

## 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, June 13, 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 May 9, 2016 Plan Commission Meeting. *(Attachment)*
2. Conduct a public hearing to consider Conditional Use Permit Resolution No. 2016-02 to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. *(Attachment)*
3. Consider Conditional Use Permit Resolution No. 2016-02 to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. *(Attachment)*
4. Conduct a public hearing to consider Conditional Use Permit Resolution No. 2016-03 to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 N. Bridge St. *(Attachment)*
5. Consider Conditional Use Permit Resolution No. 2016-03 to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 N. Bridge St. *(Attachment)*
6. Consider preliminary plat of Gehler Estates. Make recommendation to the Common Council. *(Attachment)*
7. Consider final plat of Gehler Estates. Make recommendation to the Common Council. *(Attachment)*
8. 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, 1<sup>st</sup> Floor, City Hall and also posted on the City Hall Bulletin Board on Tuesday, June 7, 2016 at 10:00 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, MAY 9, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 9, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, 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 Dennis Doughty and Greg Misfeldt and. Also attending were Tim Swoboda, John Scheppke, Patrick Hull and City Inspector Paul Lasiewicz.


1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the April 11, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. John Scheppke and Patrick Hull appeared to support their petition for a Conditional Use Permit to remodel and reconstruct a handicap accessible single unit apartment on the first floor of the building at #114 North Bridge Street. First floor apartments are listed as conditional uses in the Central Business District. City Inspector Lasiewicz stated he had no issues with the request and noted that the majority of the first floor of the building would remain as commercial space.  
**Motion** by Smith, seconded by Hubbard to conduct a public hearing to consider a Conditional Use Permit for John Scheppke and Patrick Hull to remodel and construct a handicap accessible single unit apartment, (floor plan attached), on the first floor of the building located at #114 N. Bridge Street. Said public hearing to be scheduled upon receipt of the \$300 advertising and processing fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**
  
3. The Plan Commission considered the attached plat for the First Addition to Wissota Winds Estates in the Town of Anson. Secretary Rubenzer noted that there were remaining stormwater issues from the initial Wissota Winds Estates construction. It was also noted that the proposed plat and subdivision of property lies within the three mile extraterritorial plat review zone of the City of Chippewa Falls.  
**Motion** by Hubbard, seconded by Tzanakis to recommend the Common Council approve the attached plat of the First Addition to Wissota Winds Estates in the Town of Anson contingent upon:
  1. Receipt of the plat review fee.
  2. Completion and correction of any stormwater plan/build deficiencies from the original Wissota Winds Estates construction.
  3. Completion and submission and approval of a stormwater management plan for the First Addition.**All present voting aye. Motion carried.**
  
4. Tim Swoboda appeared to support a petition for a Conditional Use Permit to construct an additional twenty-four units onto the existing Community Based Residential Facility, on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. These lots were rezoned from C-2 General Commercial District to R-3-4 Multi-Family 4-Plex Residential District. Conditional Use Permit No. 2015-03 was approved on April 13, 2015 allowing the former S.E.H. building to become a 24 unit Community Based Residential Facility for advanced aged and disabilities care. Mr. Swoboda indicated all

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

24 units were presently occupied. The Plan Commission discussed the need for parking and that approximately 24 existing parking spaces would be lost by the proposed addition. Inspector Lasiewicz stated that the building code required one parking space per every three units, meaning sixteen parking spaces would be required for the forty-eight unit complex. Twenty-two total parking spaces would be provided after completion of the proposed addition. Mr. Swoboda stated he also owned the parcel and parking lot to the west of the proposed development but that he planned for a commercial development on that parcel. Mr. Swoboda also indicated that there would be six part-time employees and three full-time employees. Mayor Hoffman stated that the State of Wisconsin would regulate the number of employees.

**Motion** by Hubbard, seconded by Varga to conduct a public hearing to consider a Conditional Use Permit for CRS Rentals Inc. to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility, (CBRF), at #421 Frenette Drive, (see attached Conditional Use Permit Resolution No. 2015-03), located on parcel #1580, Lots 15 and 16 of the Flame Addition. The said CBRF to be operated under the license to Serving Hands for Advanced Age and Disabilities Care. Said public hearing to be scheduled upon receipt of the \$300 advertising and processing fee, submission of any required stormwater management plan and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

5. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:56 P.M.

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

**CITY OF CHIPPEWA FALLS PLAN COMMISSION  
CONDITIONAL USE PERMIT RESOLUTION NO. 2016-02 TO  
CONSTRUCT AN ADDITIONAL TWENTY-FOUR UNITS ONTO THE  
EXISTING TWENTY-FOUR UNIT COMMUNITY BASED RESIDENTIAL  
FACILITY ON PARCEL #1580, LOTS 15 AND 16, FLAME ADDITION,  
LOCATED AT #421 FRENETTE DRIVE, CHIPPEWA FALLS, WISCONSIN**

**WHEREAS**, on April 13, 2015, the City of Chippewa Falls Plan Commission approved Conditional Use Permit Resolution No. 2015-03 allowing CRS Rentals to construct a twenty-four unit Community Based Residential Facility on Parcel #1580, Lots 15 and 16, Block 13 of the Flame Addition, located at #421 Frenette Drive to be operated under the license issued to Serving Hands for Advanced Aged and Disabilities Care; and

**WHEREAS**, at its May 9, 2016 meeting, the Plan Commission heard a request on behalf of CRS Rentals Inc. to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on Parcel #1580, Lots 15 and 16, Block 13 of the Flame Addition, located at #421 Frenette Drive; and

**WHEREAS**, Parcel #1580, Lot #s 15 and 16, Block #13, Flame Addition, located at #421 Frenette Drive is presently zoned R-3-4 Multi-Family 4-Plex Residential District; and

**WHEREAS**, the Plan Commission has evaluated the said request for a Conditional Use Permit to construct an addition; and

**WHEREAS**, the Plan Commission conducted a public hearing on this request on Monday, June 13, 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 and hearing all comments and concerns.

**THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that, pursuant to Chapters 17.23.5 (8) (j) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on Parcel #1580, Lots 15 and 16, Flame Addition located at #421 Frenette Drive under the following conditions:

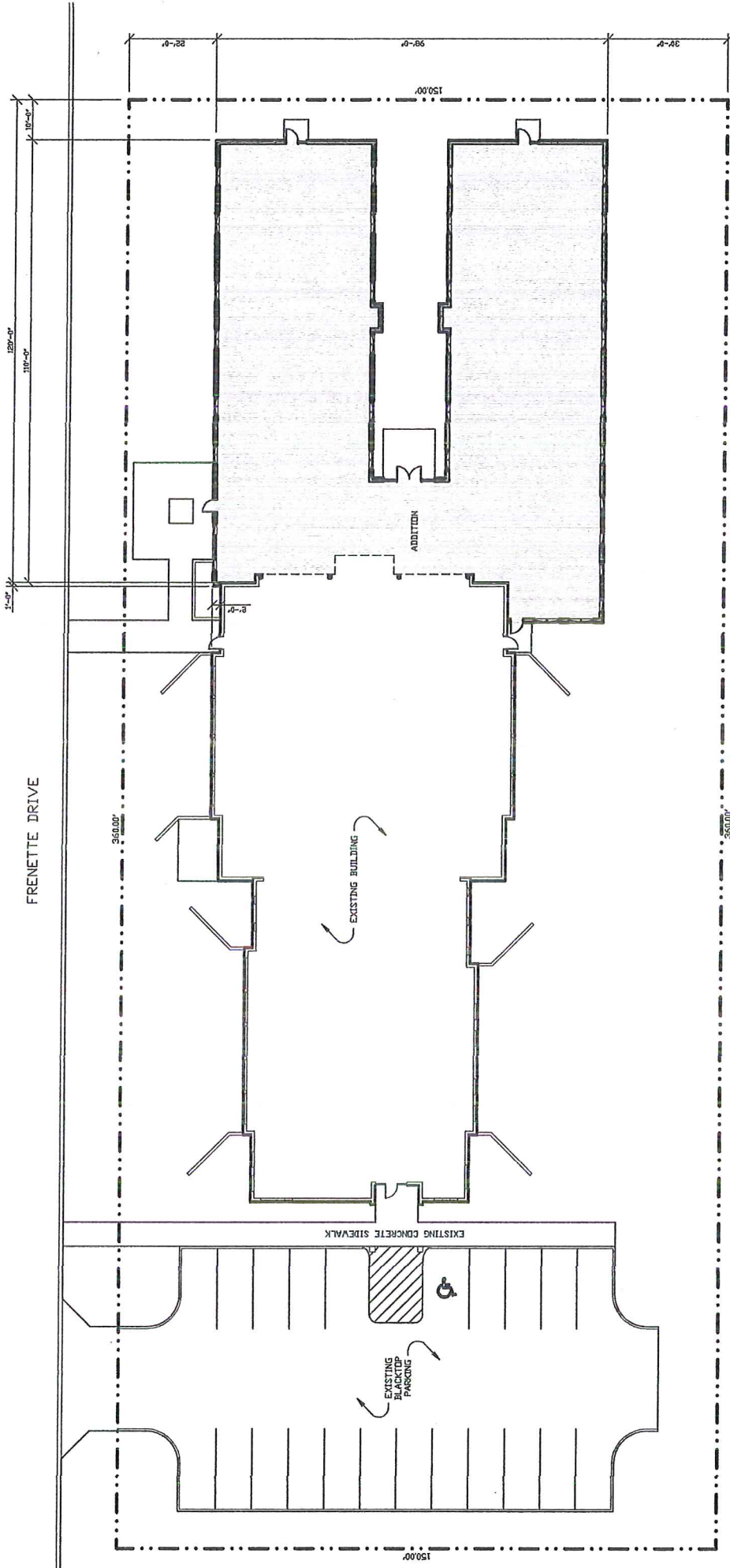
- a) That the existing twenty-four unit Community Based Residential Facility at #421 Frenette Drive be allowed to be reconstructed with an additional twenty-four (24) units according to the attached plans and details.
- b) That the Community Based Residential Facility be in conformance with the attached site plan, building plans and details, and all attachments become part and parcel of this Conditional Use Permit and available for inspection in the offices of the City Inspector and City Engineer.
- c) That the CBRF be operated as provided for in the license issued by the Wisconsin Department of Health Services to Serving Hands for Advanced Age and Disabilities Care.
- d) That this Conditional Use Permit become null and void if a license other than the license issued to Serving Hands for Advanced Age and Disabilities Care at this facility is applied for and issued by the Wisconsin Department of Health Services.
- e) That the CBRF be permitted to operate seven days per week and twenty-four hours per day.
- f) The number of employees, (petitioned for six part-time and three full-time), allowed to be as permitted and licensed by the State of Wisconsin Department of Health Services.
- g) That the number of residents allowed be as permitted and licensed for by the State of Wisconsin Department of Health Services.
- h) That twenty-two hard surfaced off-street parking spaces be provided.
- i) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- j) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- k) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- l) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- m) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: \_\_\_\_\_

SECONDED: \_\_\_\_\_

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on June 13, 2016, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays and \_\_\_\_\_ abstentions.

\_\_\_\_\_  
Richard J. Rubenzer, PE, Secretary  
Plan Commission



**ACCESSIBILITY**

- THE BUILDING'S ACCESSIBLE ROUTE, IN COMPLIANCE WITH WISCONSIN STATE CODE, SHALL DISPLAY THE INTERMITTING SQUARE PATTERN SURFACE WHERE BY OBSTACLES WHICH IDENTIFY ACCESSIBLE ENTRANCES, TOILET FACILITIES, & PARKING STALLS.
- PARKING AND UNLOADING MAX. SLOPE 1:48.
  - ACCESSIBLE ROUTE MAX. SLOPE 1:60 & MIN. 36" WIDE.
  - CURB RAMP'S MAX. SLOPE 1:12 MIN. & 36" WIDE.
  - PROVIDE 34" CLEARANCE AT LATCH SIDE OF ENTRANCE DOORS, LATCHES 34" TO 48" HIGH.
  - MAX. 1/2" THRESHOLDS.

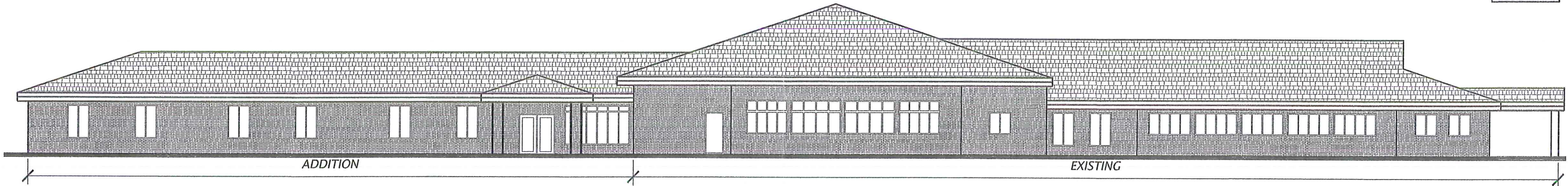


1 SITE PLAN  
AS 1" = 20'-0"

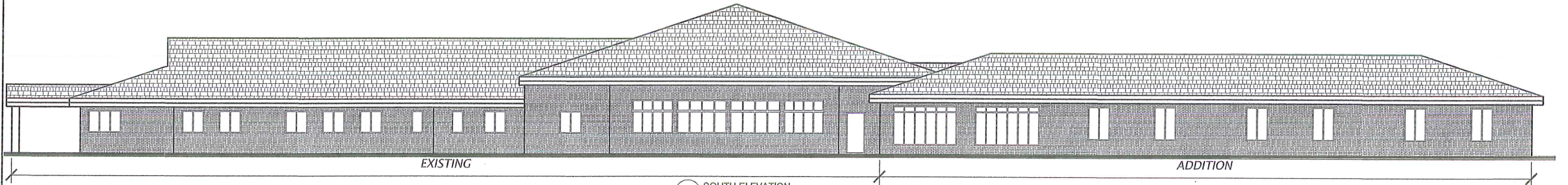
**BUILDING SQUARE FOOTAGE = 24,148**

MAIN LEVEL	10,287 SQ. FT.
EXISTING	9,362 SQ. FT.
ADDITION	965 SQ. FT.
MAIN FLOOR TOTAL	19,649 SQ. FT.
BASEMENT	4,499 SQ. FT.
EXISTING	

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



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



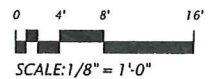
2 SOUTH ELEVATION  
1/8" = 1'-0"

CBRF ADDITION  
FRENETTE DRIVE  
CHIPPEWA FALLS, WI

ELEVATIONS  
24x36 PAPER

4-29-16

AI  
JOB NO 16-018



**RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO REMODEL AND CONSTRUCT AN AMERICAN DISABILITIES ACT (ADA) COMPLIANT SINGLE UNIT APARTMENT ON THE FIRST FLOOR OF THE BUILDING LOCATED AT #114 NORTH BRIDGE STREET, CHIPPEWA FALLS, WISCONSIN**

WHEREAS, at its May 9, 2016 meeting, the Plan Commission heard a request on behalf of John Schepke and Patrick Hull to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 North Bridge Street; and

WHEREAS, Parcel #146, part of Lot #'s 10 and 11, Block #21 of the Chippewa Falls Plat is presently zoned Central Business District; and

WHEREAS, the Plan Commission has evaluated the said request for a Conditional Use Permit to remodel and construct an American Disabilities Act compliant first floor single unit apartment; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, June 13, 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 and hearing all comments and concerns.

**THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that, pursuant to Chapters 17.30(6)(a) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to remodel and construct a handicap accessible single unit apartment on Parcel #146, part of Lot #'s 10 and 11, Block 21, Chippewa Falls Plat located at #114 North Bridge Street under the following conditions:

- a) That the existing building at #114 North Bridge Street be allowed to be remodeled and reconstructed to provide a handicap accessible first floor single unit apartment.
- b) That the attached site plan, building plans, floor plans and details and all attachments become part and parcel of this Conditional Use Permit and available for inspection in the City Inspector and City Engineer Offices.
- c) That a majority of the first floor space remain in a commercial use.



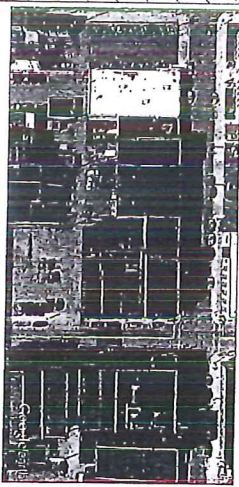
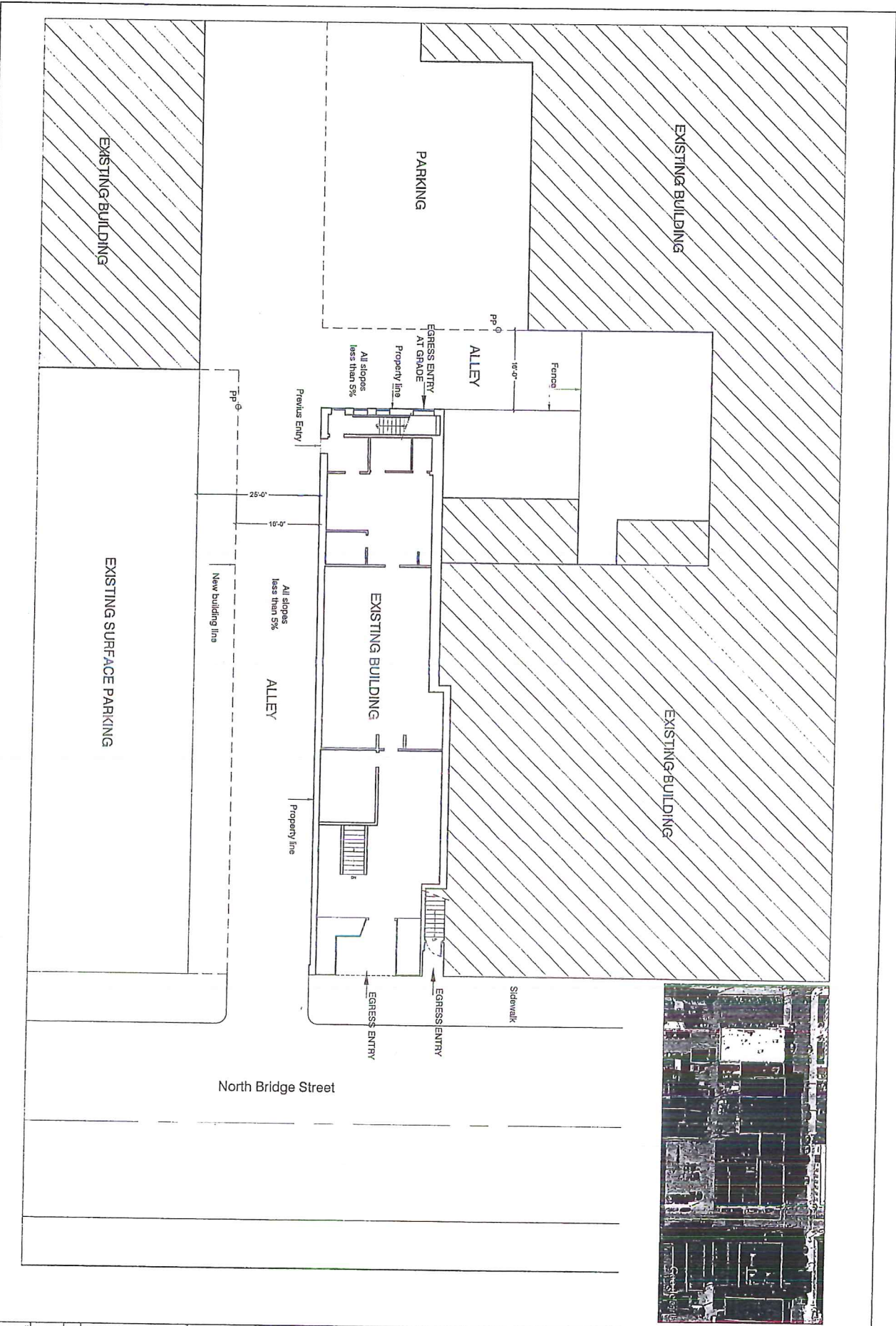
- d) Except as specifically provided herein, all regulations of the City of Chippewa Falls, County of Chippewa, State of Wisconsin and Federal Codes shall apply.
- e) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- f) 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.
- g) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: \_\_\_\_\_

SECONDED: \_\_\_\_\_

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on June 13, 2016, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays and \_\_\_\_\_ abstentions.

\_\_\_\_\_  
Richard J. Rubenzer, PE, Secretary  
Plan Commission



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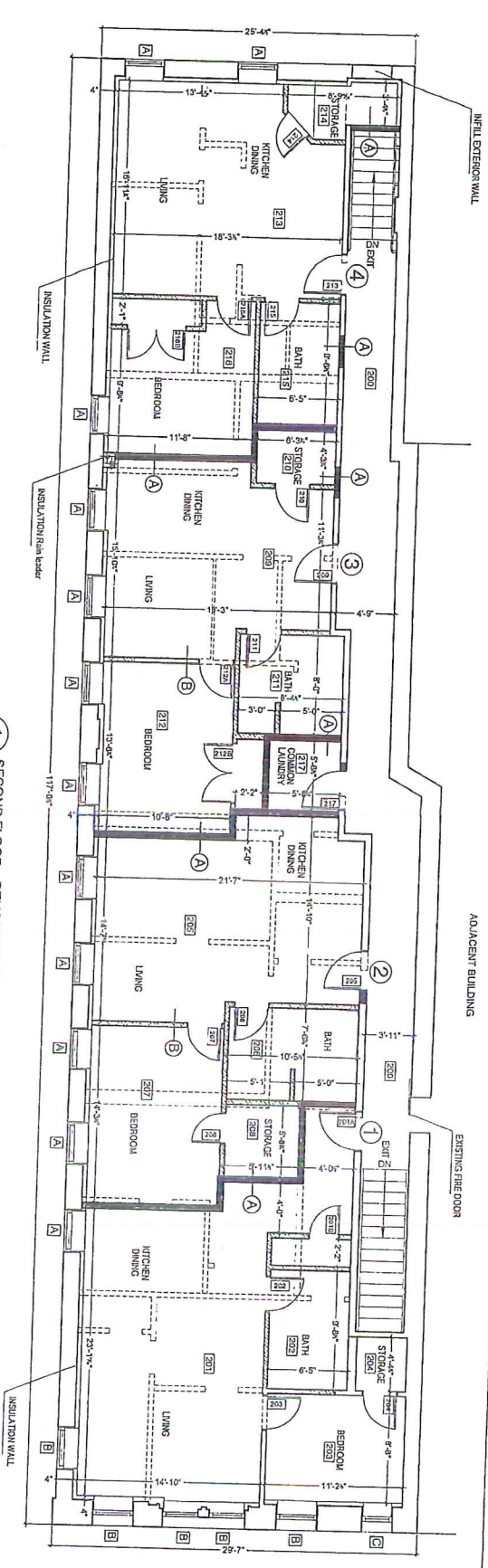
**APARTMENTS**  
 114 N. Bridge Street  
 Chippewa Falls, WI

**RiverCity**  
 Architecture & Design  
 Eau Claire, WI  
 email: toffo@rcad.net

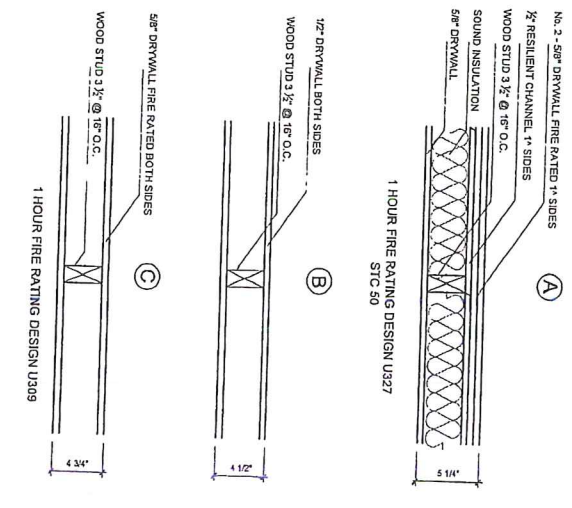
**CAULFIELD ARCHITECTURAL DESIGN**  
 838 EWIN COURT  
 WOODBURY, MINNESOTA 55129  
 TEL. 651.497.7685  
 email: brucecaulfield@min.com

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.

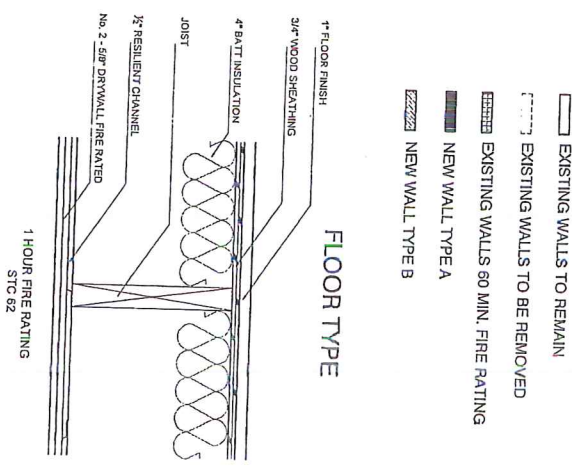
DATE	REC. NO. 10295-5
SIGNATURE	
NO.	DATE
REVISION	BY



**WALL TYPES**



**FLOOR TYPE**



**LEGEND**

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

**CODE REVIEW FOR 114 NORTH BRIDGE STREET**

OCCUPANCY CLASSIFICATION: GROUP B  
 OCCUPANT LOAD: 3126 GSF/1000 SF OCC - 33 OCCUPANTS  
 FIRST FLOOR - GROUP B 3126 GSF/1000 SF OCC - 33 OCCUPANTS  
 SECOND FLOOR - GROUP R-2 3126 GSF/2000 SF OCC - 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

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.  
 SECTION 907.2.9 FIRE ALARM SYSTEMS AND SMOKE ALARM SHALL BE INSTALLED 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 ACCORDANCE WITH SECTION 711, TABLE 508.4 1 HOUR SEPARATION FOR BUILDING EQUIPPED WITH A FIRE SPRINKLER SYSTEM.  
 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 1014.1 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'.

CHAPTER 6  
 TABLE 503

**APARTMENTS**  
 114 N. Bridge Street  
 Chippewa Falls, WI

**RiverCity Architecture & Design**  
 850 1st St., W.  
 Chippewa Falls, WI 54622  
 TEL: 715.735.1111  
 FAX: 715.735.1112  
 email: info@rivercityad.com

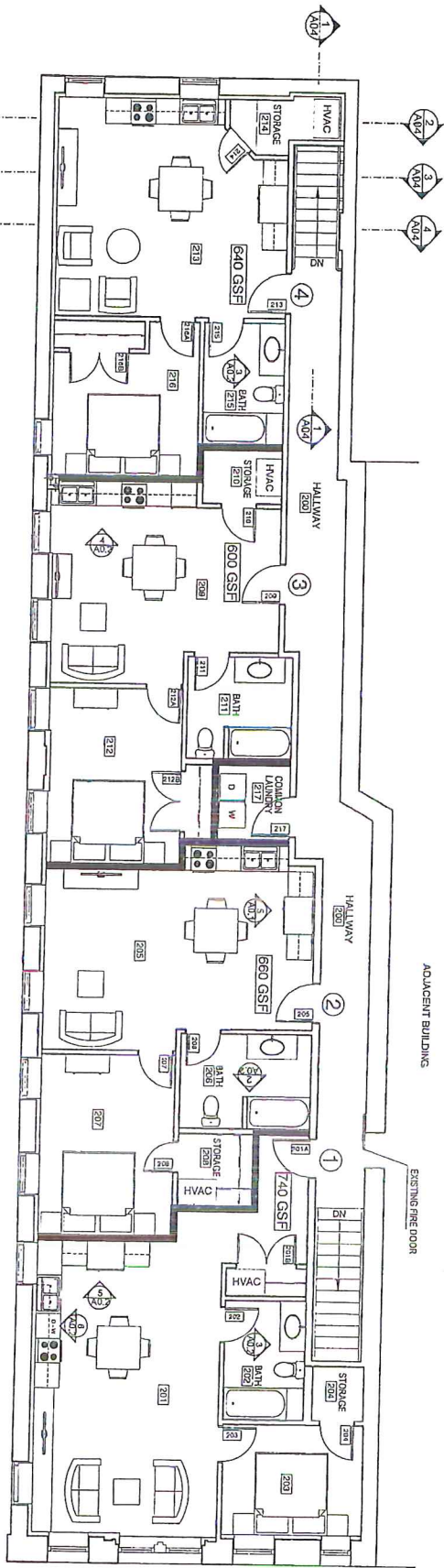
**CAULFIELD ARCHITECTURAL DESIGN**  
 838 ERIN COURT  
 WOODBURY, MINNESOTA 55129  
 TEL: 651.487.7855  
 email: bnc@caulfield.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 REG. NO.: \_\_\_\_\_

REG. NO. 10295-5

A1.0



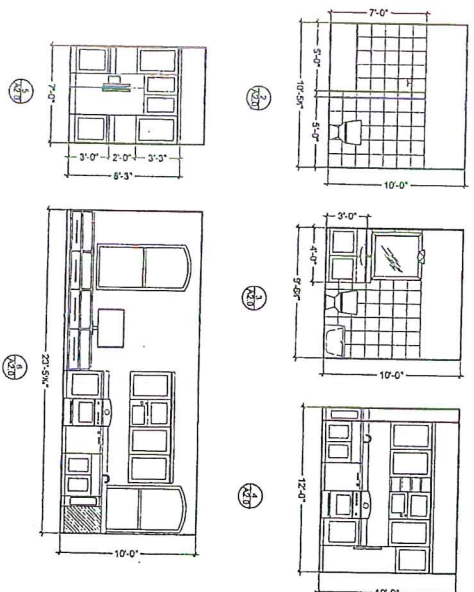
**DOOR SCHEDULE**

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

**ROOM FINISH SCHEDULE**

ROOM NO.	ROOM NAME	FLOOR	WALLS	CEILING	REMARKS	
200	ENTRANCE/HALLWAY	WOOD	GRP. BD. PAINT	GRP. BD. PAINT	18'-0"	EXISTING FINISHES TO REMAIN
201	KITCHEN/LIVING	VINYL WOOD	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
202	BATHROOM	TILE	GRP. BD.	GRP. BD. PAINT	18'-0"	
203	BEDROOM	CARPET	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
204	STORAGE	CARPET	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
205	KITCHEN/LIVING	VINYL WOOD	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
206	BEDROOM	TILE	TILE - GRP. BD.	GRP. BD. PAINT	18'-0"	
207	BEDROOM	CARPET	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
208	STORAGE	CARPET	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
209	KITCHEN/LIVING	VINYL WOOD	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
210	STORAGE	VINYL WOOD	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
211	BATHROOM	TILE	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
212	BEDROOM	CARPET	GRP. BD. PAINT	GRP. BD. PAINT	18'-0"	
213	KITCHEN/LIVING	VINYL WOOD	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
214	STORAGE	VINYL WOOD	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
215	BATHROOM	TILE	TILE - GRP. BD.	GRP. BD. PAINT	18'-0"	
216	BEDROOM	CARPET	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	
217	LAUNDRY	TILE	GRP. BD. PAINT	2X2 LVL IN TILE	18'-0"	

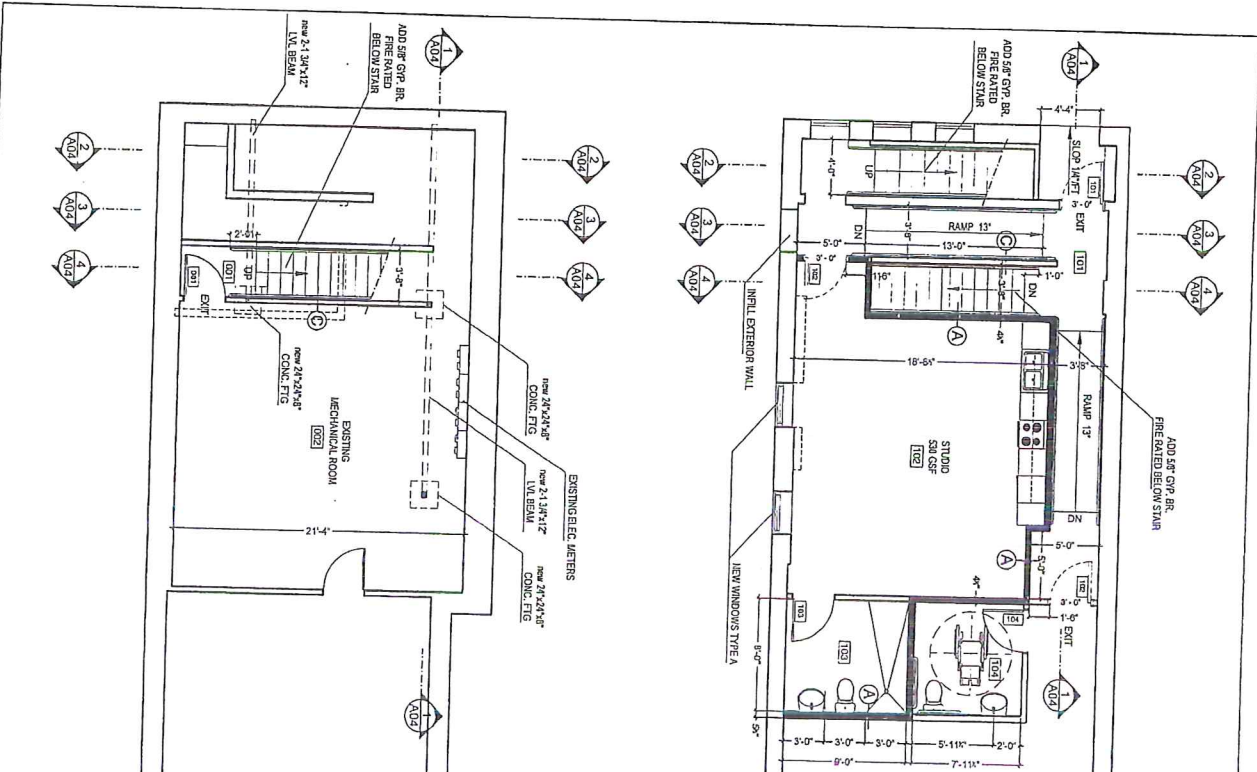
1 SECOND FLOOR - height 10'-0"  
A2.0 SCALE: 1/8" = 1'-0"



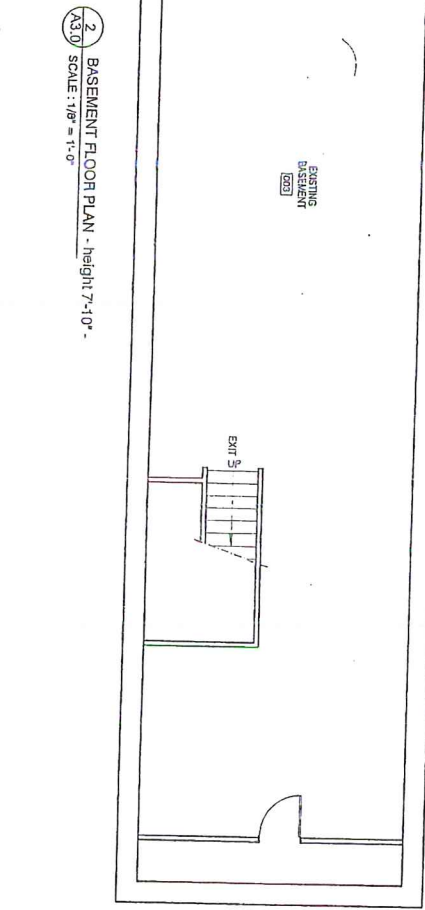
**NOTES:**

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

<p><b>APARTMENTS</b> 114 N. Bridge Street Chippewa Falls, WI</p>	<p><b>RiverCity</b> Architecture &amp; Design 554 Chippewa Falls, WI email: info@rivercityad.com</p>	<p>CAULFIELD ARCHITECTURAL DESIGN 9388 ERIN COURT WOODBURY, MINNESOTA 55126 TEL: 651.467.7885 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: 03/28/18 SIGNATURE: [Signature]</p>	<p>REG. NO. 10298-S-5</p>
--	--	---	---	--	---------------------------



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

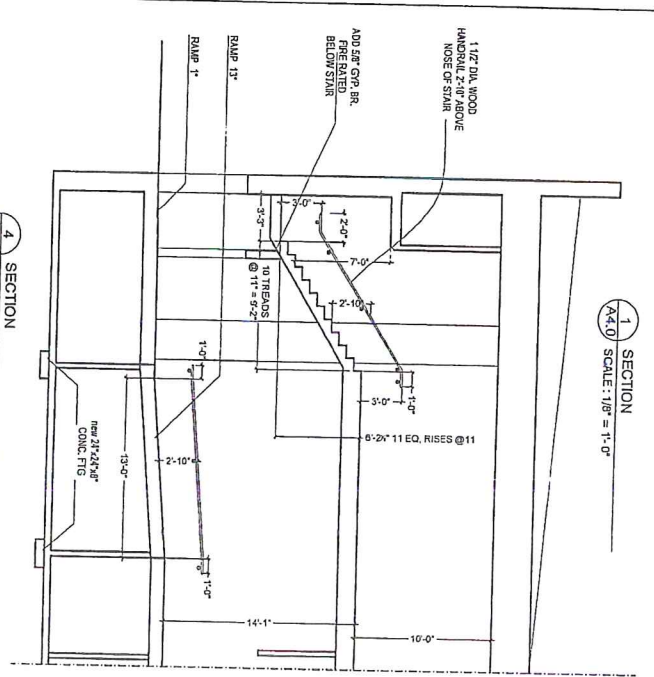


2 BASEMENT FLOOR PLAN - height 7'-10"  
 A3.0 SCALE: 1/8" = 1'-0"

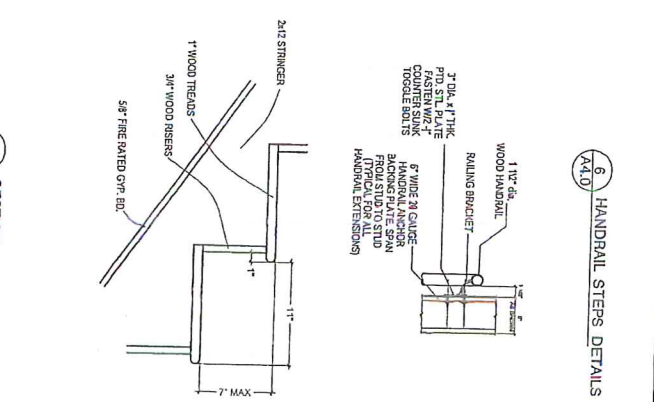
North Bridge Street

SHEET NO. <b>A3.0</b>	SECTION/ELEV. FLOOR PLAN DETAILS	2014 © River City Architecture & Design Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the publisher.	<b>RiverCity</b> <i>Architecture &amp; Design</i> Eau Claire, WI email: toftolon@att.net	<b>CAULFIELD ARCHITECTURAL DESIGN</b> 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 LICENSED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN	DATE 02/23/15	REG. NO. 102205-5
		SIGNATURE [Signature]				TITLE ARCHITECT	

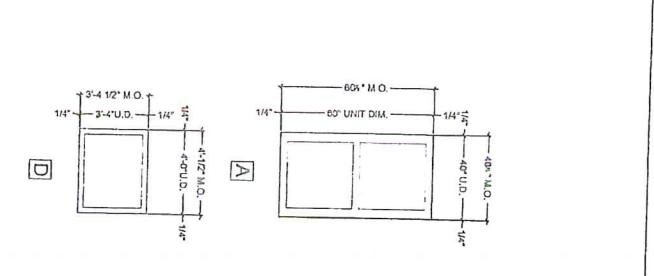
**APARTMENTS**  
 114 N. Bridge Street  
 Chippewa Falls, WI



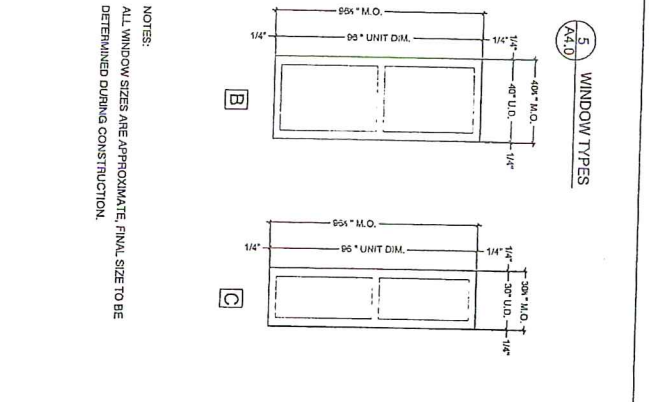
SECTION 1  
SCALE: 1/8" = 1'-0"



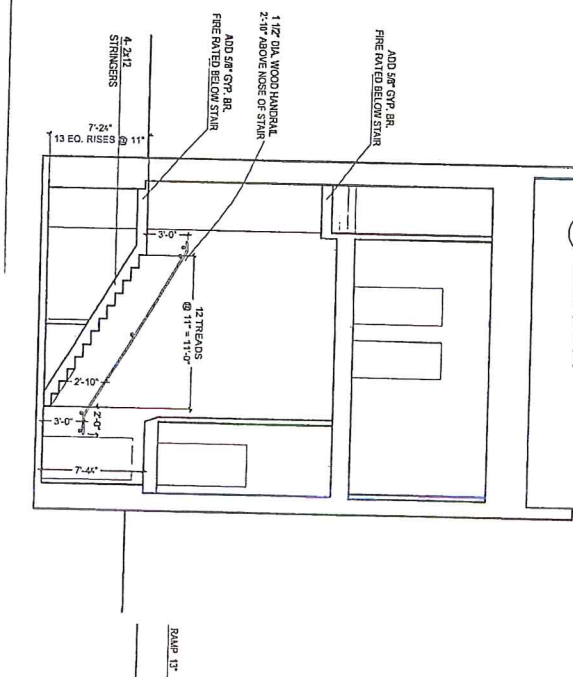
SECTION 2  
SCALE: 1/8" = 1'-0"



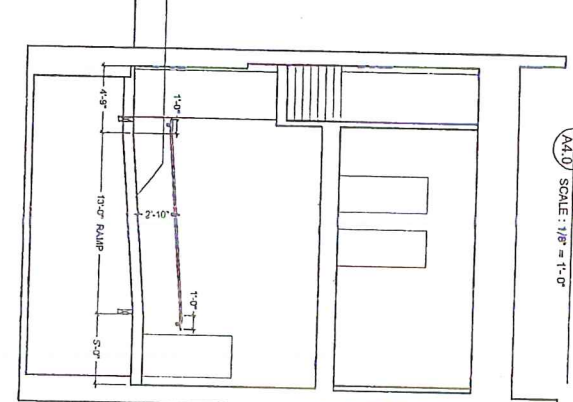
SECTION 3  
SCALE: 1/8" = 1'-0"



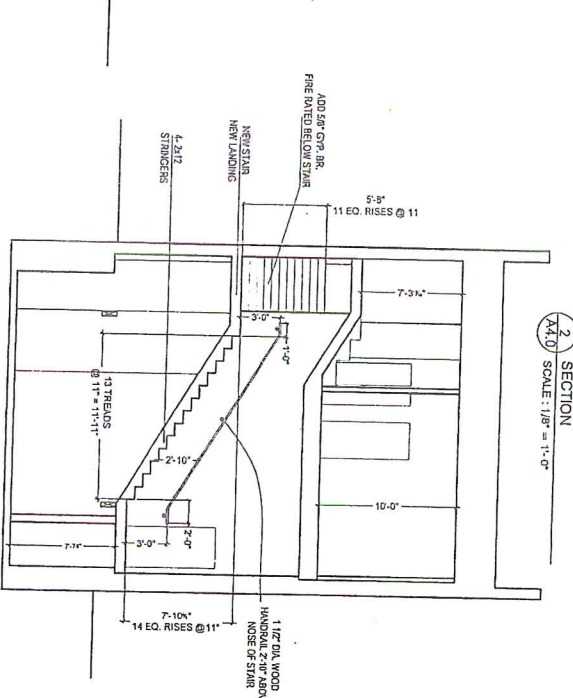
SECTION 4  
SCALE: 1/8" = 1'-0"



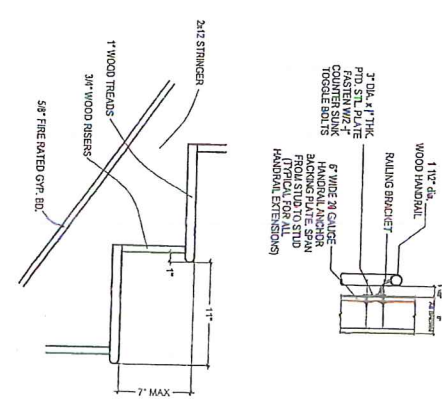
SECTION 5  
SCALE: 1/8" = 1'-0"



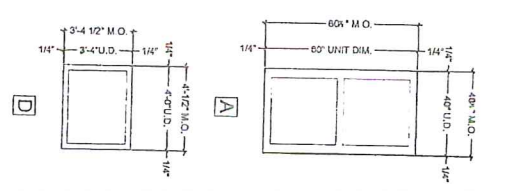
SECTION 6  
SCALE: 1/8" = 1'-0"



SECTION 7  
SCALE: 1/8" = 1'-0"



HANDRAIL STEPS DETAILS  
SCALE: 1/8" = 1'-0"



WINDOW TYPES  
SCALE: 1/8" = 1'-0"

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

APARTMENTS  
114 N. Bridge Street  
Chippewa Falls, WI

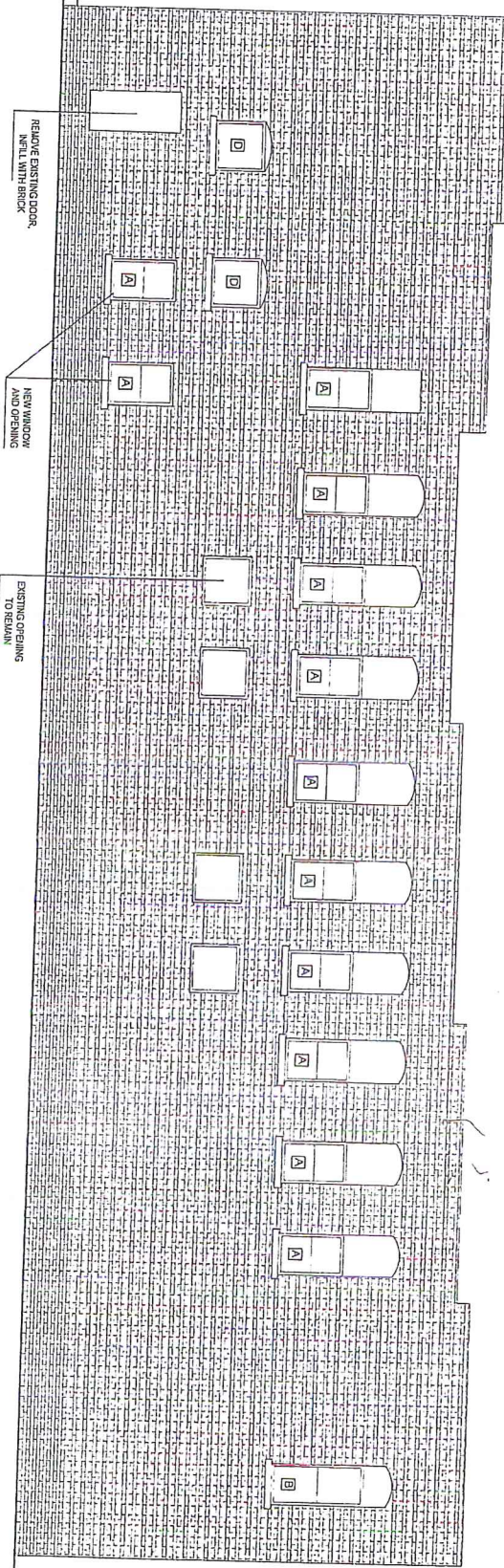
RiverCity  
Architecture & Design  
Eau Claire, WI  
email: toffion@att.net

CAULFIELD ARCHITECTURAL DESIGN  
9388 ERIK COURT  
WOODBURY, MINNESOTA 55129  
TEL. 651.487.7685  
email: brucecaulfield@msn.com

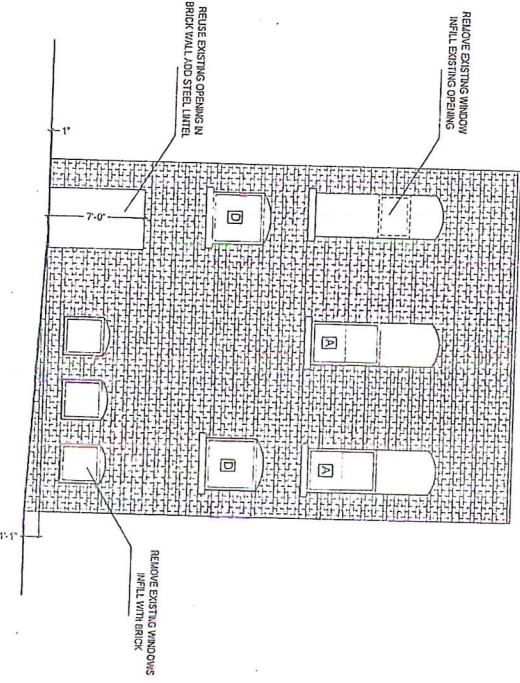
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,  
OR REPORT WAS PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT I AM A LEGALLY  
REGISTERED ARCHITECT OR ENGINEER UNDER THE  
LAWS OF THE STATE OF WISCONSIN

DATE	REC. NO. 10295-5
SIGNATURE	
DATE	
DATE	

A4.0



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



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

SHEET NO. A5.0 ELEVATION	2016 © River City Architecture & Design All rights reserved. No part of this document may be reproduced without the express written permission of the author or publisher.	<b>RiverCity</b> Architecture & Design Eau Claire, WI email: toffolon@alt.net	<b>CAULFIELD ARCHITECTURAL DESIGN</b> 9388 ERIN COURT WOODBURY, MINNESOTA 55129 TEL. 651.497.7685 email: brucecaulfield@min.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: 03/21/16 22 21 16 DRAWN BY: [blank]	REG. NO. 10295-5 DATE: [blank]
	APARTMENTS 114 N. Bridge Street Chippewa Falls, WI	IMPORTANT NOTE: ANY CHANGES TO ANY PART OF THESE PLANS MUST BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION BEGINS.	[blank]	[blank]	[blank]	[blank]

**LANDOWNER/SUBDIVIDER:**

- MAX GEHLER  
12835 50TH AVE  
CHIPPEWA FALLS, WISCONSIN 54729

**APPROVING AUTHORITIES:**

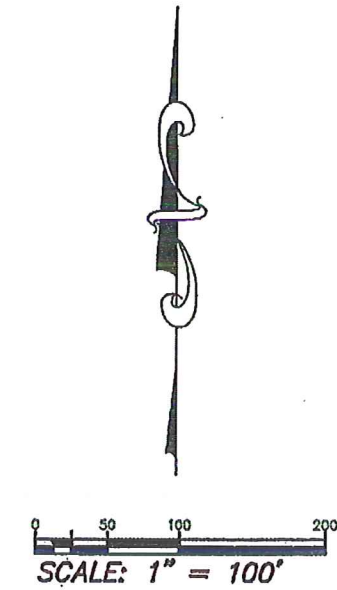
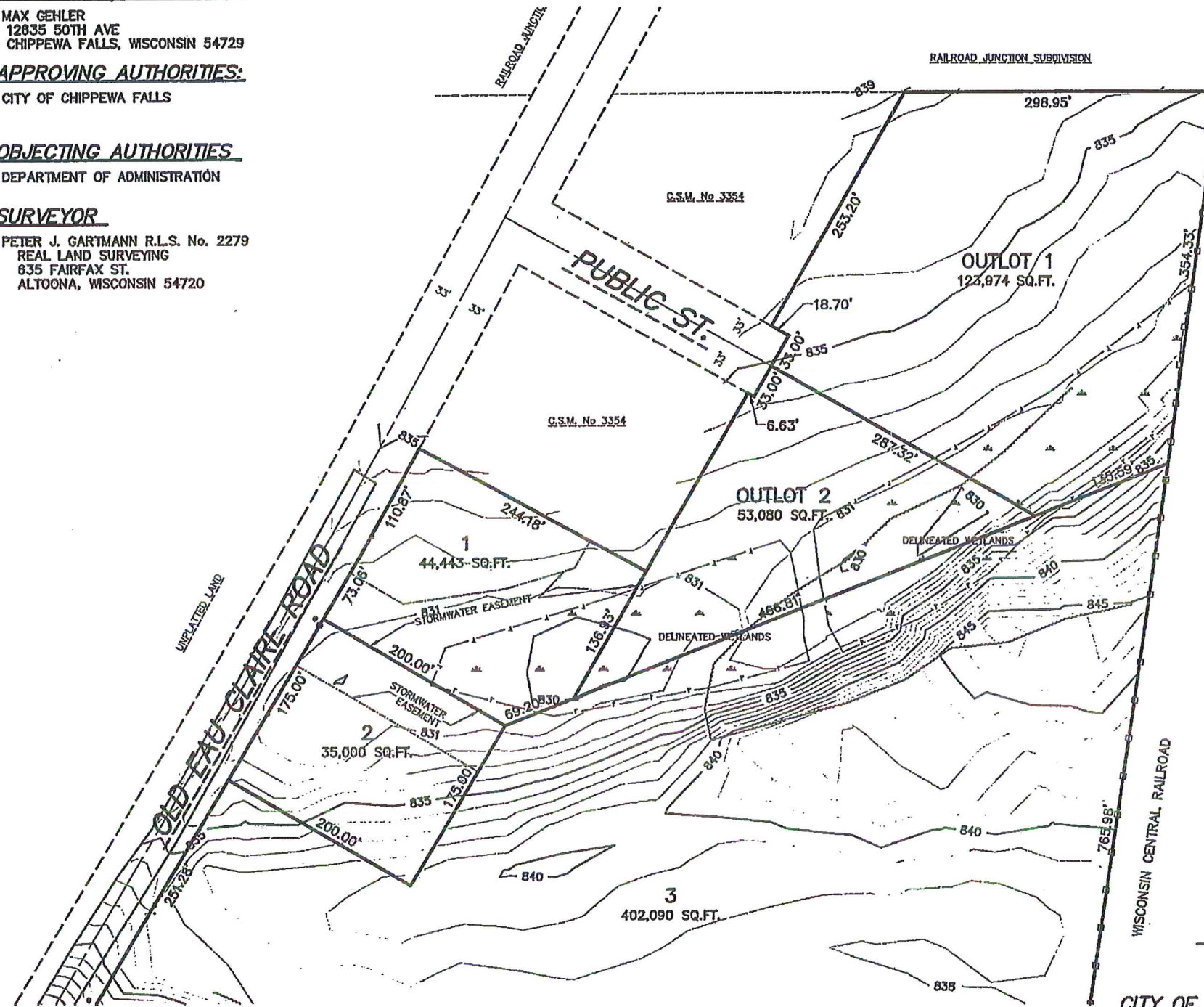
- CITY OF CHIPPEWA FALLS

**OBJECTING AUTHORITIES:**

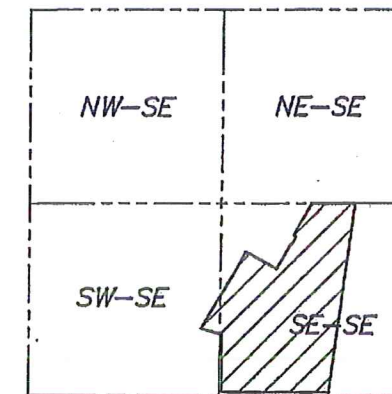
- DEPARTMENT OF ADMINISTRATION

**SURVEYOR:**

- PETER J. GARTMANN R.L.S. No. 2279  
REAL LAND SURVEYING  
835 FAIRFAX ST.  
ALTOONA, WISCONSIN 54720



LOCATION SKETCH  
OF THE SE<sup>1</sup>/<sub>4</sub> OF SECTION 12



PRELIMINARY PLAT OF  
**GEHLER ESTATE**

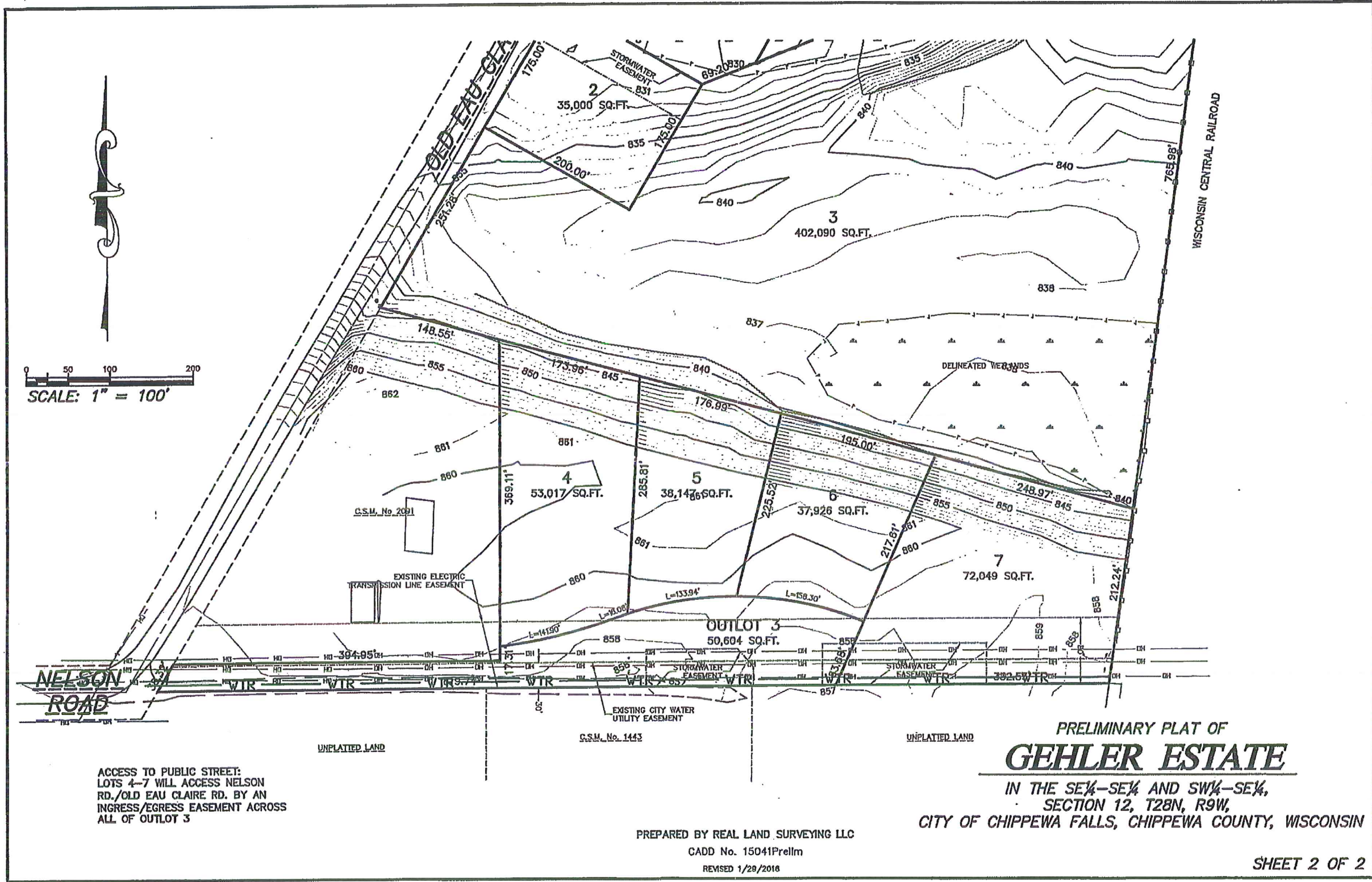
IN THE SE<sup>1</sup>/<sub>4</sub>-SE<sup>1</sup>/<sub>4</sub> AND SW<sup>1</sup>/<sub>4</sub>-SE<sup>1</sup>/<sub>4</sub>,  
SECTION 12, T28N, R9W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

PREPARED BY REAL LAND SURVEYING LLC

CADD No. 15041Prelim

REVISED 1/29/2018





SCALE: 1" = 100'

ACCESS TO PUBLIC STREET:  
 LOTS 4-7 WILL ACCESS NELSON  
 RD./OLD EAU CLAIRE RD. BY AN  
 INGRESS/EGRESS EASEMENT ACROSS  
 ALL OF OUTLOT 3

PRELIMINARY PLAT OF  
**GEHLER ESTATE**

IN THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$  AND SW $\frac{1}{4}$ -SE $\frac{1}{4}$ ,  
 SECTION 12, T28N, R9W,  
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

PREPARED BY REAL LAND SURVEYING LLC  
 CADD No. 15041Prel1m  
 REVISED 1/28/2016

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE1/4, SEC. 12 ASSUMED BEARING OF S89°40'57"W.

**LEGEND**

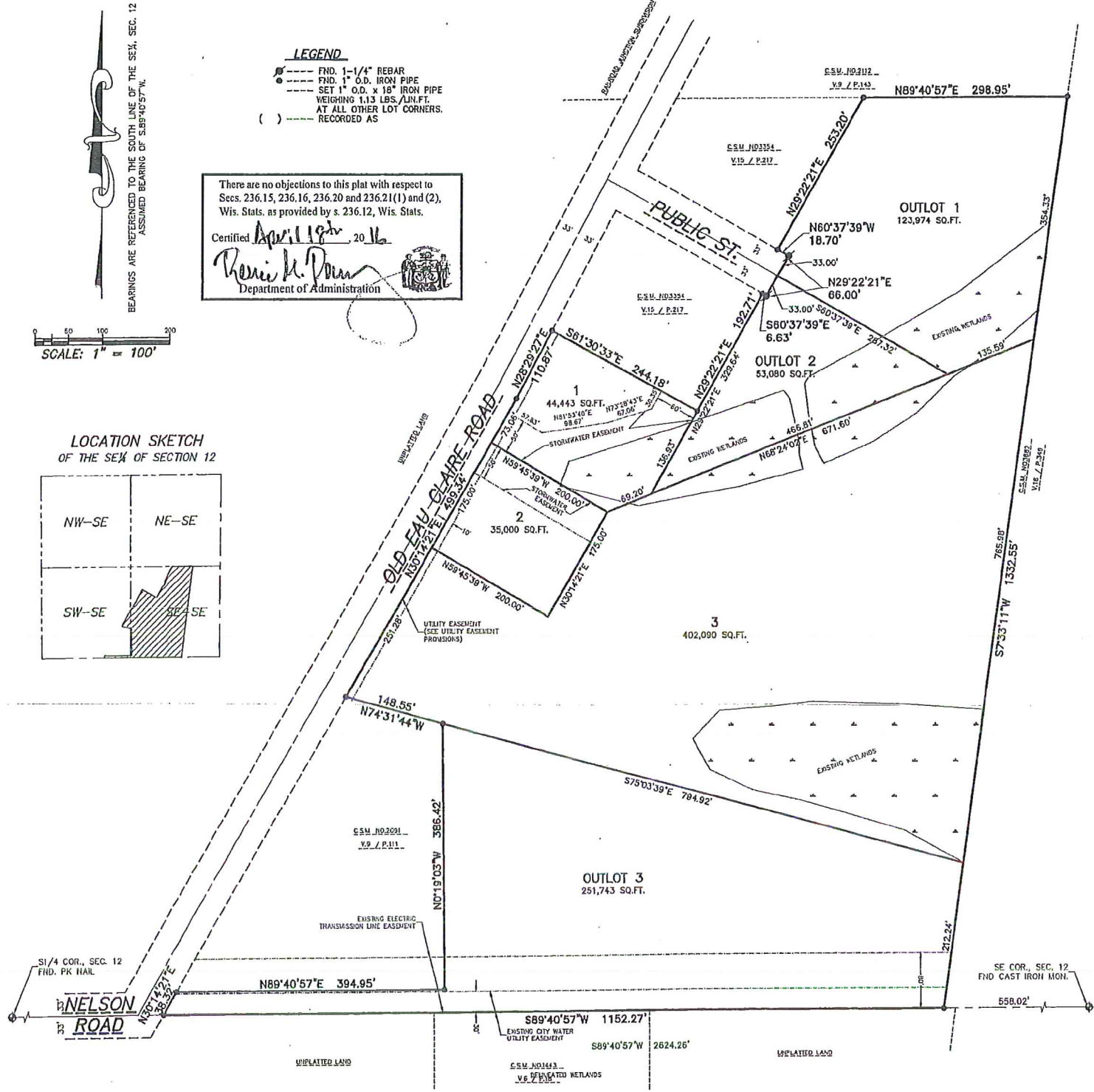
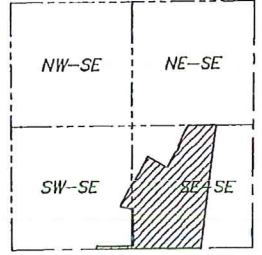
- FND. 1-1/4" REBAR
- FND. 1" O.D. IRON PIPE
- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT. AT ALL OTHER LOT CORNERS. RECORDED AS

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 April 18, 2016  
*Renee M. P...*  
Department of Administration

SCALE: 1" = 100'

**LOCATION SKETCH OF THE SE1/4 OF SECTION 12**



**SURVEYOR'S CERTIFICATE:**

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:  
 THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF GEHLER ESTATE, LOCATED IN THE SE1/4 OF THE SE1/4 AND SW1/4 OF THE SE1/4, SECTION 12, T28N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN INCLUDING OUTLOT 1, CERTIFIED SURVEY MAP NO 2091 RECORDED IN VOLUME 9, PAGE 111 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 • COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION;  
 • THENCE S.89°40'57"W, ALONG THE SOUTH LINE OF SAID SECTION, 558.02 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1 AND THE POINT OF BEGINNING;  
 • THENCE CONTINUING S.89°40'57"W, 1152.27 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT;  
 • THENCE N.30°14'21"E, 38.32 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT;  
 • THENCE N.89°40'57"E, ALONG THE NORTH LINE OF SAID OUTLOT, 394.95 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 2091;  
 • THENCE N.00°19'03"W, 386.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;  
 • THENCE N.74°31'44"W, 148.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 ON THE EASTERLY RIGHT OF WAY LINE OF OLD EAU CLAIRE ROAD;  
 • THENCE N.30°14'21"E, ALONG SAID EASTERLY LINE, 469.34 FEET;  
 • THENCE N.28°29'27"E, ALONG SAID EASTERLY LINE, 110.87 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 3354, RECORDED IN VOLUME 15, PAGE 217;  
 • THENCE S.61°30'33"E, 244.18 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP;  
 • THENCE N.29°22'21"E, 192.71 FEET TO THE SOUTH LINE OF A PUBLIC ROAD AS SHOWN ON SAID CERTIFIED SURVEY MAP;  
 • THENCE S.60°37'39"E, 6.63 FEET TO THE SOUTHEAST CORNER OF SAID PUBLIC STREET;  
 • THENCE N.29°22'21"E, 66.00 FEET TO THE NORTHEAST CORNER OF SAID PUBLIC STREET;  
 • THENCE N.60°37'39"W, 18.70 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID CERTIFIED SURVEY MAP;  
 • THENCE N.29°22'21"E, 253.20 FEET TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP;  
 • THENCE N.89°40'57"E, 298.95 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2112, RECORDED IN VOLUME 9, PAGE 143 ON THE WESTERLY LINE OF CERTIFIED SURVEY MAP NO. 3682, RECORDED IN VOLUME 16, PAGE 349;  
 • THENCE S.07°33'11"W, ALONG SAID WESTERLY LINE, 1332.55 FEET TO THE POINT OF BEGINNING.

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF MAX GEHLER.  
THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL 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 CITY OF CHIPPEWA FALLS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
PETER J. GARTMANN, P.L.S. 2278

**OWNERS' CERTIFICATE OF DEDICATION:**

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:  
 • CITY OF CHIPPEWA FALLS  
 • DEPARTMENT OF ADMINISTRATION  
 WITNESS THE HAND AND SEAL OF SAID OWNERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
 IN PRESENCE OF:

MAX O. GEHLER JR.      GARY L. GEHLER      CAROL J. GEHLER

STATE OF WISCONSIN  
COUNTY OF \_\_\_\_\_ SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, THE ABOVE NAMED MAX O. GEHLER JR., GARY L. GEHLER AND CAROL J. GEHLER TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**COMMON COUNCIL RESOLUTION:**  
RESOLVED, THAT THE PLAT OF GEHLER ESTATE IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED: (DATE) \_\_\_\_\_ AND SIGNED: \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL, CITY OF CHIPPEWA FALLS.

BRIDGET GIVENS, CITY CLERK

**CERTIFICATE OF COUNTY TREASURER:**

STATE OF WISCONSIN  
COUNTY OF CHIPPEWA SS

I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, ACTING AND QUALIFIED 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 UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF GEHLER ESTATE IN THE CITY OF CHIPPEWA FALLS.

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
PATRICIA SCHIMMEL, COUNTY TREASURER

**CERTIFICATE OF CITY TREASURER:**

STATE OF WISCONSIN  
COUNTY OF CHIPPEWA SS

I, LYNNE BAUER, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF \_\_\_\_\_ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF GEHLER ESTATE IN THE CITY OF CHIPPEWA FALLS.

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
LYNNE BAUER, CITY TREASURER

**UTILITY EASEMENT PROVISIONS:**

AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY MAX O. GEHLER JR., GARY L. GEHLER AND CAROL J. GEHLER, GRANTORS TO XCEL ENERGY COMPANY, GRANTEE AT&T, A WISCONSIN CORPORATION, GRANTEE CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

**GEHLER ESTATE**  
IN THE SE1/4-SE1/4 AND SW1/4-SE1/4,  
SECTION 12, T28N, R9W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
INCLUDING OUTLOT 1, CSM NO. 2091