC.)
 LATITUDE: 44°-56'-08.58"
 LONGITUDE: 91°-24'-55.32"
 (Per North American Datum of 83/2011)
 Ground Elevation: 912.9'
 (Per North American Vertical Datum of 1988)

- LEGEND**
- ◆ = 1" x 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 6" NAIL SET
 - = COUNTY MONUMENT FOUND
 - ⊕ = EXISTING POWER POLE
 - ⊖ = ELECTRIC METER
 - ⊗ = TELEPHONE PEDESTAL
 - ⊙ = FIBER OPTIC VAULT
 - ⊚ = GAS METER
 - ⊛ = FIRE HYDRANT
 - ⊜ = MANHOLE
 - ⊝ = STORM INLET (ROUND)
 - ⊞ = STORM INLET (SQUARE)
 - ⊟ = STORM MANHOLE
 - ⊠ = SANITARY SEWER
 - ⊡ = WOOD POST
 - ⊢ = OVERHEAD ELECTRIC
 - ST- = STORM SEWER
 - G- = BURIED GAS
 - F- = BURIED FIBER OPTIC
 - E- = BURIED ELECTRIC
 - W- = WATER MAIN
 - P- = PROPERTY LINE

GRAPHIC SCALE
 1 inch = 100 ft.
 0 50 100 200

SURVEYORS CERTIFICATE
 I, Craig A. Keach, Professional Land Surveyor
 of Wisconsin, do hereby certify that the map and accurate
 representation thereof is within a flood plain as defined by FEMA.
 Dated this _____ day of _____, 2015.
 WISCONSIN PROFESSIONAL LAND SURVEYOR
 Craig A. Keach, S4533

Edge

Consulting Engineers, Inc.
324 W. 1st Street
Plymouth, Wis. WI 53078
608-454-1400 voice
608-454-1406 fax
www.edge-engineers.com

SURVEYED FOR:



1515 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN

SURVEYING, LLC
18377A, P.O. Box 1
Brookfield, WI 53005
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME: ST. PAUL ST.
SITE NUMBER: 2083396
SITE ADDRESS: BEL AIR BLVD.
CHIPPEWA FALLS, WI 54729

PROPERTY OWNER:
CATHOLIC SCHOOLS INC.
CHIPPEWA FALLS AREA
1316 BEL AIR BLVD.
CHIPPEWA FALLS, WI 54729

PARCEL NO.: 22609-0142-01000000
ZONED: P1-PUBLIC
DEED: DOCUMENT NO. 746265

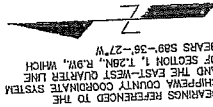
LEASE EXHIBIT

FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP 4/9/06 VERIZON WIRELESS
BEING A PART OF THE NW 1/4 OF THE
SE 1/4, SECTION 1, T.28N., R.9W., CITY
OF CHIPPEWA FALLS, CHIPPEWA
COUNTY, WISCONSIN

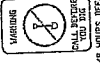
NO.	DATE	DESCRIPTION	BY
1	9/23/13	Preliminary Survey	J.B.
2	11/12/13	Revised Lease Area	J.B.

DATE WORK: 8-11-15
CHECKED BY: C.A.K. DATE: 8-11-15
JOB NO.: 8158 SHEET 2 OF 4

- LEGEND**
- = 1" X 18" IRON PIPE SET
 - = 1" IRON PIPE FOUND
 - = 6" NAIL SET
 - ⊕ = COUNTY MONUMENT FOUND
 - ⊖ = EXISTING POWER POLE
 - ⊗ = TELEPHONE PEDESTAL
 - ⊘ = FIBER OPTIC VAULT
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 - ⊚ = FIRE HYDRANT
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 - ⊝ = STORM INLET (SQUARE)
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 - ST— = BURIED GAS
 - O— = BURIED FIBER OPTIC
 - E— = BURIED FIBER OPTIC
 - W— = WATER MAIN
 - P— = PROPERTY LINE



CALL BEFORE YOU DIG
TOLL FREE
1-800-4-A-DIG
FOR A FREE COPY OF THE
"CALL BEFORE YOU DIG" BOOK

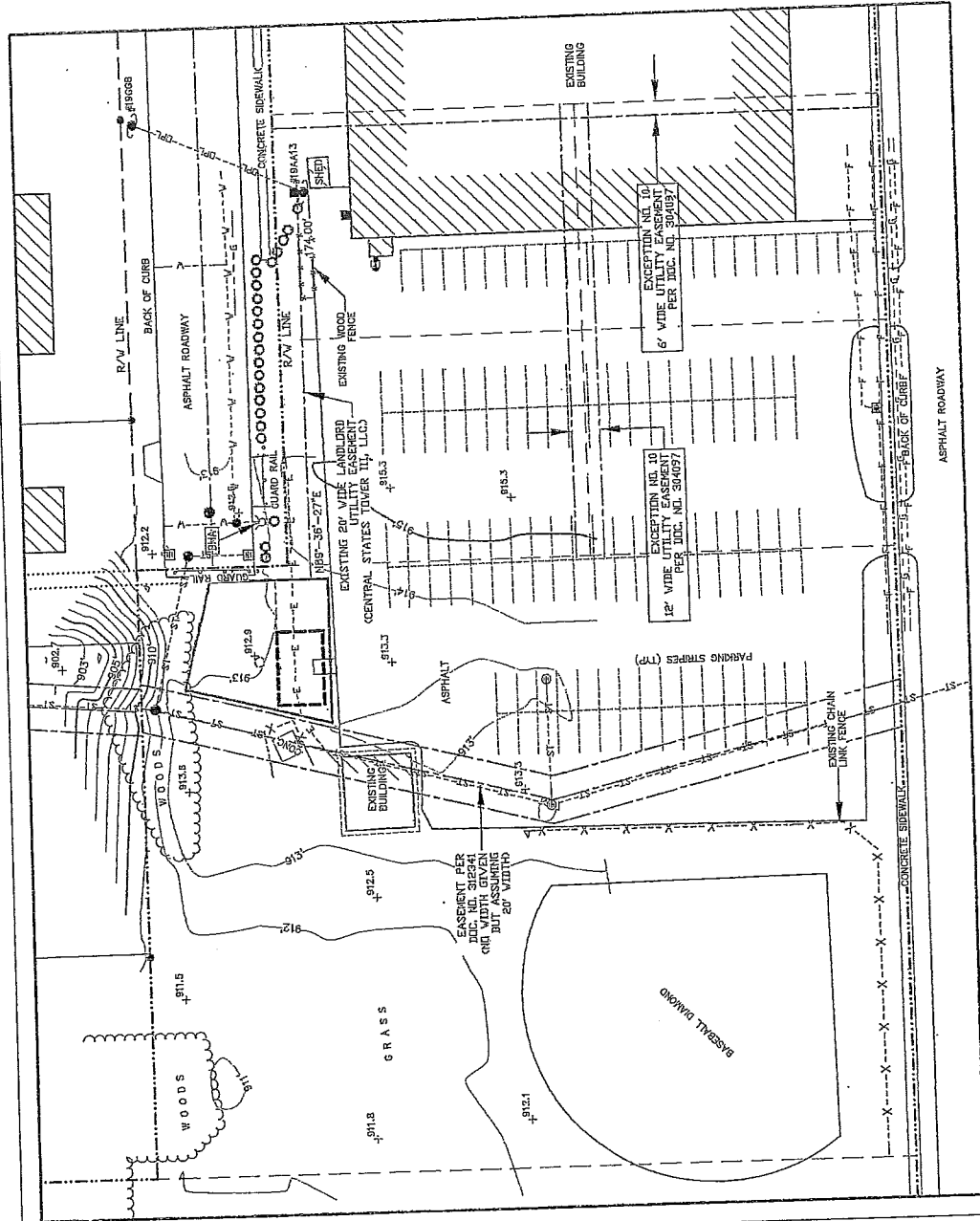


WETLAND NOTE

THE PRESENCE AND LOCATION OF WETLANDS HAS NOT BEEN DETERMINED BY ACTUAL FIELD DELINEATION PERFORMED BY A QUALIFIED WETLAND SPECIALIST.

SURVEY NOTES

- THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF ALL EXISTING UTILITIES TO VERIFY ACTUAL LOCATION OF UTILITIES FROM THEIR OWN RECORDS FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.
- THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASE AREA AND EASEMENTS ONLY.
- PRIVATE UTILITIES MARKED ON 9-26-2015 BY PRIVATE LINES, INC. EX221 STATE ROAD "161" JOLA, WI 54645



GRAPHIC SCALE
1 inch = 50 ft.
0 25 50 100

BENCHMARK INFORMATION
SITE BENCHMARK (BM A)
TOP OF BURY BOLT ON FIRE HYDRANT
ELEVATION: 915.13'

I, Craig A. Kesch, hereby certify that none of the property described herein is within a flood plain as defined by FEMA.

SURVEYOR'S CERTIFICATE
I, Craig A. Kesch, Professional Land Surveyor of Meridian Surveying, LLC, certify that I have surveyed the described property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2015.

WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Kesch, S-2333

SURVEYED FOR:
Edge
 Consulting Engineers, Inc.
 554 West Street
 P.O. Box 333
 Chippewa Falls, WI 54729
 Phone: 715-735-1100
 Fax: 715-735-1101
 www.edgeinc.com

SURVEYED FOR:
verizonwireless
 1515 WOODFIELD ROAD
 SUITE 1400
 SCHAUMBURG, IL 60173

MERIDIAN
 SURVEYING, LLC
 18774 Friesland 1, Office: 920-995-0897
 Menasha, WI 54952 Fax: 920-275-8557

SITE NAME: ST. PAUL ST.
 SITE NUMBER: 298396
 SITE ADDRESS: BEL AIR BLVD.
 CHIPPEWA FALLS, WI 54729

PROPERTY OWNER:
 CATHOLIC SCHOOLS, INC.
 CHIPPEWA FALLS AREA
 1316 BEL AIR BLVD.
 CHIPPEWA FALLS, WI 54729
 PARCEL NO.: 22809-0142-01000000
 ZONED: P1-PUBLIC
 DEED: DOCUMENT NO. 746265

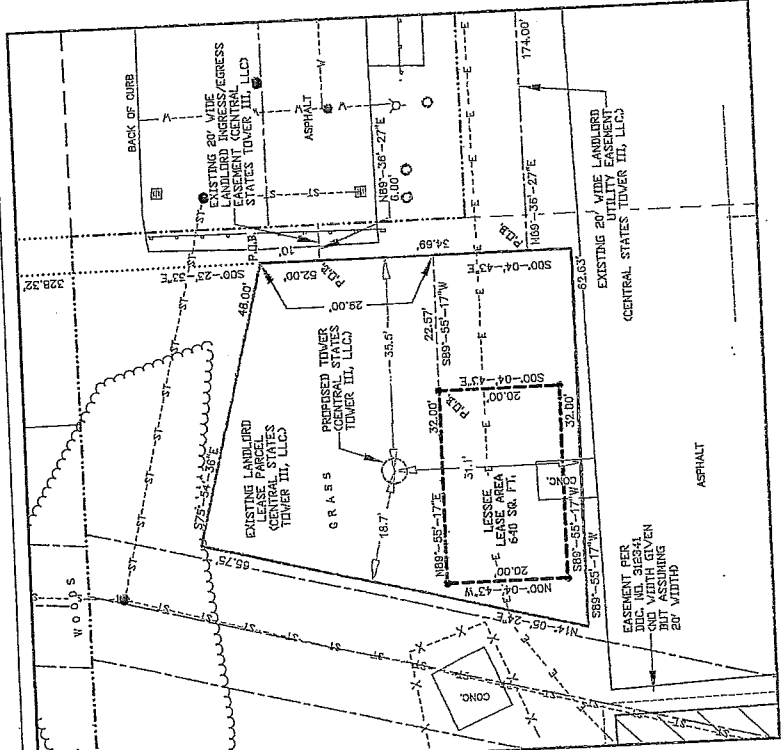
LEASE EXHIBIT
 FOR
 VERIZON WIRELESS PERSONAL
 COMMUNICATIONS LP d/b/a VERIZON WIRELESS
 BEING A PART OF THE NW1/4 OF THE
 SE1/4, SECTION 1, T.28N., R.9W., CITY
 OF CHIPPEWA FALLS, CHIPPEWA
 COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	11/12/15	Revised Lease Area	J.B.
1	5/23/15	Preliminary Survey	J.B.

NO.	DATE	DESCRIPTION	BY

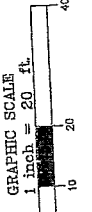
NO.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY



-LEGEND-

- = 1" X 18" IRON PIPE SET
- = 1" IRON PIPE FOUND
- ◆ = 6" NAIL SET
- ⊕ = COUNTY MONUMENT FOUND
- ⊗ = EXISTING POWER POLE
- ⊙ = ELECTRIC METER
- ⊚ = TELEPHONE PEDestal
- ⊛ = FIBER OPTIC VAULT
- ⊜ = GAS METER
- ⊝ = FIRE HYDRANT
- ⊞ = MANHOLE
- ⊟ = STORM INLET (ROUND)
- ⊠ = STORM INLET (SQUARE)
- ⊡ = STORM MANHOLE
- ⊢ = SANITARY SEWER
- ⊣ = WOOD POST
- ⊤ = OVERHEAD ELECTRIC
- OPL- = STORM SEWER
- ST- = BURIED GAS
- B- = BURIED FIBER OPTIC
- F- = BURIED ELECTRIC
- E- = WATER MAIN
- W- = PROPERTY LINE



EASEMENT PER
 DUC. HD. SURVEY
 NOT ASSURING
 20' WIDTH

BEARS 899-38-27E
 OF SECTION 1, T.28N., R.9W., WHICH
 CHIPPewa COUNTY COGNOMENS
 BEARING REFERENCED TO THE SYSTEM

I, Craig A. Kesch, hereby certify that none of the property described herein is within a flood plain as defined by FEMA.

SURVEYORS CERTIFICATE
 I, Craig A. Kesch, Professional Land Surveyor of Wisconsin, certify that I have surveyed the above property and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____, 2016.

Edge
Consulting Engineers, Inc.
337 West Street
P.O. Box 100
Chippewa Falls, WI 54729
715-841-1600
715-841-1607 fax
www.edge-engineers.com

verizon wireless
1915 WOODFIELD ROAD
SUITE 1400
SCHAUMBURG, IL 60173

MERIDIAN
SURVEYING, LLC
18774 Frelene 1
Hemesho, WI 54952
Office: 920-983-0881
Fax: 920-273-8037

SITE NAME: ST. PAUL ST.
SITE NUMBER: 2983396
SITE ADDRESS: BEL AIR BLVD.
CHIPPewa FALLS, WI 54729

PROPERTY OWNER:
CATHOLIC SCHOOLS INC.
CHIPPewa FALLS AREA
1316 BEL AIR BLVD.
CHIPPewa FALLS, WI 54729
PARCEL NO.: 22809-0142-01000000
ZONED: P1-PUBLIC
DEED: DOCUMENT NO. 746265

LEASE EXHIBIT
FOR
VERIZON WIRELESS PERSONAL
COMMUNICATIONS LP d/b/a VERIZON WIRELESS
BEING A PART OF THE NW 1/4 OF THE
SE 1/4, SECTION 1, T.28N., R.9W., CITY
OF CHIPPewa FALLS, CHIPPewa
COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
2	11/12/15	Revised Lease Area	J.B.
1	9/23/15	Preliminary Survey	J.B.

DRAWN BY:	J.B.	FIELD WORK DATE:	8-11-15
CHECKED BY:	C.A.K.	FIELD BOOK:	M-33, PG.66
JOB NO.:	8158	SHEET	4 OF 4

Parcel F:
All of Block 4, Lots 1, 2, 3, and 4, Ridgewood Manors Addition to the City of Chippewa Falls, City of Chippewa Falls, Chippewa County, Wisconsin; Being a part of land located upon part of the NW 1/4 of the SE 1/4 of Section 1, Township 28 North, of Range 9 West.

Parcel G:
Part of the NW 1/4 of the SE 1/4 of Section 1, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin described as follows:
Beginning at a point 530 feet West and 287 feet South of the NE corner of said NW 1/4 of the SE 1/4; thence South and parallel with the East line to the North line of Bel Air Boulevard; thence West along the North line of Bel Air Boulevard 168 feet; thence North and parallel with the East line to a point 237 feet South of the North line; thence East 168 feet to the point of beginning.

Parcel H:
A parcel of land in the NW 1/4 of the SE 1/4 of Section 1, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin described as follows:
Beginning at a point which is 758 feet West and 287 feet South of the NE corner of said NW 1/4 of the SE 1/4; thence South and parallel with the East line to the North line of Bel Air Boulevard; thence West along the North line of Bel Air Boulevard 96 feet; thence North parallel with the East line to a point 237 feet of the North line; thence East 96 feet to the point of beginning.

Parcel I:
Part of the NW 1/4 of the SE 1/4 of Section 1, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin described as follows:
Beginning at a point which is 952 feet West and 230 feet South of the NE corner of said NW 1/4 of the SE 1/4; thence East and parallel with the North line 98 feet; thence South and parallel with the East line to the North line of Bel Air Boulevard; thence West along the North line of Bel Air Boulevard 198 feet; thence North and parallel with the East line to a point 265 feet South of the North line; thence East 98 feet; thence North 45 feet to the point of beginning.

TITLE REPORT REVIEW

TITLE REPORT: First American Title Insurance Company
COMMITMENT NO.: NCS-743498-MICE
EFFECTIVE DATE: August 2, 2015
FEE SIMPLE TITLES VESTED IN: Chippewa Falls Area Catholic Schools, Inc.
NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS FOLLOWS:
WHICH SPECIFIC ENCUMBRANCES AFFECT THE LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS FOLLOWS:

- SCHEDULE B-1**
(1-2) These are general statements and not specific encumbrances.
(10) Easement granted by Persaud and Post Rome, Incorporated, its successors and assigns, to Wisconsin Telephone Company and into the Northern States Power Company (Wisconsin), their successors and assigns by an instrument dated August 24, 1987 and recorded on September 7, 1987 in Volume 253 of Records on pages 292-96 as Document No. 304097. (Parcel F) Does apply and is plotted and shown.
(11) Covenants, conditions and restrictions contained in Warranty Deed from Darrell Rubel to Chippewa Falls Area Unified School District dated July 14, 1987 and recorded July 30, 1987 in Volume 616 of Records on page 220 as Document No. 466568. (Parcel F) Does apply but cannot be specifically mapped.

LESSOR LEASE AREA
A part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Twenty-Eight (28) North, Range Nine (9) West, City of Chippewa Falls, Chippewa County Wisconsin containing 640 square feet (0.014 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 1; thence S89°36'27"W 1912.98 feet along the East-West Quarter line of Section 1; thence S09°23'33"E 338.32 feet; thence S09°04'43"E 29.00 feet; thence S89°55'17"W 22.57 feet to the point of beginning; thence S09°04'43"E 20.00 feet; thence S89°55'17"W 32.00 feet; thence N00°04'43"W 20.00 feet; thence N89°55'17"E 32.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

LANDLORD LEASE PARCEL (CENTRAL STATES TOWER III, LLC)
A part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Twenty-Eight (28) North, Range Nine (9) West, City of Chippewa Falls, Chippewa County Wisconsin containing 3,207 square feet (0.073 acres) of land and being described by:
Commencing at the East Quarter Corner of said Section 1; thence S89°36'27"W 1912.98 feet along the East-West Quarter line of said Section 1; thence S09°23'33"E 338.32 feet to the point of beginning; thence S09°04'43"E 29.00 feet; thence S89°55'17"W 22.57 feet; thence N14°40'24"E 65.75 feet; thence S12°54'36"E 48.00 feet to the point of beginning, being subject to any and all easements and restrictions of record.

LANDLORD 20 FOOT WIDE INGRESS/EGRESS EASEMENT (CENTRAL STATES TOWER III, LLC)
A part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Twenty-Eight (28) North, Range Nine (9) West, City of Chippewa Falls, Chippewa County Wisconsin containing 120 square feet (0.002 acres) of land and being Ten (10) feet each side of and parallel to the following described line:
Commencing at the East Quarter Corner of said Section 1; thence S89°36'27"W 1906.88 feet along the East-West Quarter line of Section 1; thence S09°23'33"E 328.32 feet; thence S09°04'43"E 10.00 feet to the point of beginning; thence N89°36'27"E 6.00 feet to a point on the West line of Coleman Street and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said West line of Coleman Street.

LANDLORD 20 FOOT WIDE UTILITY EASEMENT (CENTRAL STATES TOWER III, LLC)
A part of Lot Three (3) and Lot Four (4) of Ridgewood Manors Addition to the City of Chippewa Falls and located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section One (1), Township Twenty-Eight (28) North, Range Nine (9) West, City of Chippewa Falls, Chippewa County Wisconsin containing 3,480 square feet (0.079 acres) of land and being Ten (10) feet each side of and parallel to the following described line:
Commencing at the East Quarter Corner of said Section 1; thence S89°36'27"W 1906.88 feet along the East-West Quarter line of Section 1; thence S09°23'33"E 328.32 feet; thence S09°04'43"E 44.69 feet to the point of beginning; thence N89°36'27"E 174.00 feet to the point of termination.

PARENT PARCEL
Parcel A:
Part of the NW 1/4 of the SE 1/4 of Section 1, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin described as follows:
Beginning at a point on the West line of Terrill Street, in the City of Chippewa Falls, Wisconsin, said point being 369 feet South of the Northeast Corner of said NW 1/4 of the SE 1/4 of Section 1; thence West and parallel with Mansfield Street 59 feet; thence South 264 feet; thence East 99 feet to the West line of Terrill Street; thence North 264 feet to the point of beginning.

Parcel B:
Part of the NW 1/4 of the SE 1/4 of Section 1, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin described as follows:
Beginning at a point which is 99 feet West of the East line of said NW 1/4 of the SE 1/4 of Section 1; thence West along the South line of the North line of Bel Air Boulevard 66 feet; thence South and parallel with the East line to the North line of Bel Air Boulevard; thence East along the North line of Bel Air Boulevard 66 feet; thence North to point of beginning.

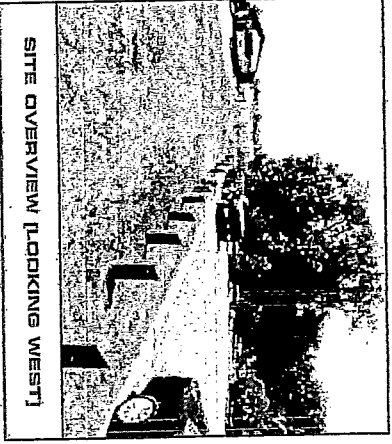
Parcel C:
A parcel of land in the NW 1/4 of the SE 1/4 of Section 1, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin described as follows:
Beginning at a point which is 165 feet West of the East line of the NE corner of said NW 1/4 of the SE 1/4 of the South line of Coleman Street; thence West along the South line of Coleman Street 66 feet; thence South and parallel with the East line to the North line of the North line of Bel Air Boulevard; thence East along the North line of Bel Air Boulevard 66 feet; thence North to point of beginning.

Parcel D:
Part of the NW 1/4 of the SE 1/4 of Section 1, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin described as follows:
Beginning at a point 231 feet West of the East line on the South line of Coleman Street; thence West on the South line of Coleman Street 29 feet; thence South parallel with the East line to the North line of Bel Air Boulevard; thence East along the North line of Bel Air Boulevard 39 feet; thence North to point of beginning.

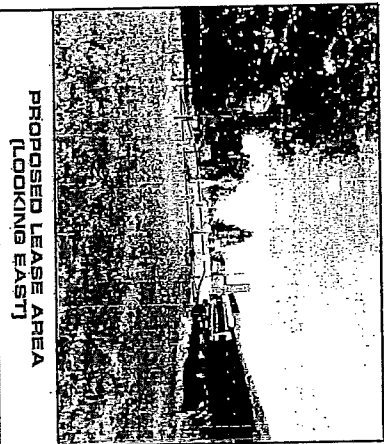
Parcel E:
Part of the NW 1/4 of the SE 1/4 of Section 1, Township 28 North, Range 9 West, City of Chippewa Falls, Chippewa County, Wisconsin described as follows:
Beginning at a point which is 330 feet West of the East line of said NW 1/4 of the SE 1/4 of the South line of Coleman Street; thence West on the South line of Coleman Street 66 feet; thence South and parallel with the East line to the North line of Bel Air Boulevard; thence East along the North line of Bel Air Boulevard 66 feet; thence North to point of beginning.



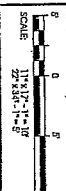
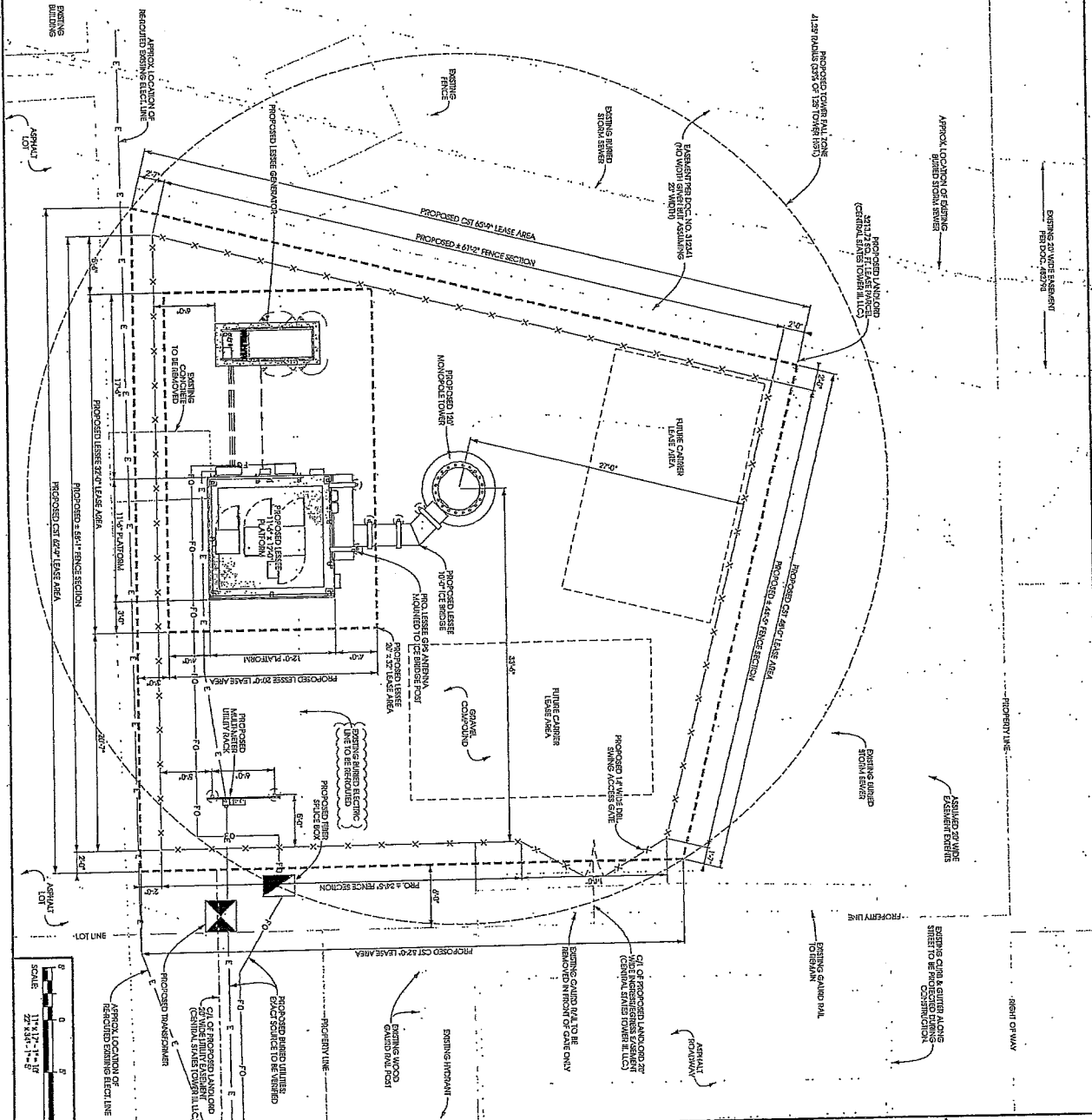
NORTH



SITE OVERVIEW [LOOKING WEST]



PROPOSED LEASE AREA [LOOKING EAST]



SCALE: 1/4" = 1'-0"

DATE: 11/14/11

PROJECT #

CLIENT #

DESIGNER #

DATE

PROJECT #

CLIENT #

DESIGNER #

DATE

PROJECT #

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CLIENT #

DESIGNER #

DATE

PROJECT #

CLIENT #

COMPOUND PLAN

ST. PAUL ST. [298396]
CHIPPEWA FALLS, WISCONSIN

Edge
Consulting Engineers, Inc.
424 Weber Street
P.O. Box 100
Chippewa Falls, WI 54622
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/14/11
2	REVISED	11/14/11
3	REVISED	11/14/11
4	REVISED	11/14/11
5	REVISED	11/14/11
6	REVISED	11/14/11
7	REVISED	11/14/11
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100	REVISED	11/14/11

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NOTES

1. ALL TYPES OF ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE SHOULD BE REMOVED TO A MINIMUM OF 10 FEET FROM THE DRIVE. THE EXISTING SOIL BEING EXCAVATED SHOULD BE PROTECTED FROM FURTHER DISTURBANCE BY COVERING WITH A 4" MINIMUM THICKNESS OF GRANULAR FILL. THE GRANULAR FILL SHOULD BE COMPACTED TO 95% MOISTURE PRODUCTION AND VERIFIED BY PROTOCOL OR STATISTICAL RECOMMENDATIONS.

2. CONSULT GEOTECHNICAL REPORT FOR ANY SPECIAL REQUIREMENTS.

RESOURCES

1. ALL TYPES OF ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE SHOULD BE REMOVED TO A MINIMUM OF 10 FEET FROM THE DRIVE. THE EXISTING SOIL BEING EXCAVATED SHOULD BE PROTECTED FROM FURTHER DISTURBANCE BY COVERING WITH A 4" MINIMUM THICKNESS OF GRANULAR FILL. THE GRANULAR FILL SHOULD BE COMPACTED TO 95% MOISTURE PRODUCTION AND VERIFIED BY PROTOCOL OR STATISTICAL RECOMMENDATIONS.

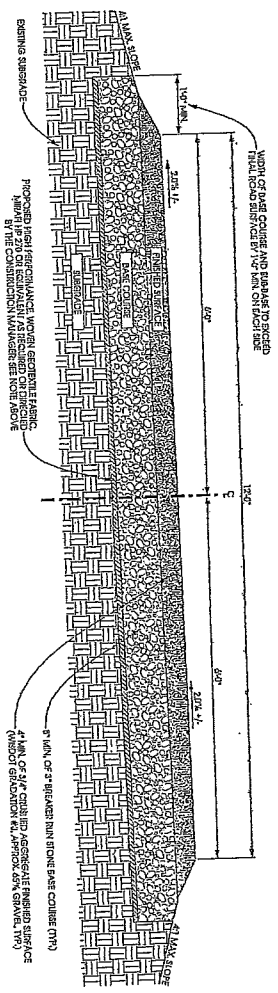
GRAVEL DRIVE REQUIREMENTS

1. ALL TYPES OF ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE SHOULD BE REMOVED TO A MINIMUM OF 10 FEET FROM THE DRIVE. THE EXISTING SOIL BEING EXCAVATED SHOULD BE PROTECTED FROM FURTHER DISTURBANCE BY COVERING WITH A 4" MINIMUM THICKNESS OF GRANULAR FILL. THE GRANULAR FILL SHOULD BE COMPACTED TO 95% MOISTURE PRODUCTION AND VERIFIED BY PROTOCOL OR STATISTICAL RECOMMENDATIONS.

DESIGN CAPACITY	ROAD AGGREGATE THICKNESS	* 1" MIN. FILL	* 1" MIN. FILL
1000 P.S.F.	4"	4"	4"
2000 P.S.F.	6"	6"	6"
3000 P.S.F.	8"	8"	8"

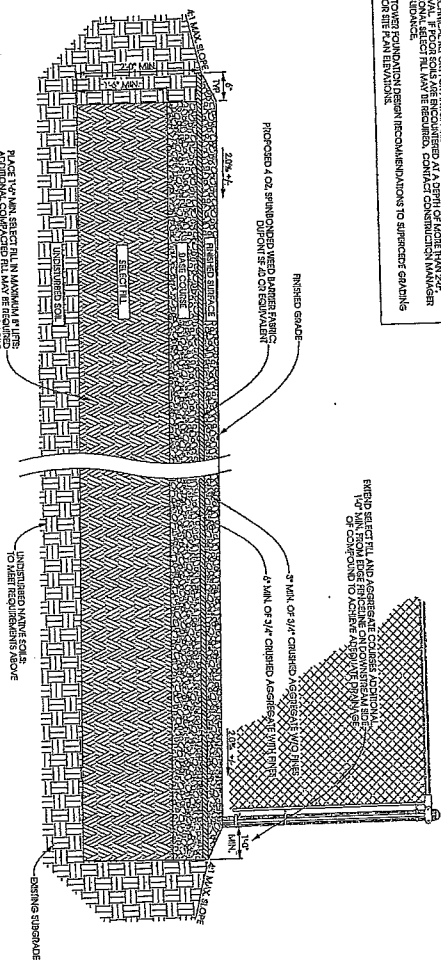
2. FROM CURB TO CURB, ALL TYPES OF ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE SHOULD BE REMOVED TO A MINIMUM OF 10 FEET FROM THE DRIVE. THE EXISTING SOIL BEING EXCAVATED SHOULD BE PROTECTED FROM FURTHER DISTURBANCE BY COVERING WITH A 4" MINIMUM THICKNESS OF GRANULAR FILL. THE GRANULAR FILL SHOULD BE COMPACTED TO 95% MOISTURE PRODUCTION AND VERIFIED BY PROTOCOL OR STATISTICAL RECOMMENDATIONS.

A GRAVEL DRIVE CROSS SECTION
SCALE: NTS



NOTES

1. ALL TYPES OF ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE SHOULD BE REMOVED TO A MINIMUM OF 10 FEET FROM THE DRIVE. THE EXISTING SOIL BEING EXCAVATED SHOULD BE PROTECTED FROM FURTHER DISTURBANCE BY COVERING WITH A 4" MINIMUM THICKNESS OF GRANULAR FILL. THE GRANULAR FILL SHOULD BE COMPACTED TO 95% MOISTURE PRODUCTION AND VERIFIED BY PROTOCOL OR STATISTICAL RECOMMENDATIONS.

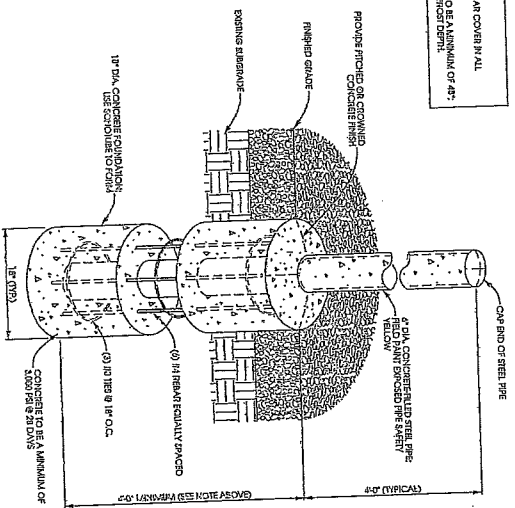


C COMPOUND CROSS SECTION
SCALE: NTS

NOTES

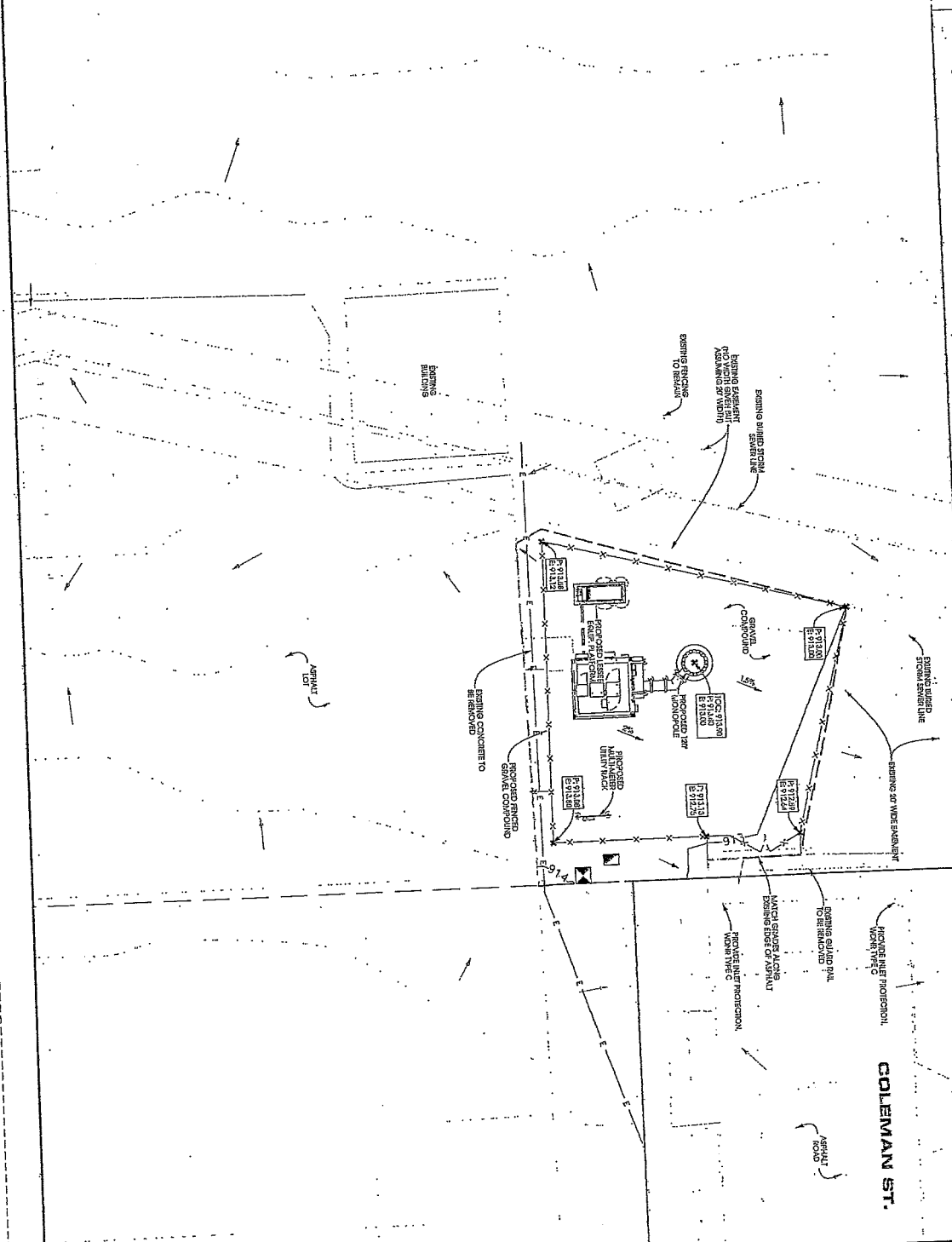
1. ALL TYPES OF ORGANIC MATERIAL AND WET OR POOR SOILS ALONG ACCESS DRIVE SHOULD BE REMOVED TO A MINIMUM OF 10 FEET FROM THE DRIVE. THE EXISTING SOIL BEING EXCAVATED SHOULD BE PROTECTED FROM FURTHER DISTURBANCE BY COVERING WITH A 4" MINIMUM THICKNESS OF GRANULAR FILL. THE GRANULAR FILL SHOULD BE COMPACTED TO 95% MOISTURE PRODUCTION AND VERIFIED BY PROTOCOL OR STATISTICAL RECOMMENDATIONS.

B PIPE BOLLARD DETAIL
SCALE: NTS



THIS SPACE INTENTIONALLY LEFT BLANK

SHEET NUMBER	DATE	DESCRIPTION
C-5		



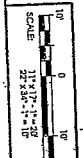
COLEMAN ST.

GRADING LEGEND

0.05'	• EXIST. CONTOUR SPACES
0.01'	• PRO. CONTOUR SPACES
0.02'	• PRO. SPOT ELEVATIONS
0.03'	• DRAINAGE SWH
TOP	• TOP OF CONCRETE SLAB
R	• PRO. FINISH ELEVATION
E	• PRO. GRADE ELEVATION
	• PRO. FINISH CLASS 1
	• FINISH TYPE B

GRADING & RESTORATION NOTES

1. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE. EXISTING GRADING SHALL BE TO THE EXISTING FINISH SURFACE. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE.
2. EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONSULTANT. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE.
3. FINISH TYPE B SHALL BE USED FOR ALL PROPOSED GRADING.
4. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE.
5. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE.
6. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE.
7. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE.
8. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE.
9. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE.
10. ALL PROPOSED GRADING SHALL BE TO THE FINISH SURFACE.



REVISIONS

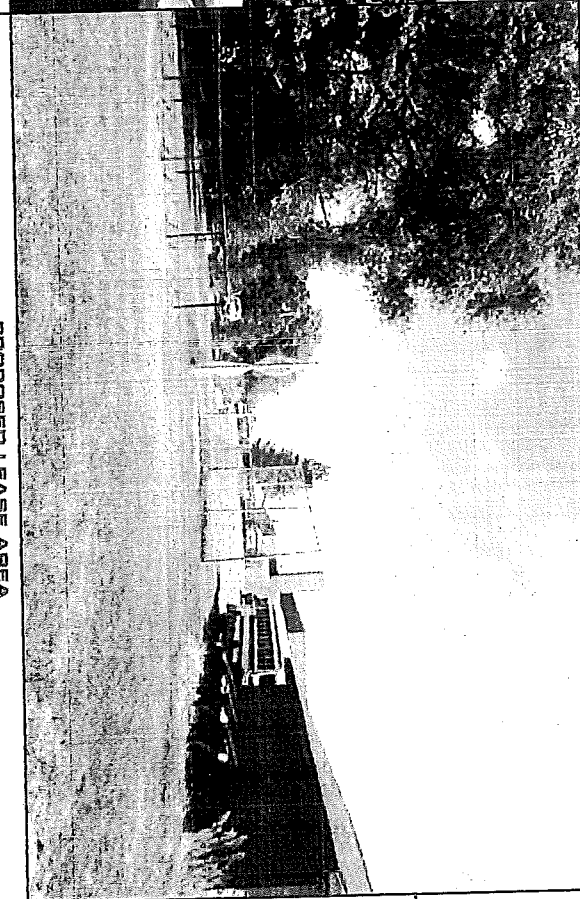
NO.	DATE	DESCRIPTION
1		
2		
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GRADING PLAN
ST. PAUL ST. (293396)
CHIPPEWA FALLS, WISCONSIN

Edge
 Consulting Engineers, Inc.
 624 Water Street
 P.O. Box 111
 Chippewa Falls, WI 53578
 608.844.1449 voice
 608.844.1549 fax
 www.edgeconsulting.com



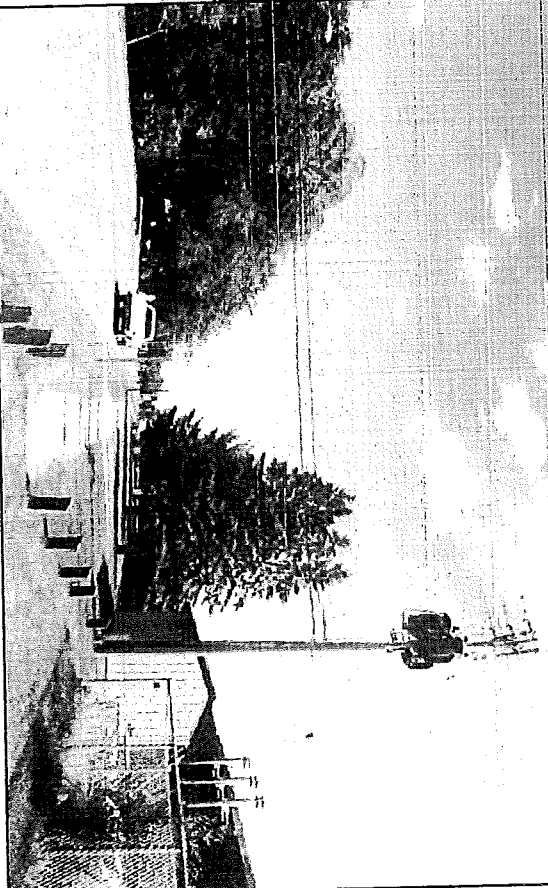
SITE OVERVIEW
LOOKING WEST FROM COLEMAN STREET



PROPOSED LEASE AREA
LOOKING EAST FROM PLAYGROUND



PROPOSED LEASE AREA
LOOKING NORTH FROM PARKING LOT



POWER POLE #19A213
LOOKING EAST ALONG COLEMAN STREET

SITE PHOTOS
ST. PAUL ST. [298396]
CHIPPEWA FALLS, WISCONSIN

Edge
Consulting Engineers, Inc.
624 Water Street
Poulsbo, WA 98267
360.664.1449 voice
360.664.1549 fax
www.edgeconsult.com

DATE PHOTO TAKEN	1/2018
PHOTOGRAPHER	EDGE CONSULTING ENGINEERS, INC.
PROJECT #	298396
CLIENT	ST. PAUL ST.
LOCATION	CHIPPEWA FALLS, WI
FILE NAME	298396_01_01
DATE	1/2018
TIME	10:00 AM
WEATHER	Clear
WIND	Light
TEMP	45°F
MOISTURE	Low
VEGETATION	None
ADDITIONAL COMMENTS	
APPROVED BY	
DATE	
SCALE	
PROJECT NUMBER	
DATE	

From: Siamof, Mustafa J [mailto:Mustafa.Siamof@VerizonWireless.com]
Sent: Tuesday, March 08, 2016 11:13 PM
To: Shane Begley
Subject: St Paul St Search ring

Shane,

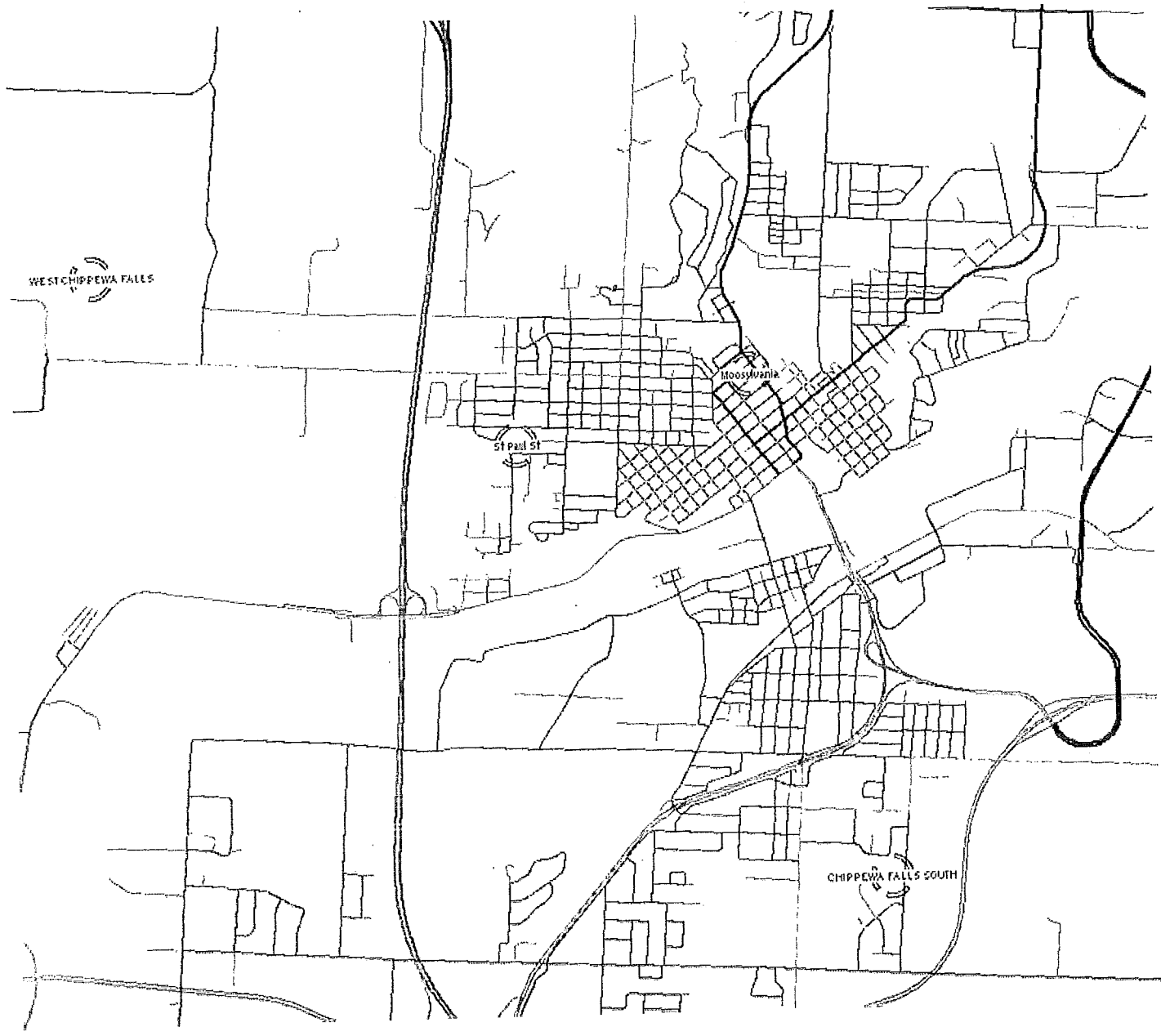
Per your request, this is from our meeting on 6/17/2015.

Below is the search ring for St. Paul St.

St. Paul St Search Ring



The objective of the site is to offload VZ's Moosylvania site located at 32 Spruce Street. The map below show St Paul St in relation to the Moosylvania site.



The below Aerial shows sites in relation to the search area that were submitted and reviewed for candidate selection. Alt #3 Christiansen Florist was my initial selected candidate as it best meets the need of the available candidates provided.



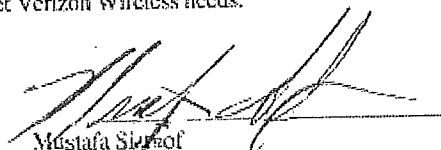
Per my sworn statement there are no suitable structures within the SA and in reviewing the water tank it does not meet Verizon's engineering needs .

SWORN STATEMENT OF MUSTAFA SIAMOF IN SUPPORT OF NEW TOWER CONSTRUCTION
PURSUANT TO WIS. STAT. §66.0404

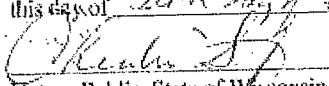
OUTAGAMIE COUNTY)
STATE OF WISCONSIN) ss.
)

MUSTAFA SIAMOF, being first duly sworn on oath, deposes and says that:

1. I am an adult resident of the State of Wisconsin and serve as RF Engineer at Verizon Wireless.
2. My job duties include responsibility over the placement of the mobile service support structure being proposed by Central States Tower (Site# WI-00-4968) and Verizon Wireless (298396), located at 1316 Bel Air Blvd., Chippewa Falls WI 54729.
3. This sworn statement is made pursuant to Wis. Stat. §66.0404(2)(b)6.
4. The Verizon Wireless Proposal is being submitted because collocation within Verizon Wireless search ring for the area covered by the Verizon Wireless Proposal is infeasible, as no existing structures of any kind currently exist which could be utilized for such collocation.
5. There is a Water Tank owned by the City of Chippewa Falls located at 707 West Wood Drive Chippewa Falls WI 54729 (44°55'58.73"N / 91°25'3.66"W) that is outside the search area and was reviewed for possible collocation but it fails to meet Verizon Wireless needs.


Mustafa Siamof

Subscribed and sworn to before me
this day of 24th day of Feb 2016


Notary Public, State of Wisconsin

My commission: 12/23/2016

Date Filed: _____

Fee Paid: 325. Date: 3-22-16 TR#: 48673

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: None Assigned

Lot#: _____ Block#: _____ Subdivision: _____ Parcel# 22808-1722 - 72655002

Legal Description: Lot 2 of Certified Survey Map No. 2655 recorded February 16, 2004, in Volume 12 of Certified Survey Maps on Pages 91-93 and recorded as Document No. 681694.

Zoning classification of property: R-3A Multi-Family Residential District

Purpose for which this Permit is being requested: Utilize and Intercept water/sewer facilities per Water and Sewer Easement Agreement that was recorded on February 21, 2001, for the purpose of constructing a 3-story apartment complex.

Existing use of property within 300 feet of subject property: (List or attach map)
West/North: C-2 General Commercial/Retail
East: R-3-m Multiple Family Residence.

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

Conforms to zoning designation, surrounding and proposed use

Operational plans of the proposed use:

Hours of Operation: N/A

Days of Operation: N/A

Number of Employees: 1

Part-time

Full-time

Capacity:

Number of Units: 60-72 (depends on site layout, storm water requirements, etc)

Size: Approximately +/- 71,400 s.f. total area w/ ± 23,800 per floor

Number of Residents/Children: 96-124 residents

Ages: _____

Other: _____

Building plans:

Existing buildings: None

Proposed buildings: Apartment Building (in design phase)

Use of part of building: _____

Proposed additions: None

Future additions: None

Change in use: No

Outside appearance: _____

Number of buildings: 1 with possibility of accessory garages.

Planting & Landscaping:

Type: TBD

Timetable: TBD

Screening:

Type: TBD

Fences: TBD

Type: _____

Height: _____

Location: _____

Earth Bank:

Planting: _____

Maintenance: _____

Other: _____

Lights:

Number of lights: TBD

Location: TBD

Hours: _____

Type: _____

Signs:

Type: TBD

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: TBD - One from Colome St

Location: _____

Width: _____

Parking:

Number of stalls: 1.5 stalls per unit minimum

Location of stalls: TBD

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage:

Storm sewer: _____

Rock beds: _____

Detention pond: _____

Retention pond: 145 x 145 existing pond

Submit site plan showing property line, buildings and other structures.

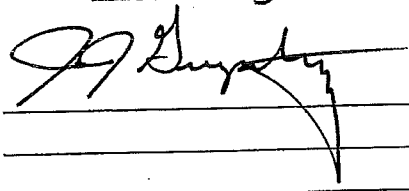
List any additional information being submitted with this permit application: _____

- ① Rick Pendergast Legal Opinion
- ② Water Sewer Easement Agreement
- ③ Certified Survey Map No. 2655
- ④ Tentative/Draft Site Plan

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

Owner(s)/Address(es):

Hess Bros., LLC
 902 Water Street
 Eau Claire, WI 54703
 Phone #: 715-225-1923
 Email: boomerangrealestate@gmail.com



Phone #: _____
 Email: _____

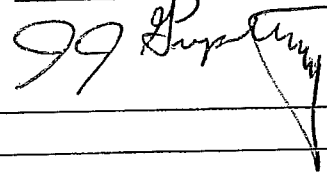
Phone #: _____
 Email: _____

Petitioner(s)/Address(es):

~~Same~~

 Phone #: _____
 Email: _____

Chippewa Commons, LLC
 902 Water Street
 Eau Claire, WI 54703
 Phone #: 715-225-1923
 Email: boomerangrealestate@gmail.com



Phone #: _____
 Email: _____

PENDERGAST LAW OFFICE

RICK L. PENDERGAST
Attorney-at-Law
rick@pendergastlawoffice.com

LUCIE A. MCGEE
Attorney-at-Law
lucie@pendergastlawoffice.com

February 8, 2016

Jason Griepentrog
c/o Boomerang Real Estate, LLC
902 Water Street
Eau Claire, WI 54703

[Via email only to boomerangrealestate@gmail.com](mailto:boomerangrealestate@gmail.com)

Re: Use of Easement Crossing Lot 2 of CSM 2655

Dear Jason:

It is my legal conclusion that you have the right to use the utility facilities that cross Lot 2 of CSM 2655. I enclose a copy of the CSM that shows the layout of the Easement. It is the cross-hatched section.

I reviewed the Conditional Use Permit, C.U.P. Resolution #00-05, which states that as a condition of issuance (Paragraph L) the owner is to provide the City a permanent easement that's provided for joint construction, operation, use, maintenance, repair, and replacement of the facilities that serve the premises covered by the C.U.P., the adjacent premises also served by the C.U.P., and the premises "to be served" by the C.U.P. You are in the last category of "to be served".

I also reviewed the Water and Sewer Easement Agreement which was recorded on February 21, 2001 as Document No. 618112. This was recorded in compliance with the C.U.P. It provides for a "non-exclusive" right-of-way and Easement for facilities. It is a permanent easement that runs with the land and is binding upon the current parties, their heirs, successors, and assigns. You fall into the later "successor" category. Pursuant to Paragraph 7 of the Easement, the owner of a parcel burdened by the easement (you) may enforce the easement. It is my legal opinion that this gives you the right to use to facilities that cross your properties. Further, if MSP Housing attempts to block your use of the facilities, you may enforce this in Court and recover your attorney fees and costs according to the document.

In reviewing the Title Commitment from All Title Service, Inc., it shows that the property that you purchased is subject to the water and Sewer Agreement previously mentioned. I asked the title company to illustrate how that affects the property that you purchased. This Easement runs along the east 30 feet of the property.

Ellen Pendergast, Litigation Assistant
ellen@pendergastlawoffice.com

Jena Pendergast-Lewison, Business Assistant
jena@pendergastlawoffice.com

130 South Barstow Street, Suite 2C, Eau Claire, WI 54701 • Phone: (715) 835-8895 • Fax: (715) 835-8896

February 4, 2016

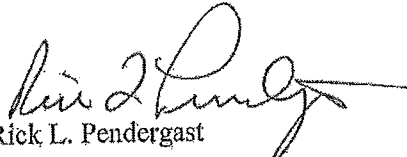
Ré: Use of Easement Crossing Lot 2 of CSM 2655

Page Two

Accordingly, my legal conclusion is that you have the right to use this facility and that you may enforce in Court if necessary. I would recommend that you proceed along the lines of Mr. Rubenzer's email to you dated September 10, 2014 with regards to amending the C.U.P., revising the map and description and having the Plan Commission approve it.

Please let me know if you need anything further.

Sincerely,



Rick L. Pendergast
RLP:jal

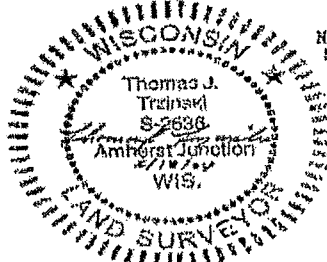
Recorded
FEB. 16, 2004 AT 12:30PM

Marge L. Geissler

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 2655
RECORDED IN VOL. 12 OF CERTIFIED SURVEY MAPS PAGE (S) 91-93
DOCT. _____ REGISTER Marge L. Geissler

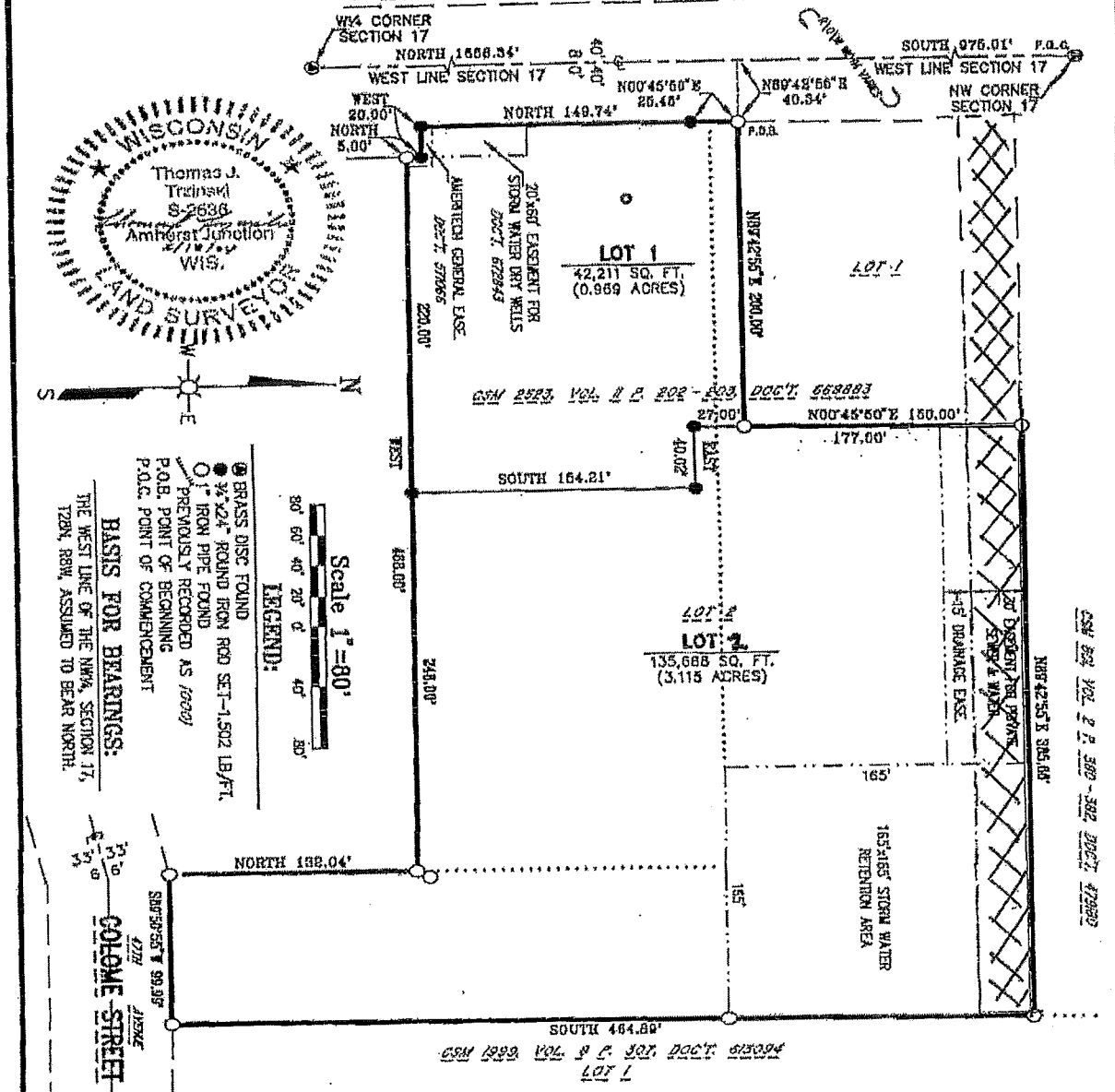
FOR
Kimley-Horn and Associates
All of Lot 2, CSM 2523, Being part of the NW¼NW¼,
Section 17, T28N, R6W, City of Chippewa Falls,
Chippewa County, Wisconsin

MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI
Fee Amounts: \$15.00



Scale 1"=80'
LEGEND:
● BRASS DISC FOUND
● 3/4" DIA. ROUND IRON ROD SET-1,502 LB/FT.
○ 1" IRON PIPE FOUND
○ PREVIOUSLY RECORDED AS 1000'
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
BASIS FOR BEARINGS:
THE WEST LINE OF THE NW¼ SECTION 17,
T28N, R6W, ASSUMED TO BEAR NORTH.

WOODWARD AVENUE



Dwg. No. A-8598-C-1	145
Project No. 03-214	
Drawn By: Jim Brazel	
Date: January 12, 2004	
Sheet 1 of 3 Sheets	



ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 Stufa Hwy. 54 East • Wisconsin Rapids, WI 54484-8718
715-424-3131 or 715-344-0068 • FAX 715-423-8774

Document Number

**WATER AND SEWER
EASEMENT AGREEMENT**

DOCUMENT# 618112

Recorded
FEB. 21, 2001 AT 12:55PM

Signed: *Marge L. Geissler*

MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI

Fee Amount: \$22.00



THIS WATER AND SEWER EASEMENT AGREEMENT (this "Agreement") is entered into as of the 23rd day of January, 2001, but effective December 5, 2000, by and between **CHARLES E. WARD, JR.** and **KATHRYN A. WARD** (together, "Grantor") and the **CHIPPEWA SENIOR APARTMENTS, LLC** (the "Company"), a Wisconsin limited liability company, and **MILO S. PINKERTON** ("Pinkerton") (together, the Company and Pinkerton are hereinafter referred to as "Grantees").

WITNESSETH:

WHEREAS, the Grantor is the owner in fee simple of the property more particularly described on the attached Exhibit B (the "Grantor Property");

WHEREAS, Grantor is conveying the Real Estate more particularly described as "Parcel 1," "Parcel 2," and "Parcel 3" on the attached Exhibit C (together, Parcel 1, Parcel 2 and Parcel 3 are referred to as the "Grantee Property");

WHEREAS, the Grantor desires to convey and the Grantees desires to accept for the benefit of the Grantee Property a permanent, non-exclusive, right of way and easement over that part of the Grantor Property being a strip of land thirty (30) feet in width more particularly described on the attached Exhibit A (the "Easement Area").

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor and the Grantee agree as follows:

1. The Grantor gives, grants and conveys to the Grantees for the benefit of the Grantee Property a perpetual non-exclusive right of way and easement in, under, upon and across the Easement Area for the following purposes and uses:

a. To construct, operate, maintain, repair and replace sewer and water mains (the "Mains") and other utilities in the Easement Area.

b. To provide ingress and egress for the service vehicles of the Grantee and its agents and employees used in performing the activities set forth in Paragraph 1(a) above.

2. The construction, operation, maintenance, repair, replacement and removal of the Mains shall be performed by or on behalf of the Grantees at their sole expense. The Grantees shall, at their sole expense and in a timely fashion, restore and maintain the surface of the Easement Area and any additional part of the Grantor Property disturbed by the Grantee in performing the activities set forth in Paragraph 1(a) above as nearly as possible to the condition as existed immediately prior to commencement of such activities.

Drafted by and after recording return to:

Atty. Christopher L. Kopecky

Foley & Lardner

P. O. Box 1497

Madison, WI 53701-1497

P. Little Co.

CHP 830,805.01

See attached Exhibit A

Parcel Identification Number (PIN)

3. Grantor hereby warrants that it has good and indefeasible fee simple title to the Grantor Property, subject only to municipal and zoning ordinances; and easements, covenants, restrictions, liens and leases of record; and that it has full power and authority to convey the rights granted herein.

4. If the Grantee Property is ever divided into two or more parts by separation of ownership or by lease, all parts shall enjoy the benefit of the Easement Area hereby created.

5. Except as otherwise provided herein, this Agreement may be amended by a writing executed by all of the owner(s) of the Grantor Property and the Grantee Property and any mortgagees thereof, and the consent of no other parties shall be required. Any such writing shall be recorded with the Register of Deeds of Chippewa County, Wisconsin.

6. In addition to the right of the Grantor to use the Easement Area in a manner which does not interfere with the Grantees use, Grantor may construct a driveway or parking area in the Easement Area which use shall not be considered inconsistent with the use granted to the Grantee hereunder. However, Grantor shall be responsible for any replacement cost of said driveway or parking area necessitated by repair or replacement of said water and sewer lines.

7. Any party benefited or burdened by the Easement Area may enforce this instrument by appropriate action, and should it prevail in such litigation, it shall recover as part of its costs reasonable attorneys' fees.

8. This Agreement and the burdens and benefits herein contained shall run with the land and be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns.

9. This Agreement is being recorded to amend and replace that certain Water and Sewer Easement Agreement recorded on December 8, 2000, as Document No. 615637 in the office of the Register of Deeds for Chippewa County. This document omits the words "or terminated" from paragraph 5 of that original Easement and amends the legal descriptions in Exhibit C attached hereto.

IN WITNESS WHEREOF, this Agreement has been made, executed and delivered as of the date above written.

GRANTORS:

Charles E. Ward, Jr.

Charles E. Ward, Jr.

Kathryn A. Ward

Kathryn A. Ward

GRANTEES:

CHIPPEWA SENIOR APARTMENTS, LLC

By: MSP Real Estate, Inc., Managing Member

By: *Milo S. Pinkerton*

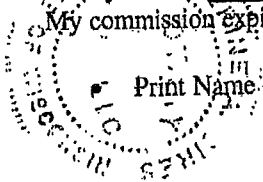
Milo S. Pinkerton, President

Milo S. Pinkerton
Milo S. Pinkerton

STATE OF WISCONSIN)
) ss.
COUNTY OF Eau Claire)

Personally came before me this 23rd day of January, 2001, the above-named Charles E. Ward, Jr. and Kathryn A. Ward, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Katherine A. Sires
* Katherine A. Sires
Notary Public, Eau Claire County, Wisconsin
My commission expires: 7-4-04

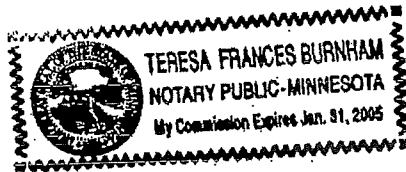


Print Name of Notary Public

Minnesota
STATE OF WISCONSIN)
) ss.
COUNTY OF Hennepin)

Personally came before me this 26th day of January, 2001, the above-named Milo S. Pinkerton, to me known to be the President of MSP Real Estate, Inc., known to me to be the Managing Member of Chippewa Falls Senior Apartments, LLC, and Milo S. Pinkerton, individually, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Teresa Frances Burnham
* Teresa Frances Burnham
Notary Public, Hennepin County, Wisconsin
My commission expires: 1-31-05 MN



* Print Name of Notary Public

EXHIBIT A

Easement Area
LEGAL DESCRIPTION

That part of the NW1/4 of the NW1/4 of Section 17, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin more fully described as follows:

Beginning at a point 825.08 feet south and 33 feet east of the northwest corner of said Section 17, being the southwest corner of Certified Survey Map No 801;
thence N 89°42'55" E along the south line of CSM No. 801, a distance of 595.00 feet to the west line of Certified Survey Map No. 1999;
Thence S 00°00'00" W along said CSM No. 1999. A distance of 30.00 feet;
Thence S 89°42'55" W 595.00 feet to the easterly right of way of Woodward Avenue;
Thence N 00°00'00" E 30.00 feet to the point of beginning.

All bearings contained in the above described parcel are oriented to the west line of the NW1/4 of Section 17-28-8 assumed to bear N 00°00'00" E.

22808-1722-71999 001
22808-1722-71999 002
22808-1722-0550-0000
22808-1722-0950-0000
22808-1722-0700-0000
22808-1722-08000000

EXHIBIT B

Grantor Property

That part of the NW1/4 of the NW1/4 of Section 17, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin more fully described as follows:

Beginning at a point 825.08 feet south and 33 feet east of the northwest corner of said Section 17, being the southwest corner of Certified Survey Map No 801;
thence N 89°42'55" E along the south line of CSM No. 801, a distance of 595.00 feet to the west line of Certified Survey Map No. 1999;
Thence S 00°00'00" W along said CSM No. 1999 a distance of 165.00 feet;
Thence S 89°42'55" W 595.00 feet to the easterly right of way of Woodward Avenue;
Thence N 00°00'00" E 165.00 feet to the point of beginning.

All bearings contained in the above described parcel are oriented to the west line of the NW1/4 of Section 17-28-8 assumed to bear N 00°00'00" E.

EXHIBIT C
Grantee Property

LOT 1 of Chippewa County Certified Survey Map No. 1999 recorded in Volume 8 of Certified Survey Maps, on page 307, as Document No. 613094.

That part of the NW 1/4 of the NW 1/4 of Section 17, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin more fully described as follows:

Commencing at the northwest corner of said Section 17;
 Thence S 00°00'00" W along the west line of said Section 17, a distance of 1321.70 feet;
 Thence N 89°50'15" E, 1358.43 feet to the southeast corner of said NW 1/4 of the NW 1/4;
 Thence N 00°29'55" E along the east line of said NW 1/4 of the NW 1/4 a distance of 33.00 feet;
 Thence S 89°50'55" W along the north line of 47th Avenue, a distance of 497.39 feet to the point of beginning;
 Thence S 89°50'55" W 233.25 feet;
 Thence N 00°00'00" E 629.82 feet;
 Thence N 89°42'55" E 438.00 feet;
 Thence S 00°00'00" W 296.34 feet;
 Thence S 89°50'55" W 140.50 feet;
 Thence S 00°00'00" W 138.50 feet;
 Thence S 89°50'55" W 64.25 feet;
 Thence S 00°00'00" W 196.00 feet to the point of beginning.

Said parcel contains 216493 square feet more or less.

LOT 2 of Chippewa County Certified Survey Map No. 1999 recorded in Volume 8 of Certified Survey Maps, on page 307, as Document No. 613094.

That part of the NW 1/4 of the NW 1/4 of Section 17, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin more fully described as follows:

Commencing at the northwest corner of said Section 17;
 Thence S 00°00'00" W along the west line of said Section 17, a distance of 1321.70 feet;
 Thence N 89°50'15" E, 1358.43 feet to the southeast corner of said NW 1/4 of the NW 1/4;
 Thence N 00°29'55" E along the east line of said NW 1/4 of the NW 1/4 a distance of 33.00 feet;
 Thence S 89°50'55" W along the north line of 47th Avenue, a distance of 248.89 feet to the point of beginning;
 Thence S 89°50'55" W 248.50 feet;
 Thence N 00°00'00" E 196.00 feet;
 Thence N 89°50'55" E 64.25 feet;
 Thence N 00°00'00" E 138.50 feet;
 Thence N 89°50'55" E 165.00 feet;
 Thence S 00°00'00" W 148.50 feet;
 Thence N 89°50'55" E 19.25 feet;
 Thence S 00°00'00" W 186.00 feet to the point of beginning.

Said parcel contains 71366 square feet more or less.

LOT 3

That part of the NW 1/4 of the NW 1/4 of Section 17, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin more fully described as follows:

Commencing at the northwest corner of said Section 17;

Thence S 00°00'00" W along the west line of said Section 17, a distance of 1321.70 feet;

Thence N 89°50'15" E, 1358.43 feet to the southeast corner of said NW 1/4 of the NW 1/4;

Thence N 00°29'55" E along the east line of said NW 1/4 of the NW 1/4 a distance of 33.00 feet to the point of beginning;

Thence S 89°50'55" W 248.89 feet;

Thence N 00°00'00" E 186.00 feet;

Thence S 89°50'55" W 19.25 feet;

Thence N 00°00'00" E 148.50 feet;

Thence S 89°50'55" W 24.50 feet;

Thence N 00°00'00" E 296.34 feet;

Thence N 89°42'55" E 298.14 feet;


Thence S 00°29'55" W 631.57 feet to the point of beginning.

Said parcel contains 174666 square feet more or less.

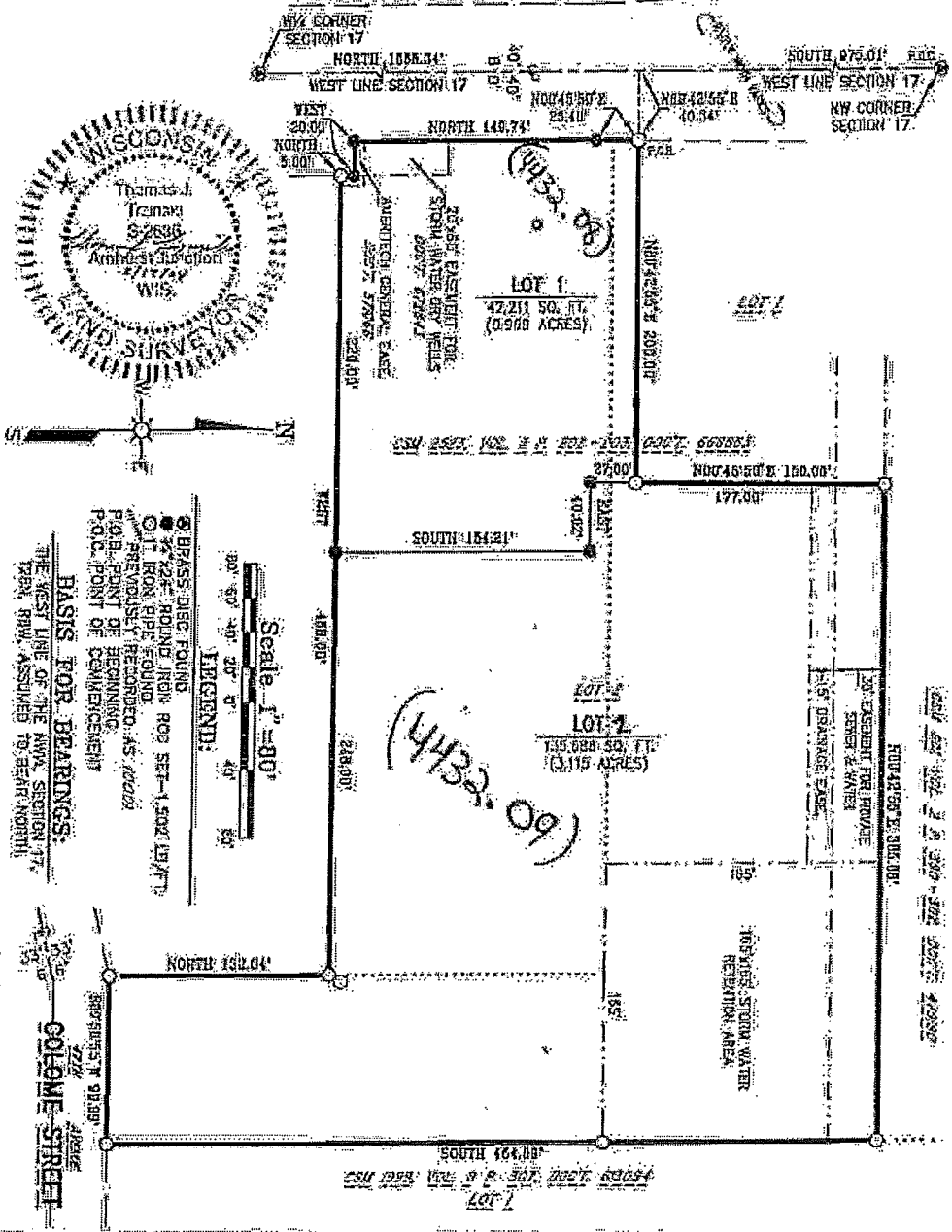
RECORDED
FEB. 15, 2004 AT 12:30PM

Mary K. Hinkle

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 2655
RECORDED IN VOL. 22 OF CERTIFIED SURVEY MAPS PAGE (S) 97-99
DOCT. _____ REGISTER Mary K. Hinkle
FOR _____
Kimley-Horn and Associates
All of Lot 2, CSU 2523, Being part of the NW/4NW/4,
Section 17, T28N, R4W, City of Chippewa Falls,
Chippewa County, Wisconsin.


MARIE L. GEISLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI
Fee Account# 415.00


WOODWARD AVENUE



Scale 1" = 80'
LEGEND:
BRASS DIB FOUND
2 1/2" ROUND IRON ROD SET - 1.500' LENGTH
CUT IRON PIPE FOUND
PRESUMABLY RECORDED, AS NOTED
POINT OF BEGINNING
POINT OF COMMENCEMENT
BASIS FOR BEARINGS:
THE WEST LINE OF THE NW/4 SECTION 17,
T28N, R4W, ASSUMED TO BE TRUE NORTH

Dwg. No. A-8094-C-1 146
Project No. 03-214
Drawn By: Jim Brant
Date: January 12, 2004
Sheet 1 of 3 Sheets


LAMPERT-LEE & ASSOCIATES
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