

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, May 9, 2016** at **6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the April 11, 2016 Plan Commission Meeting. *(Attachment)*
2. Consider petition for a Conditional Use Permit from John Scheppeke to add a handicap accessible apartment at #114 N. Bridge Street. *(Attachment)*
3. Consider Plat of Wisconsin Winds Estates 1st Addition on 99th Avenue in the Town of Anson. Make recommendation to the Common Council. *(Attachment)*
4. Consider petition for a Conditional Use Permit from Timothy Swoboda to construct an addition to existing building located at #421 Frenette Drive. *(Attachment)*
5. Adjournment

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

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

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Tuesday, May 3, 2016 at 10:00 A.M. by Mary Bowe.

**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

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

PLAN COMMISSION ATTENDANCE SHEET

DATE: April 11, 2016

NAME	ADDRESS	CITY, STATE, ZIP	COMPANY REPRESENTING	PHONE #	EMAIL
Shane Beqley	1414 S. County Cir	Gardton, W.V. 25838		715-816-4671	ShaneBeqley@CentWest-PA.com
Ryan McLaughlin	766 Fernill St	54724		715 222 6872	
BRENDA OIRE	1101 Mansfield			715-861-5460	
Carling McLaughlin	766 Fernill St	54724		715-723-6411	Carling@ymail.com
Saul Stovon	1101 Mansfield St	54724		715-944-4644	
Colbert Oire	1107 Mansfield St			715-861-5460	
Jeremy Skan	14013 4167 Ave			715-225-4572	
Meredith McEwen	1210 Colman St			715-723-7063	
Paul Castfield	3938 London Rd Eatonville WI 54724		2 Rivers Real Estate	715-828-0819	Paul.Castfield@Renax.net
Kris Cuoster	1215 Mansfield St				
Kevin Cuoster	1215 Mansfield St			715-722-0878	
Ben Gar Rup	1235 Mansfield St			715 577 2655	
Eric Feery	608 Summit Ave			715-770-0822	

Date Filed: _____

Fee Paid: 25.00 Date: 4-14-16 TR#: 48846

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: 114 BRIDGE STREET

Lot#: 10411 Block#: 21 Subdivision: _____ Parcel#: 211-146

Legal Description: ORIGINAL PLAT LOTS 10 & 11 PCL BEG @ SE CORNER LOT 11, SW ~~116'~~ 116' ALG ALLEY, NW 25' NE 116' TO BRIDGE ST, SE 25' TO POB BLK 21 MAP 6-3

Zoning classification of property: ?

Purpose for which this Permit is being requested: ADD A HANDICAP ACCESSIBLE APARTMENT ON FIRST FLOOR IN THE REAR OF THE BUILDING.

Existing use of property within 300 feet of subject property: (List or attach map)
COMMERCIAL ON FIRST FLOOR AND RESIDENTIAL ON SECOND FLOOR.

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:

NONE; - IT WILL BE AN ASSET TO THE DOWNTOWN
AS IT WILL ALLOW A HANDICAPPED PERSON TO LIVE
DOWNTOWN

Operational plans of the proposed use:

Hours of Operation: NA
Days of Operation: NA
Number of Employees: NA NA
Part-time Full-time

Capacity:

Number of Units: 1
Size: 530 SQUARE FEET
Number of Residents/Children: 1-2
Ages: NA
Other: NA

Building plans:

Existing buildings: SEE ATTACHED
Proposed buildings: SEE ATTACHED
Use of part of building: 530 SQUARE FEET
Proposed additions: NA
Future additions: NA

Change in use: COMMERCIAL TO RESIDENTIAL

Outside appearance: NO CHANGE

Number of buildings: 1 - EXISTING

Planting & Landscaping:

Type: NONE

Timetable: NA

Screening:

Type: NONE

Fences: NONE

Type: NA

Height: NA

Location: NA

Earth Bank:

Planting: NONE

Maintenance: NONE

Other: NA

Lights:

Number of lights: 1

Location: REAR OF BUILDING

Hours: DUSK TO DAWN

Type: LED

Signs:

Type: NONE

Lighted: NA

Size: NA

Location: NA

Setbacks: NA EXISTING BUILDING

Drives:

Number of: 1

Location: REAR OF BUILDING (EXISTING)

Width: 12'

Parking:

Number of stalls: 2-3

Location of stalls: REAR OF BUILDING

Setbacks: UP TO BUILDING

Surfacing: UP TO BUILDING

Screening: UP TO BUILDING

Drainage:

Storm sewer: NONE

Rock beds: NA

Detention pond: NONE

Retention pond: NONE

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

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

1. BLUE PRINTS ATTACHED

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

Owner(s)/Address(es):

Pat Hill

440 BROADWAY STREET

EAU CLAIRE, WI 54703

Phone #: (715) 523-1603

Email: PATRICK@GREENPOINTFUNDS.COM

Petitioner(s)/Address(es):

JOHN SCHEPAKE

440 BROADWAY ST

EAU CLAIRE, WI 54703

Phone #: (715) 577-6384

Email: JPSCHERPAKE@GMAIL.COM

Phone #: _____

Email: _____

Phone #: _____

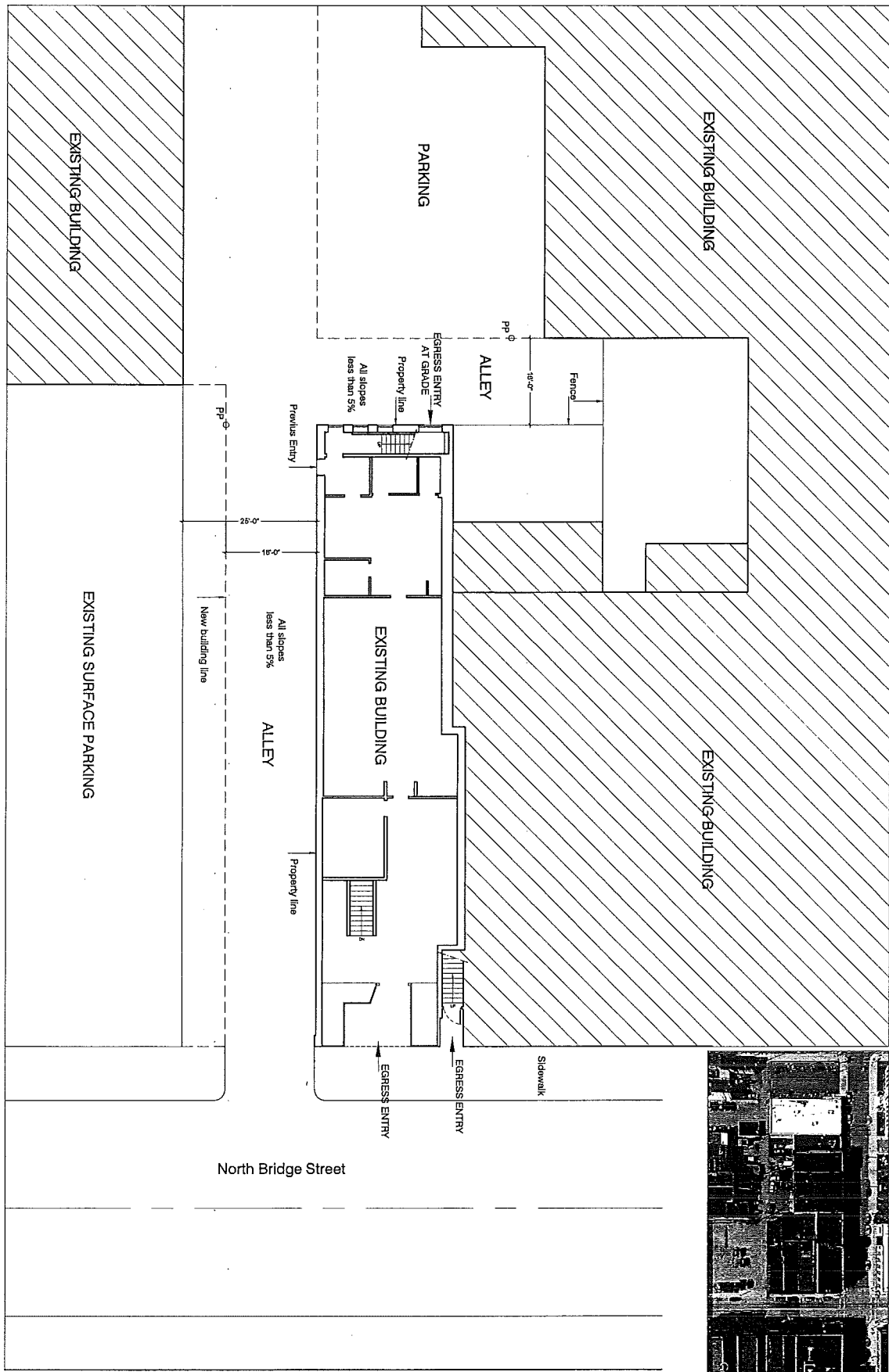
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Phone #: _____

Email: _____

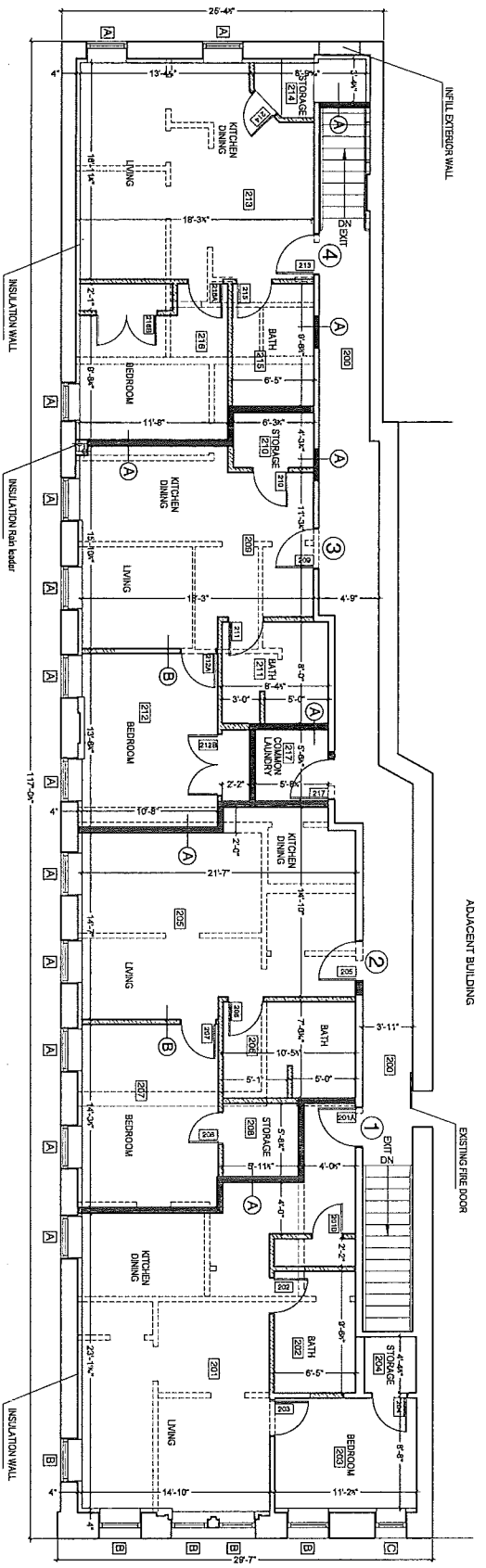
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Email: _____

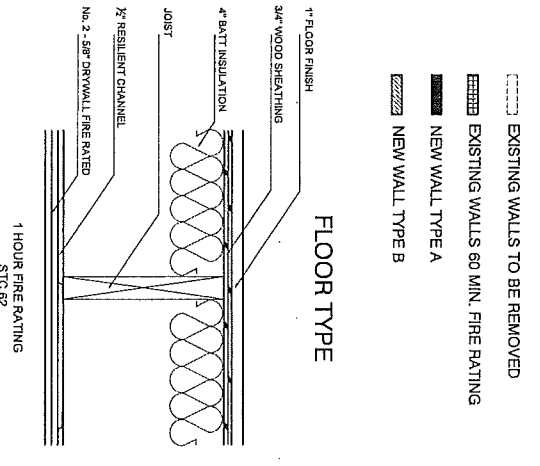
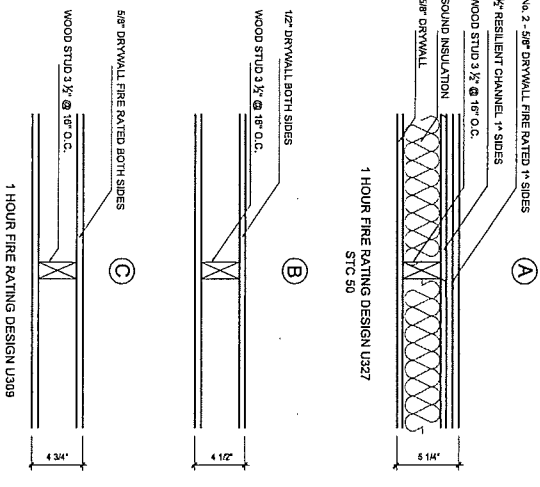


North Bridge Street

<p>Scale: A0.0</p>	<p>2012 © River City Architects & Design Inc. All rights reserved. No part of this drawing 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 the author.</p>	<p>APARTMENTS 114 N. Bridge Street Chippewa Falls, WI</p>	<p>RiverCity Architecture & Design Eau Claire, WI email: toffolon@att.net</p>	<p>CAULFIELD ARCHITECTURAL DESIGN 9388 ERIN COURT WOODBURY, MINNESOTA 55129 TEL: 651.497.7685 email: brucecaulfield@msn.com</p>	<p>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.</p>	<p>DATE: 10/28/12 RES. NO. 10285-S SIGNATURE: _____ DATE: _____ BY: _____</p>
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WALL TYPES



1 SECOND FLOOR - DEMOLITION AND NEW WALL LAYOUT - SCALE: 1/8" = 1'-0"

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS 60 MIN. FIRE RATING
- NEW WALL TYPE A
- NEW WALL TYPE B

FLOOR TYPE

CODE REVIEW FOR 114 NORTH BRIDGE STREET

OCCUPANCY CLASSIFICATION: GROUP B

OCCUPANT LOAD: 3126 GSF/100GSFPOCC = 32 OCCUPANTS

FIRST FLOOR - GROUP B 3126 GSF/100GSFPOCC = 32 OCCUPANTS

SECOND FLOOR - GROUP R-2 3126 GSF/200GSFPOCC = 16 OCCUPANTS

CONSTRUCTION TYPE: TYPE III B

ALLOWABLE HEIGHT AND AREA: 4 STORIES AND 16,000 SF ACTUAL HEIGHT AND AREA FOR THIS BUILDING: 2 STORY AND 3,126 GSF

CHAPTER 6 TABLE 503

SEPARATION WALLS: SECTION 420.2 WALLS SEPARATING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708. 30 MINUTE FIRE RATING FOR A BUILDING WITH A FIRE SPRINKLER SYSTEM.

HORIZONTAL ASSEMBLIES SECTION 420.3 FLOOR ASSEMBLIES SEPARATING OCCUPANCY GROUP R-2 AND GROUP B SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711. TABLE 508.4 1 HOUR SEPARATION FOR BUILDING EQUIPPED WITH A FIRE SPRINKLER SYSTEM.

SPRINKLER SYSTEM REQUIREMENTS: SECTION 903.2.8 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT A BUILDING WITH A GROUP R FIRE AREA.

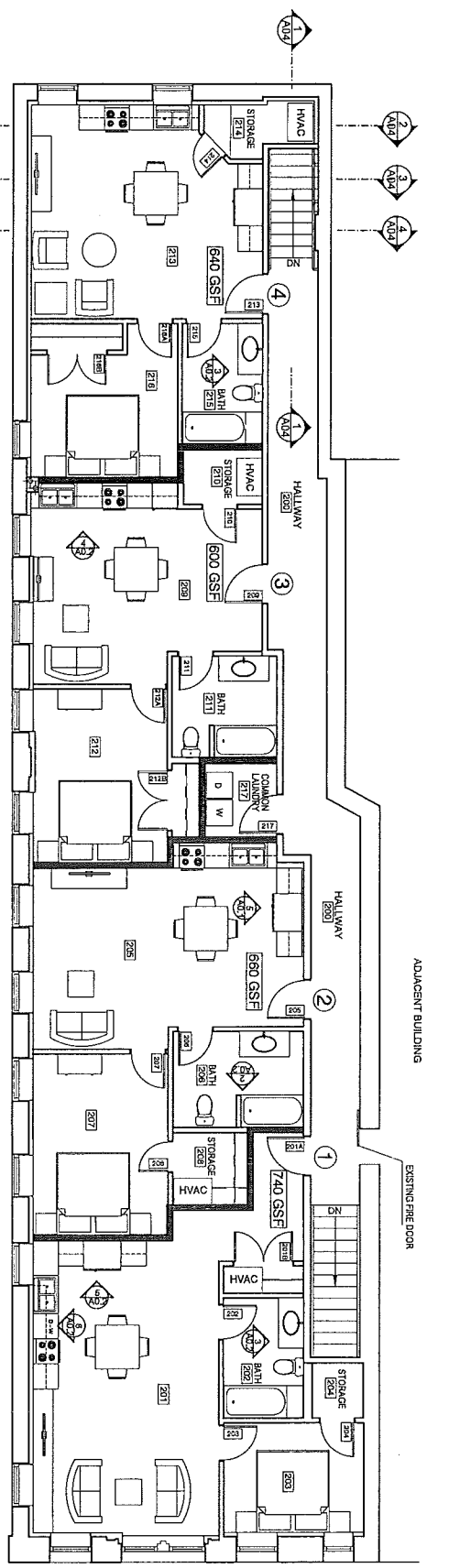
SECTION 907.2.9 FIRE ALARM SYSTEMS AND SMOKE ALARM SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 THROUGH 907.2.9.3.

CORRIDOR FIRE RATING: TABLE 1018.1 30 MINUTE FIRE RATING FOR BUILDING WITH FIRE SPRINKLER SYSTEM.

TABLE 1018.2 MINIMUM WIDTH OF CORRIDOR FOR CAPACITY LESS THAN 50 IS 36".

TABLE 1021.2.1 2 EXITS ARE REQUIRED FOR THE R-2 OCCUPANCY.

TABLE 1014.3 COMMON PATH OF EGRESS TRAVEL FOR R-2 OCCUPANCY IS 125'. TABLE 1016.2 EXIT ACCESS TRAVEL DISTANCE IS 250'.



1 SECOND FLOOR - height 10'-0"
SCALE: 1/8" = 1'-0"

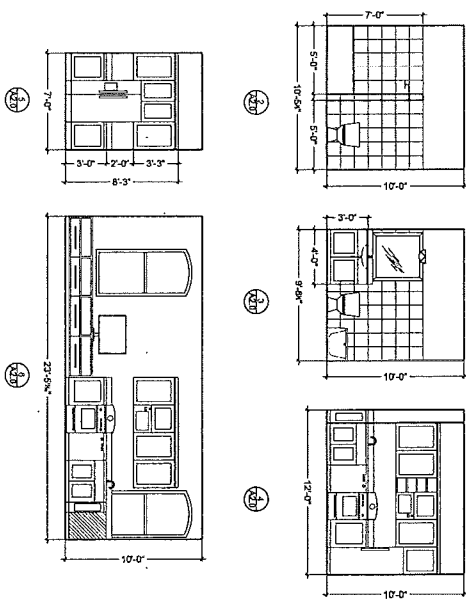
DOOR SCHEDULE

NUMBER	QTY	DOOR	WIDTH	HEIGHT	THK.	TYPE	MATERIAL	FINISH	REMARKS
201A	1	3'-0"	7'-0"	1 3/4"		SC W/	MAT		20 MINUTES FIRE RATING
201B	2	2'-4"	7'-0"	1 3/4"		SC W/	MAT		
202	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
203	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
204	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
205	1	3'-0"	7'-0"	1 3/4"		SC W/	MAT		20 MINUTES FIRE RATING
206	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
207	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
208	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
209	1	3'-0"	7'-0"	1 3/4"		SC W/	MAT		20 MINUTES FIRE RATING
210	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
211	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
212A	1	2'-4"	7'-0"	1 3/4"		SC W/	MAT		
212B	2	2'-4"	7'-0"	1 3/4"		SC W/	MAT		
213	1	3'-0"	7'-0"	1 3/4"		SC W/	MAT		20 MINUTES FIRE RATING
214	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
215	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
216A	1	2'-8"	7'-0"	1 3/4"		SC W/	MAT		
216B	2	2'-4"	7'-0"	1 3/4"		SC W/	MAT		
217	1	3'-0"	7'-0"	1 3/4"		SC W/	MAT		20 MINUTES FIRE RATING
100	1	3'-6"	7'-0"	1 3/4"		SC W/	MAT		RELOCATE EXISTING
101	1	3'-0"	7'-0"	1 3/4"		HM	PNT		INSULATED
102	1	3'-0"	7'-0"	1 3/4"		SC W/	MAT		20 MINUTES FIRE RATING
103	1	3'-0"	7'-0"	1 3/4"		SC W/	MAT		
104	1	3'-0"	7'-0"	1 3/4"		SC W/	MAT		20 MINUTES FIRE RATING
105	1	3'-0"	7'-0"	1 3/4"		SC W/	MAT		
106	1	3'-0"	7'-0"	1 3/4"		HM	MAT		20 MINUTES FIRE RATING

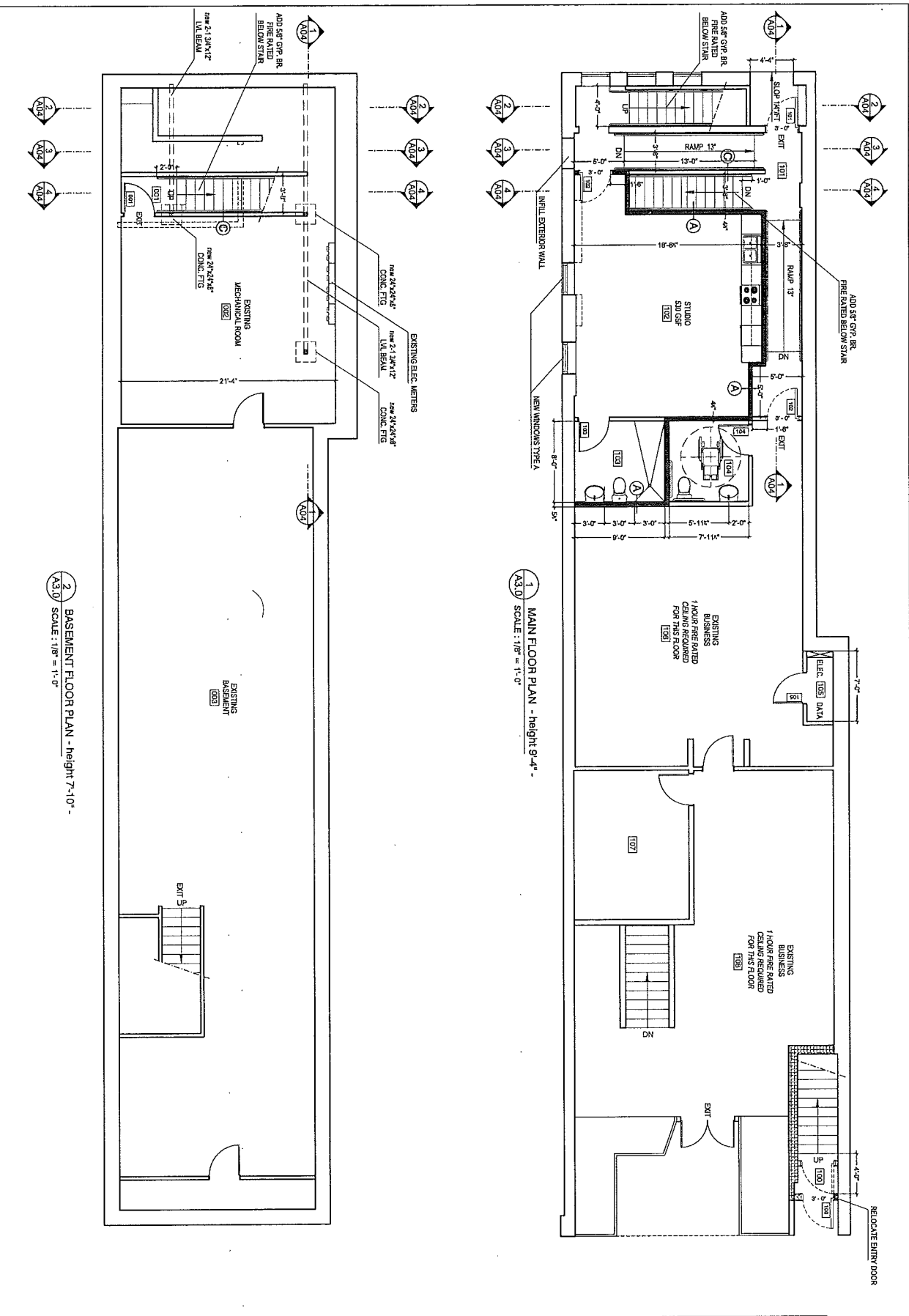
ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	WALLS	CEILING	CEILING HEIGHT	REMARKS
200	ENTRANCE/HALLWAY	WOOD	GRP BD. PAINT	GRP BD. PAINT	10'-0"	
201	KITCHEN/DINING	VINYL WOOD	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
202	BEDROOM	TILE	TILE - GRABD	GRP BD. PAINT	10'-0"	
203	BEDROOM	CARPET	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
204	STORAGE	VINYL WOOD	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
205	KITCHEN/DINING	VINYL WOOD	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
206	BEDROOM	TILE	TILE - GRABD	GRP BD. PAINT	10'-0"	
207	BEDROOM	CARPET	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
208	STORAGE	VINYL WOOD	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
209	KITCHEN/DINING	VINYL WOOD	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
210	STORAGE	VINYL WOOD	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
211	BEDROOM	TILE	TILE - GRABD	GRP BD. PAINT	10'-0"	
212	BEDROOM	CARPET	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
213	KITCHEN/DINING	VINYL WOOD	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
214	STORAGE	VINYL WOOD	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
215	BEDROOM	TILE	TILE - GRABD	GRP BD. PAINT	10'-0"	
216	BEDROOM	CARPET	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	
217	LAUNDRY	TILE	GRP BD. PAINT	ZZZ LAMIN TILE	10'-0"	

ALC.	APERTURE	GLASS	FRAME	PAINT (GR)	SS	SHIMMER
BEAD	HM	Clear Wood	HM	Painted	UVF	Unfinished
FR	Factory Finish	Laminated	SC	Solid Color	WVC	Wood Composite
F	Finish	Natural	ST	Stain	WV	Wood Veneer



NOTES:
SMOKE ALARMS AND CO2 ALARMS TO BE PROVIDED FOR EACH APARTMENT
ALL BATHROOMS TO HAVE LIGHTS AND EXHAUST FAN



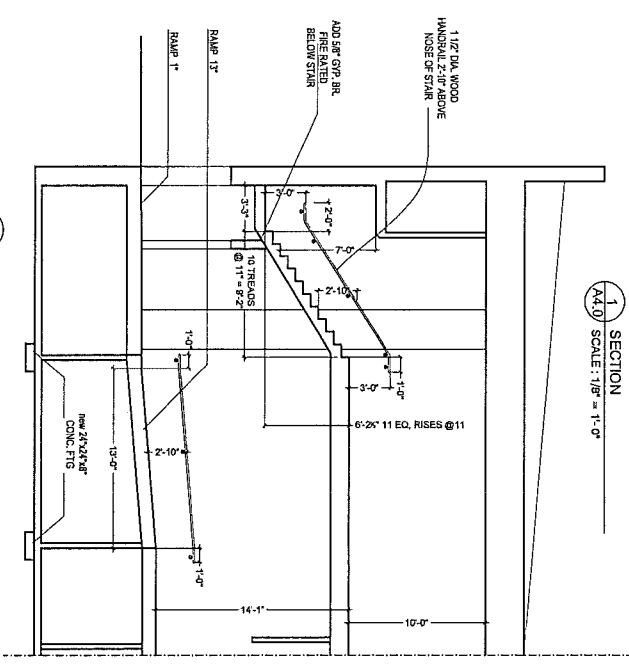
1 MAIN FLOOR PLAN - height 9'-4" -
 A3.0 SCALE: 1/8" = 1'-0"

2 BASEMENT FLOOR PLAN - height 7'-10" -
 A3.0 SCALE: 1/8" = 1'-0"

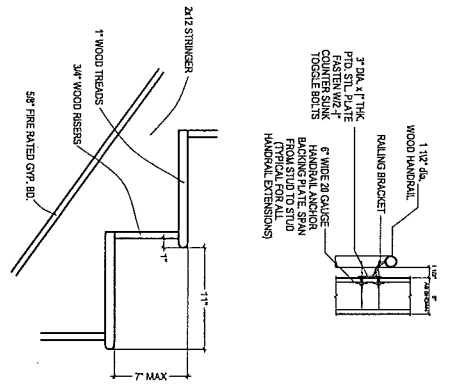
North Bridge Street

304 E River City Architects & Design Inc. 9388 ERIN COURT WOODBURY, MINNESOTA 55129 TEL: 651.497.7685 email: brucecaulfield@msn.com	RIVER CITY Architecture & Design Eau Claire, WI email: toffalon@att.net	CAULFIELD ARCHITECTURAL DESIGN 9388 ERIN COURT WOODBURY, MINNESOTA 55129 TEL: 651.497.7685 email: brucecaulfield@msn.com	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN	DATE: 03-22-18 04-22-18	REG. NO. 10295-5 SIGNATURE: [Signature]
		APARTMENTS 114 N. Bridge Street Chippewa Falls, WI	DATE: 03-16-18 FLOOR PLAN A3.0	PROJECT NO.	SHEET NO.

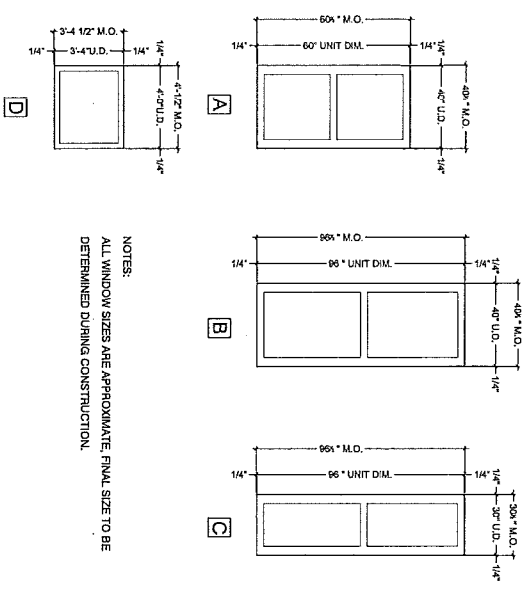
1 SECTION
A4.0 SCALE: 1/8" = 1'-0"



6 HANDRAIL STEPS DETAILS
A4.0

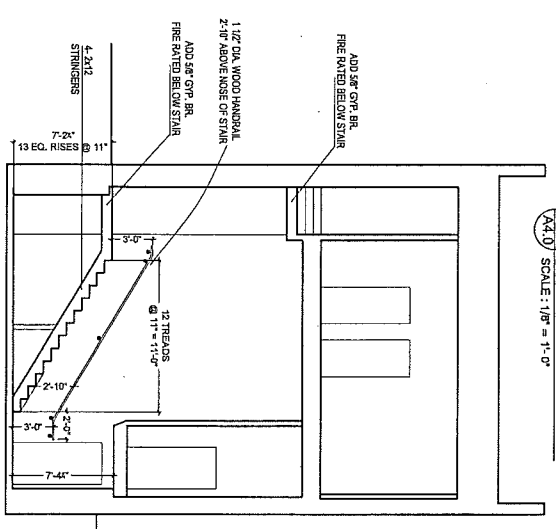


5 WINDOW TYPES
A4.0

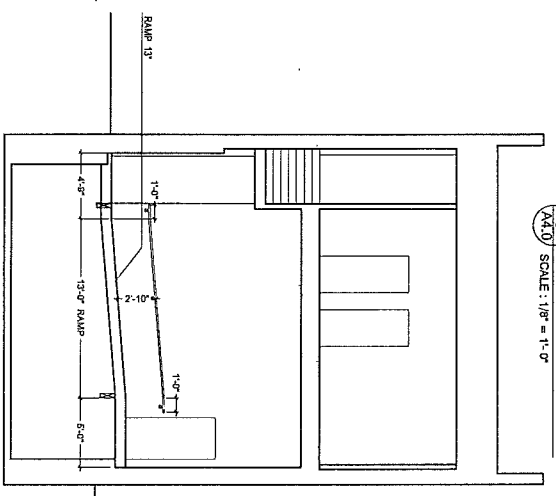


NOTES:
ALL WINDOW SIZES ARE APPROXIMATE FINAL SIZE TO BE DETERMINED DURING CONSTRUCTION.

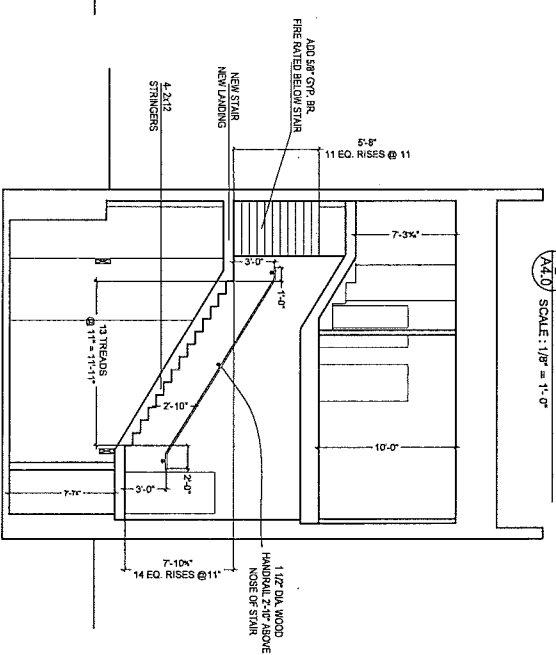
3 SECTION
A4.0 SCALE: 1/8" = 1'-0"

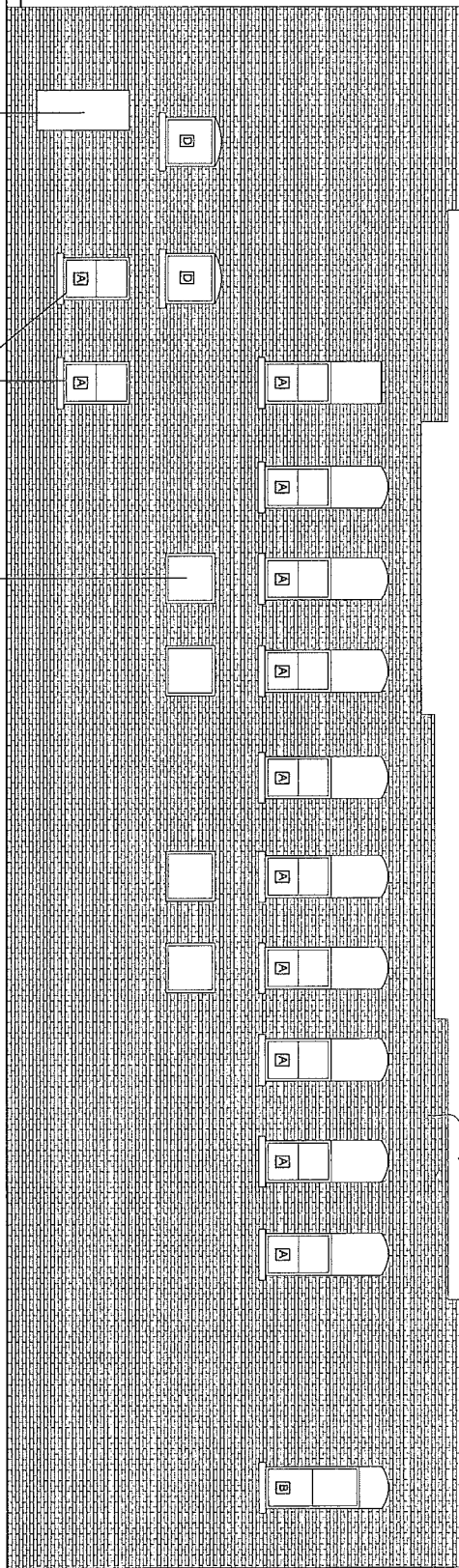


4 SECTION
A4.0 SCALE: 1/8" = 1'-0"

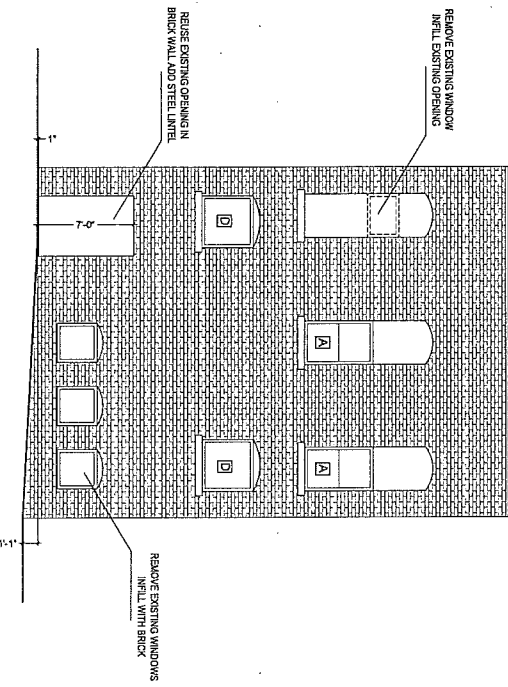


2 SECTION
A4.0 SCALE: 1/8" = 1'-0"

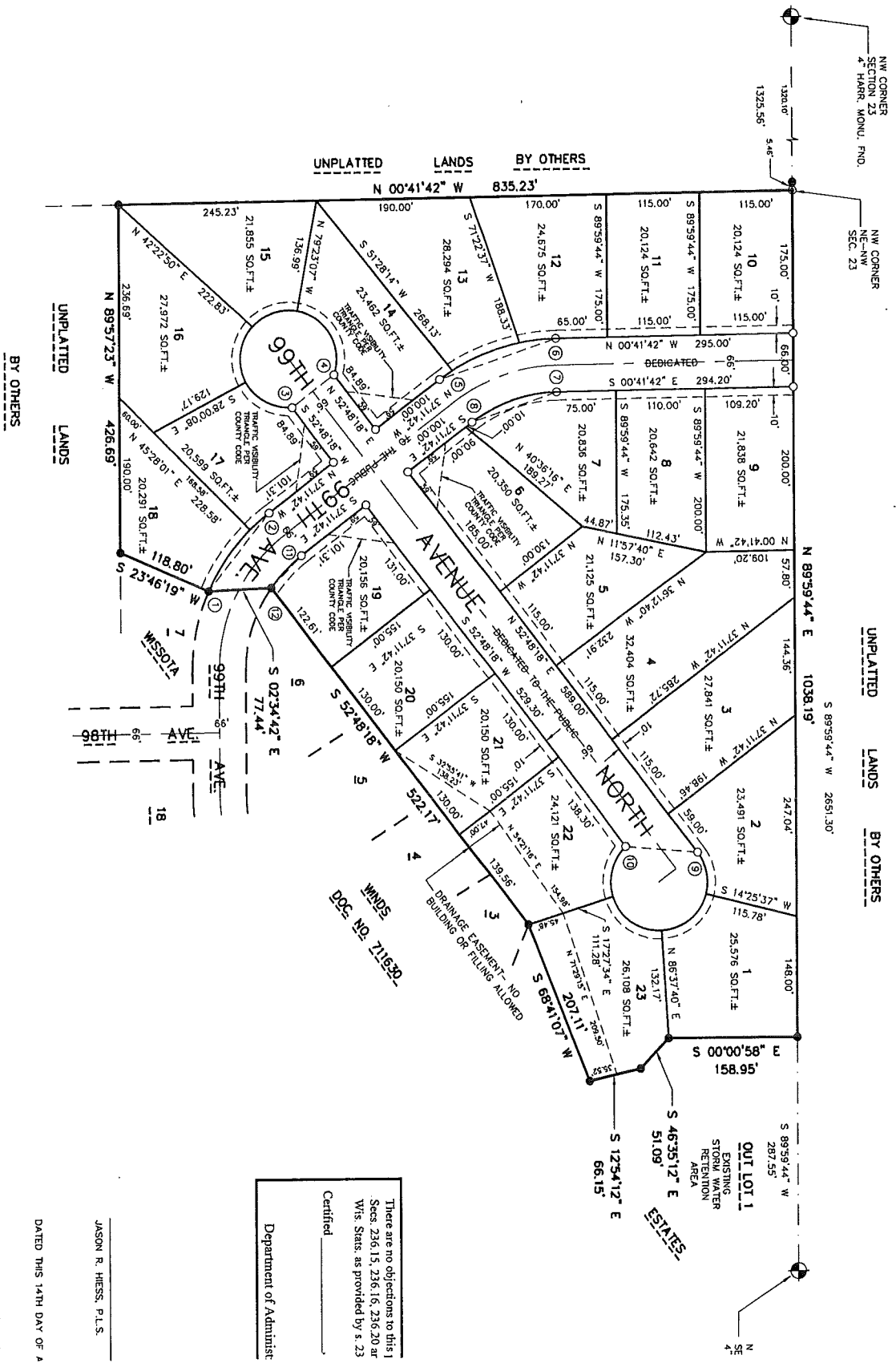




1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



There are no objections to this plat
 Secs 236.15, 236.16, 236.20 of
 Wis Stat. as provided by s. 23
 Certified _____
 Department of Administration

JASON R. HESS, P.L.S.

DATED THIS 14TH DAY OF A
 REVISED THIS ____ DAY OF ____



14.

SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF WISCONSIA WINDS ESTATES 1ST ADDITION, LOCATED IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 8 WEST, TOWN OF ANSON, CHIPPEWA COUNTY, WISCONSIN, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE S. 89° 59' 44" W. ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, 287.55 FEET TO THE POINT OF BEGINNING; THENCE S. 00° 00' 59" E. 158.95; THENCE S. 46° 35' 12" E. 51.09 FEET; THENCE S. 12° 54' 12" E. 66.15 FEET; THENCE S. 68° 41' 07" W. 207.11 FEET; THENCE S. 52° 48' 18" W. 522.17 FEET; THENCE S. 02° 34' 42" E. 77.44 FEET; THENCE S. 23° 46' 19" W. 118.80 FEET; THENCE N. 89° 57' 23" W. 426.69 FEET; THENCE N. 00° 41' 42" W. 835.23 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE N. 89° 59' 44" E. ALONG THE NORTH LINE THEREOF, 1038.19 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF SOUTH WIND, LLC, OWNERS OF SAID LANDS.
THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE TOWN OF ANSON, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

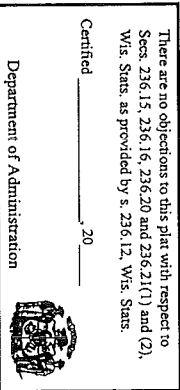
JASON R. HIESS, P.L.S.

DATED THIS 14TH DAY OF APRIL, 2016.

REVISED THIS _____ DAY OF _____, 2016.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20 _____



Department of Administration

OWNER'S CERTIFICATE OF DEDICATION

SOUTH WIND, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS DO HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. SOUTH WIND, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

-----TOWN OF ANSON
-----DEPARTMENT OF ADMINISTRATION
-----CITY OF CHIPPEWA FALLS
-----CHIPPEWA COUNTY PLANNING AGENCY
IN WITNESS WHEREOF, THE SAID SOUTH WIND, LLC, HAS CAUSED THIS DOCUMENT TO BE SIGNED BY DENNIS LYBERG AND STEVEN M. LAUER, AS MEMBERS, ON THIS _____ DAY OF _____, 2016.

DENNIS LYBERG _____ STEVEN M. LAUER _____
STATE OF WISCONSIN SS
COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED DENNIS LYBERG AND STEVEN M. LAUER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

TOWN TREASURERS CERTIFICATE
STATE OF WISCONSIN SS
CHIPPEWA COUNTY

I, BARBARA WOODFORD, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF ANSON, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES OR SPECIAL ASSESSMENTS AS OF _____ IN THIS PLAT OF WISCONSIA WINDS ESTATES 1ST ADDITION, LOCATED IN THE TOWN OF ANSON.

DATED THIS _____ DAY OF _____, 2016.

BARBARA WOODFORD, TOWN TREASURER

COUNTY TREASURERS CERTIFICATE

STATE OF WISCONSIN SS
CHIPPEWA COUNTY

I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED IN THIS PLAT OF WISCONSIA WINDS ESTATES 1ST ADDITION.

DATED THIS _____ DAY OF _____, 2016.

PATRICIA SCHIMMEL, COUNTY TREASURER

TOWN BOARD RESOLUTION

RESOLVED THAT THE PLAT OF WISCONSIA WINDS ESTATES 1ST ADDITION, LOCATED IN THE TOWN OF ANSON, CHIPPEWA COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE TOWN BOARD OF ANSON.

APPROVED: _____ SIGNED: GARY LAZARZ, TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF ANSON.

JENNIFER JENSEN, TOWN CLERK

CONSENT OF MORTGAGEE

STERLING BANK, A WISCONSIN BANKING CORPORATION BUT ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SOUTH WIND, LLC, OWNERS.

IN WITNESS WHEREOF, THE SAID STERLING BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, BRANCH PRESIDENT, AND COUNTER SIGNED BY ARON HOLTEN, LOAN OFFICER, AT BARRON, WISCONSIN AND ITS CORPORATE SEAL HERETO AFFIXED

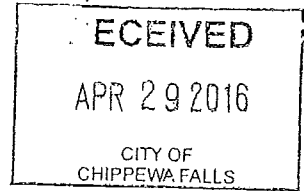
THIS _____ DAY OF _____, 2016.

IN PRESENCE OF:

STERLING BANK _____
ARON C. WEBER, BRANCH PRESIDENT

ARON HOLTEN, LOAN OFFICER _____
STATE OF WISCONSIN SS
COUNTY OF _____

Date Filed: _____
Fee Paid: \$25.00 Date: 4/29/16 (KH) TR#: 48971
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: 421 Frewette Dr

Lot#: _____ Block#: _____ Subdivision: _____ Parcel# _____

Legal Description: _____

Zoning classification of property: R3

Purpose for which this Permit is being requested: Add an Addition to Existing Building
was built in C1 zoning needed to change
zoning to permit use as CBEF would like
to keep the building the same but R3
setback off frewette would allow for it

Existing use of property within 300 feet of subject property: (List or attach map)
Residential and Commercial

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

Operational plans of the proposed use:

Hours of Operation: 24-7
Days of Operation: 365
Number of Employees: _____
Part-time _____ Full-time _____

Capacity:

Number of Units: 24 units
Size: 9,362 sq ft
Number of Residents/Children: 24
Ages: All Ages
Other: _____

Building plans:

Existing buildings: 24 Bed CBRF
Proposed buildings: Add 24 Bed
Use of part of building: All CBRF
Proposed additions: _____
Future additions: N/A

Change in use: _____

Outside appearance: _____

Number of buildings: 1

Planting & Landscaping:

Type: Same as Existing

Timetable: _____

Screening:

Type: _____

Fences: Wood Screen Residents from Hwy 124 and Protect them

Type: Wood

Height: 6'

Location: Hwy side of Building

Earth Bank:

Planting: _____

Maintenance: _____

Other: _____

Lights:

Number of lights: _____

Location: _____

Hours: _____

Type: _____

Signs:

Type: _____

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: _____

Location: _____

Width: _____

Parking:

Number of stalls: _____

Location of stalls: _____

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage:

Storm sewer: _____

Rock beds: _____

Detention pond: _____

Retention pond: _____

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

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

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

Owner(s)/Address(es):

R Swoboda

Phone #: 715-829-4277
Email: +swoboda@centurytel.net

Phone #: _____
Email: _____

Phone #: _____
Email: _____

Petitioner(s)/Address(es):

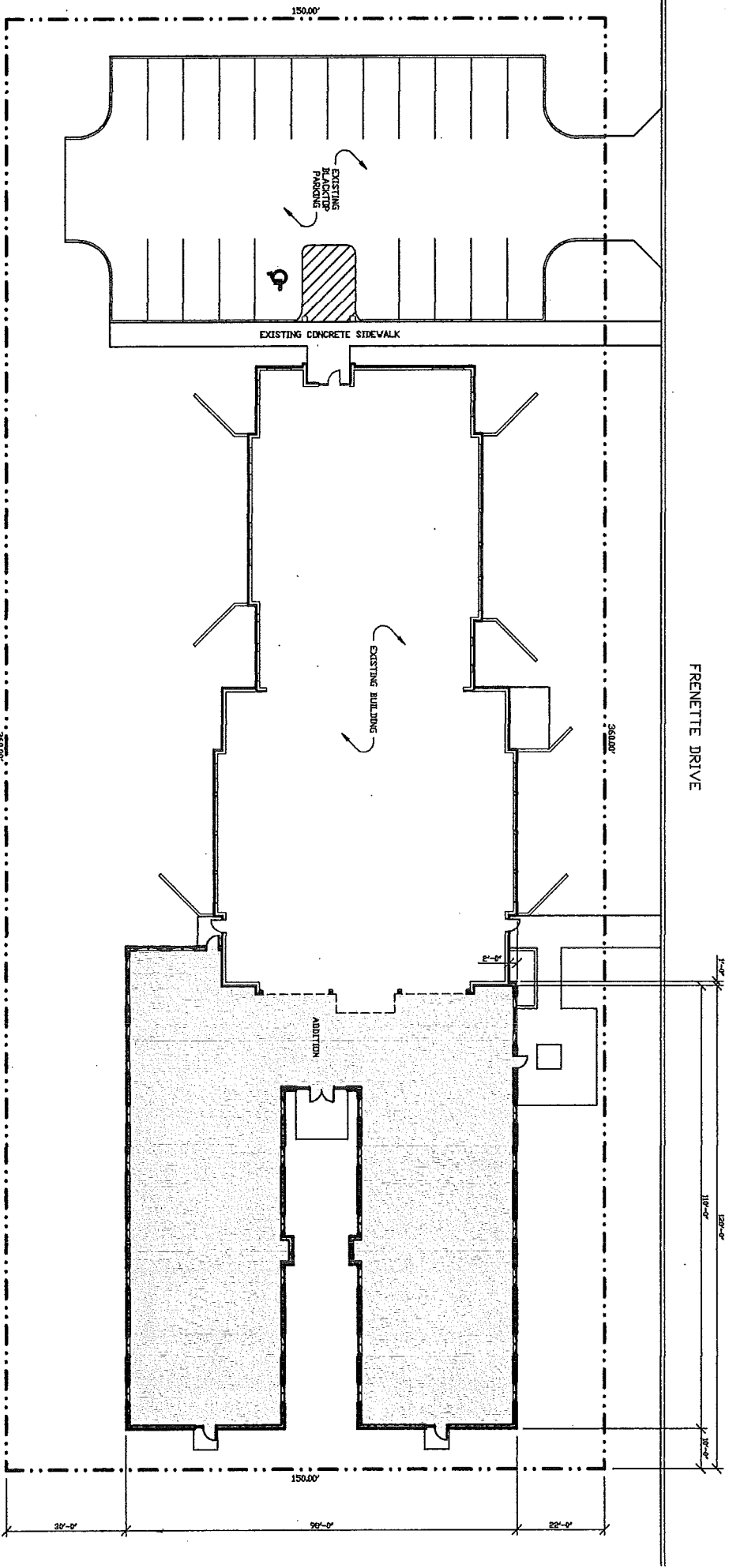
Same

Phone #: _____
Email: _____

Phone #: _____
Email: _____

Phone #: _____
Email: _____

BUILDING SQUARE FOOTAGE = 24,148	
MAIN LEVEL	
EXISTING	10,287 SQ. FT.
ADDITION	9,362 SQ. FT.
MAIN FLOOR TOTAL	19,649 SQ. FT.
BASEMENT	
EXISTING	4,499 SQ. FT.



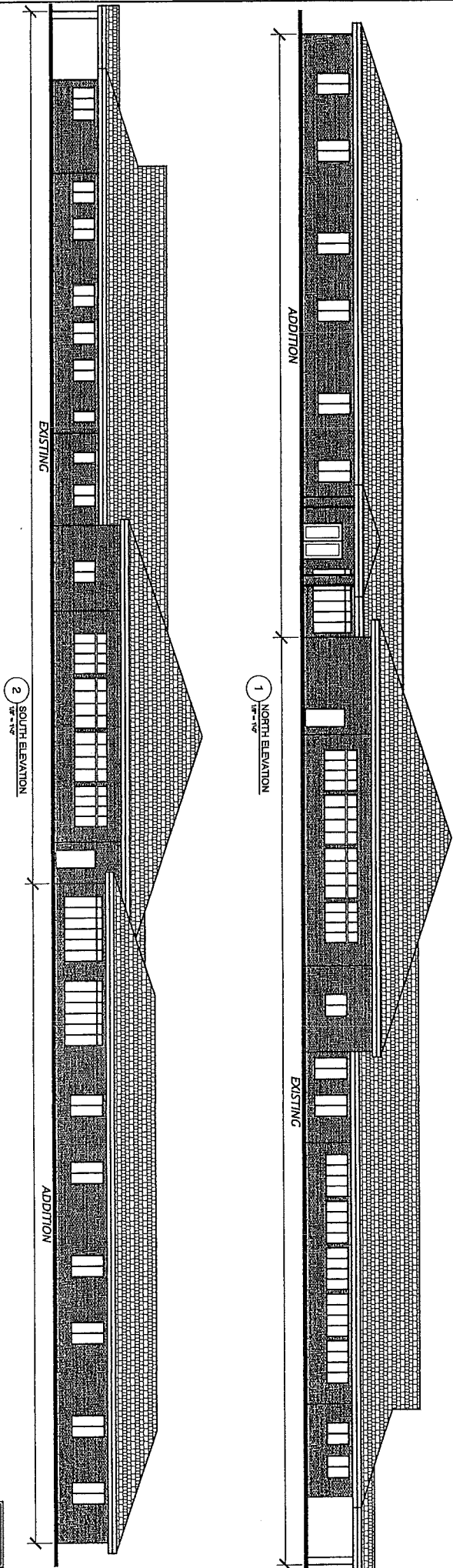
1 SITE PLAN
1" = 32'-0"



ACCESSIBILITY

THE BUILDING'S ACCESSIBLE ROUTE, IN COMPLIANCE WITH WISCONSIN STATE CODE, SHALL DISPLAY THE INTERNATIONAL SYMBOL FOR HANICAPED FREE ENVIRONMENT WHICH IDENTIFY ACCESSIBLE ENTRANCES, TOILET FACILITIES & PARKING SPACES.

- PARKING AND UNLOADING MAX. SLOPE 1:48.
- ACCESSIBLE ROUTE MAX. SLOPE 1:50 & MIN. 36" WIDE.
- CURB RAMP'S MAX. SLOPE 1:12 MIN. & 36" WIDE.
- PROVIDE CLEARANCE AT LATCH SIDE OF ENTRANCE DOORS, LATCHES 34" TO 48" HIGH.
- PROVIDE CLEARANCE AS PER THE DETAILING.
- MAX. 1/2" THRESHOLDS.



1 NORTH ELEVATION
1/8" = 1'-0"

2 SOUTH ELEVATION
1/8" = 1'-0"

ROBERT D. JOHNSON ARCHITECT
5201 STONEWOOD DRIVE
EAU CLAIRE, WISCONSIN 54703
715.828.8330

0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10'
1/8" = 1'-0"

ELEVATIONS
24135 FAMES
4-25-16
AI

CBRF ADDITION
FRENETTE DRIVE
CHIFFEWA FALLS, WI